

Council Meeting Agenda

Wednesday 18 November 2026

Council Chamber, Bass Coast Civic Centre

Baillieu Street East, Wonthaggi

Commencing at 1:00 pm

Community Vision 2045

From its flowing hills to its coastal woodlands and wild unspoiled coastlines, the Bass Coast is a source of celebration for all who live in and visit the region.

Our townships are vibrant, rich with culture and full of life, each with its own distinct character. Drawing on our creativity, innovation and resilience we've created a thriving and diverse economy that supports sustainable agriculture and industry.

We live proudly on Bunurong Country, and build on learnings from our First Peoples and their knowledge. We coexist in harmony with our environment, and are prepared for future challenges and changes.

We are the people of the Bass Coast. Experience our cultures and history, and contribute to our story.



Notice of Meeting

Notice is hereby given that the next **Council Meeting** of the Bass Coast Shire Council will be held at the Council Chamber Bass Coast Civic Centre Baillieu Street East, Wonthaggi on 18 November 2026 at **1:00 pm**

Date of Notice – 13 November 2026

Greg Box

CEO

Mobile Telephone Reminder

Please turn off all mobile telephones or in the case of an emergency, please advise the Chair and switch to silent mode.

Statement of Acknowledgement

We acknowledge the Bunurong as the Traditional Owners and Custodians of the lands and waters, and pay respect to their Elders past, present and emerging

Councillor Statement

All members of this Council pledge to the Bass Coast Shire community to consider every item listed on this agenda:

- Based on the individual merits of each item;
- Without bias or prejudice by maintaining an open mind; and
- Disregarding Councillors' personal interests so as to avoid any conflict with our public duty.

Any Councillor having a conflict of interest in an item will make a proper, prior disclosure to the meeting and will not participate in the debate or vote on the issue.

Table of Contents

1 Present and Apologies 6

2 Declarations of Interest 7

3 Confirmation of Minutes 8

3.1 Council Meeting 21 October 2026 8

3.2 Council Meeting 30 October 2026 9

4 Mayor and Councillor Reports 11

4.5 Reports Requiring Council Decision - Elections 12

4.5.1 Determination of the Period of Office for Mayor and Deputy Mayor 12

4.5.2 Election of Mayor 14

4.5.3 Election of Deputy Mayor 17

5 Public Question Time 19

6 Notices of Motion 23

7 Petitions and Joint Letters 24

8 Reports Requiring Council Decision 26

8.1 2026-2027 Q1 Performance Report 26

8.2 2026 Planning Scheme Review 60

8.3 Murray Street wombat crossing 150

8.4 Council Meeting Schedule 2027 157

8.5 Appointment to Council Audit and Risk Committee 159

8.6 Award of Tender No. 26024 Road and Drainage Renewal Works at Reed Crescent, Wonthaggi 162

9 Statutory Reports 168

9.1 Informal Meeting of Councillors 168

9.2 Planning and Building Statistics - September 2026 178

9.3 Contracts Awarded and or Extended under CEO Delegation for October 2026 185

9.4 Councillor Allowances and Expenses for the Council Term 11 November 2024 to 30 September 2026 186

10 Urgent Business.....189

11 Mayoral Announcement of Next Meeting of Council 190

12 Meeting Closed.....190

1 Present and Apologies

2 Declarations of Interest

3 Confirmation of Minutes

3.1 Council Meeting 21 October 2026

That the minutes of the Council Meeting held on 21 October 2026 be confirmed.

3.2 Council Meeting 30 October 2026

That the minutes of the Council Meeting held on 30 October 2026 be confirmed.

Mayor and Councillor Reports

4 Mayor and Councillor Reports

4.5 Reports Requiring Council Decision - Elections

4.5.1 Determination of the Period of Office for Mayor and Deputy Mayor

Division	**Innovation & Engagement**
Council Plan Strategic Objective	**Visionary Leadership** *Our communities flourish through leadership that is open and responsible, ensuring decisions serve the communities best interests, and comply with legislative obligations.*

Declaration

The author has no general or material interests in relation to this report.

Summary

Section 25 of the *Local Government Act 2020* requires Councillors to elect a Mayor of the Council. Before a Mayor is elected, section 26(3) states that Council must determine by resolution whether the Mayor is to be elected for a one year or a two year term.
Section 27 refers to any reference to the Mayor in sections 25 and 26 of the Act other than section 25(3)(a) is also a reference to the Deputy Mayor. Therefore, if the Mayor is elected for a one year term, it is taken that the Deputy Mayor is also elected for that period.
This report recommends that the Council elect a Mayor for a one year term from 18 November 2026.
The next election of the Mayor must be held on a day to be determined by the Council that is as close to the end of the one year term as is reasonably practicable.

Recommendation

That Council determine the term of office for the Mayor and Deputy Mayor as being for one year.

Background

The current Council was declared to Office 8 November 2024 and undertook their Oath or Affirmation of Office on 11 November 2024. This Oath or Affirmation allowed each elected Candidate to take up their position of Councillor.

Sustainability Implications

There are no sustainability implications associated with this report.

Finances

The Mayor, Deputy Mayor and Councillors are entitled to an allowance, training and education opportunities, as well as reimbursement of expenses incurred in completing their role.

Stakeholders

- Councillors
- Community Members
- Council Officers

Conclusion

It is recommended that Council determine the term of office for the Mayor as being for one year.

Governing Documents

Governance Rules 2025

Local Government Act 2020

Attachments

Nil

4.5.2 Election of Mayor

Division	**Innovation & Engagement**
Council Plan Strategic Objective	**Visionary Leadership** *Our communities flourish through leadership that is open and responsible, ensuring decisions serve the communities best interests, and comply with legislative obligations.*

Declaration

The author has no general or material interests in relation to this report.

Summary

The purpose of this report is to call for nominations for the election of the Mayor, undertake the election process (if more than one nominee) and appoint a Councillor to the position of Mayor

Recommendation

That Council:

1. **Calls for nominations for the election of the Mayor and, if required undertakes the election process; and**
2. **Confirms Cr _____ to the position of Mayor effective immediately until the next election of the Mayor which must be held on a day to be determined by the Council that is as close to the end of the one year term as is reasonably practicable.**

Background

Section 25 of the *Local Government Act 2020* (the Act) requires Councillors to elect a Mayor of the Council. Section 26 determines the timing for the election. Subject to section 167, any Councillor is eligible for election or re-election to the office of Mayor. The election of the Mayor must be chaired by the Chief Executive Officer and subject to section 25, be conducted in accordance with the Governance Rules.
Once the Mayor has been elected they will assume the position of Chair.

Section 18 of the Act sets out the role of the Mayor:

(1) The role of the Mayor is to -

(a) chair Council meetings; and

(b) be the principal spokesperson for the Council; and

(c) lead engagement with the municipal community on the development of the Council Plan; and

(d) report to the municipal community, at least once each year, on the implementation of the Council Plan; and

(e) promote behaviour among Councillors that is consistent with the Model Councillor Code of Conduct; and

(f) assist Councillors to understand their role; and

(g) take a leadership role in ensuring the regular review of the performance of the Chief Executive Officer; and

(h) provide advice to the Chief Executive Officer when the Chief Executive Officer is setting the agenda for Council meetings; and

(i) perform civic and ceremonial duties on behalf of the Council.

(2) The Mayor is not eligible to be elected to the office of Deputy Mayor.

Section 19 of the Act sets out the specific powers of the Mayor:

(1) The Mayor has the following specific powers -

(a) to appoint a Councillor to be the chair of a delegated committee;

(b) to direct a Councillor, subject to any procedures or limitations specified in the Governance Rules, to leave a Council meeting if the behaviour of the Councillor is preventing the Council from conducting its business;

(c) to require the Chief Executive Officer to report to the Council on the implementation of a Council decision.

(2) An appointment under subsection (1)(a) prevails over any appointment of a chair of a delegated committee by the Council.

Sustainability Implications

There are no sustainability implications associated with this report.

Finances

The Mayoral allowance is set by the Victorian Independent Remuneration Tribunal (Tribunal). Bass Coast Shire Council is a category B Council. The Tribunal increased the base allowance payable effective as of 1 July 2026.

The Mayoral allowance is currently set at $124,080, with the allowance to be annually adjusted by the Tribunal.

The Mayor is provided with resources and support as outlined in the Council Support and Resources Policy. These costs are contained within Council's operating budget.

Stakeholders

- Councillors
- Community members
- Council Officers

Conclusion

It is recommended that the Chief Executive Officer calls for nominations for the election of the Mayor.

Governing Documents

Governance Rules 2025

Local Government Act 2020

Attachments

Nil

4.5.3 Election of Deputy Mayor

Division	**Innovation & Engagement**
Council Plan Strategic Objective	**Visionary Leadership** *Our communities flourish through leadership that is open and responsible, ensuring decisions serve the communities best interests, and comply with legislative obligations.*

Declaration

The author has no general or material interests in relation to this report.

Summary

The purpose of this report is to call for Deputy Mayor nominations, undertake the election process (where required) and appoint a Councillor as Deputy Mayor.

Recommendation

That Council:

1. **Calls for nominations for the election of Deputy Mayor and, if required, undertakes the election process; and**
2. **Confirms Cr _____ to the position of Deputy Mayor effective immediately until the next election of the Deputy Mayor which must be held on a day to be determined by the Council that is as close to the end of the one year term as is reasonably practicable.**

Background

Section 20A of the *Local Government Act 2020* (the Act) allows for Council to establish an office of Deputy Mayor.

Section 25, other than subsection (3)(a), applies to the election of a Deputy Mayor by the Councillors as if any reference in that section to the Mayor was a reference to the Deputy Mayor.
Section 26 applies to the election of a Deputy Mayor as if any reference in that section to the Mayor was a reference to the Deputy Mayor.

Section 21 of the Act sets out the role of the Deputy Mayor:

> The Deputy Mayor must perform the role of the Mayor and may exercise any of the powers of the Mayor if—
>
> (a) the Mayor is unable for any reason to attend a Council meeting or part of a Council meeting; or

(b) the Mayor is incapable of performing the duties of the office of Mayor for any reason, including illness or an initial candidacy period; or

(c) the office of Mayor is vacant.

Sustainability Implications

There are no sustainability implications associated with this report.

Finances

The Deputy Mayor allowance is set by the Victorian Independent Remuneration Tribunal (Tribunal). Bass Coast Shire Council is a category B Council. The Tribunal decreased the base allowance payable effective as of 1 July 2026.

The Deputy Mayor Allowance is currently set at $50,388, with the allowance to be annually adjusted by the Tribunal.

The Deputy Mayor is provided with resources and support as outlined in the Council Support and Resources Policy. These costs are contained within Council's operating budget.

Stakeholders

- Councillors
- Community members
- Council Officers

Conclusion

It is recommended that Mayor calls for nominations for the election of the Deputy Mayor.

Governing Documents

Governance Rules 2025

Local Government Act 2020

Attachments

Nil

5 Public Question Time

Questions must be submitted in writing prior to the Council Meeting and questions and responses will be published in the minutes.

Please note:
Questions relating to an item in the agenda will be provided with the following response

- ***Councillors will consider and debate all aspects and implications of this issue as part of Council's agenda.***

Governance Rules 2025
Chapter 2 - Meeting Procedure for Council Meetings
Section 53 - Public Question Time

53. Question Time

53.1. Public question time must be held at each Council meeting fixed under Rule 9 to enable members of the public to submit questions to Council.
53.2. Sub-Rule 53.1 does not apply during any period when a meeting is closed to members of the public in accordance with section 66(2) of the Act.
53.3. Questions submitted to Council must:
53.3.1. be in writing, state the name, email and address of the person submitting the question and generally be in a form approved or permitted by Council. This Personal Information is held in accordance with the Privacy and Data Protection Act 2014 (Vic) Principles. The submitted question/s and your name will be entered into the Council Minutes, be available to the public when placed on Council's website: and
53.3.2. be lodged 48 hours prior to the Council meeting.
53.4. No person may submit more than two questions at any, one meeting. If a question has multiple parts to it, it is considered multiple questions. Any additional question will not be read out at the meeting or included in the minutes.
53.5. The person who submitted the question may be present in the Chamber at Public Question Time when the Chair will call their name.
The submitter will have an opportunity to read out the previously submitted question or request the Chair read their question. The question and the response will then be included in the minutes.
53.5.1. The submitter may not raise any additional questions or alter the previously submitted question.
53.5.2. Speakers must abide by the direction of the Chair and in accordance with these Governance Rules.
53.5.3. If the person is not present, the question may not be read out. The question and answer will be included in the meeting minutes. They will not be afforded another opportunity to read their question.
53.6. The Chair or a member of Council staff nominated by the Chair may read a question and response at the meeting which has been submitted in accordance with this Rule. Not all questions are required to be read at the meeting.
53.7. A question may be disallowed by the Chair if the Chair determines that it:
53.7.1. relates to a matter outside the duties, functions and powers of Council.
53.7.2. is defamatory, indecent, abusive, offensive, irrelevant, trivial or objectionable in language or substance.

53.7.3. deals with a subject matter already answered.
53.7.4. is aimed at embarrassing a Councillor or a member of Council staff.
53.7.5. relates to personnel matters.
53.7.6. relates to the personal hardship of any resident or ratepayer.
53.7.7. relates to confidential information as defined in Section 3 of the Act
53.7.8. relates to matters affecting the security of Council property; or
53.7.9. relates to any other matter which Council considers would prejudice Council or any person.

53.8. Any question which has been disallowed by the Chair will not be read at the meeting or published in the meeting minutes.

53.9. Any question which has been disallowed by the Chair must be made available to Councillors.

53.10. Where the Mayor or Chief Executive Officer does not accept a question, the submitter is to be informed of the reason or reasons for which their question was not accepted.

53.11. All questions and answers must be as brief as possible, and no discussion may be allowed other than by Councillors for the purposes of clarification.

53.12. Questions must be limited to 50 words inclusive of any preamble and additional information.

53.13. Like questions may be grouped together and a single answer provided.

53.14. The Chair may nominate a Councillor or the Chief Executive Officer to respond to a question.

53.15. A Councillor or the Chief Executive Officer may require a question to be taken on notice. If a question is taken on notice, the answer may be provided in the minutes or a written copy of the answer will be provided to the submitter, where practicable.

53.16. A Councillor or the Chief Executive Officer may advise Council that it is their opinion that the reply to a question should be given in a meeting closed to members of the public. The Councillor or Chief Executive Officer (as the case may be) must briefly state the reason why the reply should be so given and, unless Council resolves to the contrary, the reply to such question must be so given.

53.17. Question time will be for a maximum of 30 minutes unless extended by a Council resolution.

Notices of Motion

6 Notices of Motion

There were no Notices of Motion.

7 Petitions and Joint Letters

There were no Petitions and Joint Letters.

Reports Requiring Council Decision

8 Reports Requiring Council Decision

8.1 2026-2027 Q1 Performance Report

Division	**Innovation & Engagement**
Council Plan Strategic Objective	**Visionary Leadership** *Our communities flourish through leadership that is open and responsible, ensuring decisions serve the community's best interests, and comply with legislative obligations.*

Declaration

The author has no general or material interests in relation to this report.

Summary

The Quarterly Performance Report provided in Attachment 1 presents a summary of Council's performance for the quarter ending 30 September 2026. Of the 28 actions in the 2026-2027 Annual Action Plan, all of them are on track and progressing as scheduled.

This report also provides an overview of Q1 of Council's 2026-2027 financial performance. The Forecasted full year surplus of $3.5 million is $6.5 million favourable compared to the budgeted deficit of $3.0 million. Further details are set out in the Financial Performance section of the report.

Recommendation

That Council receives the September 2026 Quarterly Performance Report.

Background

Section 97 of the *Local Government Act 2020* requires councils to prepare a quarterly financial report that includes a comparison of its actual and budgeted financial results for the year to date, including explanations of any material variances and updated financial forecasts for the full financial year.

In accordance with its Operating Principle, Council uses this opportunity to provide a summary of performance against the Annual Action Plan and celebrate achievements to provide transparency in its performance and maintain good governance practices. Council's quarterly reports are published on its website and can be accessed by the public at any time.

Discussion

The purpose of this report is to provide advice on Council's performance for the 3 months ending 30 September 2026, including its performance against the Annual Action Plan 2026-2027, financial performance against its 2026-2027 Budget and capital works project delivery. This is the first report of the Annual Action Plan for 2026-2027.

Annual Action Plan Performance

Of the 28 actions in the 2026-2027 Annual Action Plan, all of them are on track and progressing as scheduled. Some highlights of actions progressed include:

- Phase 4 works of the Cowes Streetscape Project have been completed, and the Cowes Foreshore Precinct was opened to the public in September.
- 886 advanced street trees were planted across the shire.
- The Dogs in Public Places Guidelines 2026-2029 was adopted by Council at the July 2026 Council Meeting.
- Councils' new website entered its final stage of development with refinements of content underway. It is scheduled to launch in Q2.
- The draft 2026-2029 Municipal Emergency Management Plan has been completed, following consultation.

The 'Highlights' section of the report provides an overview of other key work delivered in the quarter.

Financial Performance

Council's year-to-date operating surplus is $62.3 million. This is due in part to the practice of raising rates and charges for the full financial year when the rates notices are generated and the timing differences in payment of materials and services expenditure resulting in a $5.2 million favourable variance to budget.

Council is forecasting a full year Net Surplus Result of $3.5 million, $6.5 million favourable to budget. This reflects the recognition of $7.8 million in unbudgeted capital grants, including $2.8 million in funding for Safe Local Roads and Streets, Blackspot and Speed zone changes, $1.8 million for reconstruction of the Stewart Road Bridge in Kernot, $910,000 for Silverleaves erosion works, $714,000 for renewal of Grantville Glen Alvie Road, and $688,000 for completion of the Cowes Streetscapes project. Removing the impact of these capital grants, Council's adjusted underlying result is forecast to reflect a $9.3 million deficit, (compared to an adjusted underlying budgeted deficit of $9.1 million).

Whilst Council's full year underlying result was budgeted as a $9.1 million deficit the forecast of $9.3 million deficit is linked in part to the delivery of the operational programs carried forward from previous financial years. $1 million additional expenditure relates to the delivery of initiatives including Council Support Fund (storms), Neighbourhood Character and Housing strategy, Climate Change Action initiatives, Bass Coast Youth Connect and San Remo Structure Plan. Grant amounts of $330,000 held at year end relating to these projects have been released from unearned income and are reflected in operating grants, minimising the impact of the carry overs on our income statement. The impact is further reduced through an increase of $335,000 to expected investment income, and receipt of a $210,000 insurance claim.

Capital works expenditure is forecast at $39.3 million for 2026-27, compared with an adopted budget of $29.5 million, predominantly reflecting works carried forward from the previous financial year. Expenditure of $5.8 million has been incurred to the end of September, with delivery of the program expected to increase over the remainder of the year.

The financial sustainability risk indicators for 2026-27 are provided in the table below. The indicators are the same indicators prepared by the Victorian Auditor General and reported by the Victorian Auditor General on an annual basis.

- Council's Liquidity (working capital ratio), which measures the ability to pay existing debts as they fall due remains within the Victorian Auditor Generals low risk category, confirming Councils sound financial position.
- The internal financing ratio has softened slightly in response to the funding of capital carry-over projects. The has also led to a forecasted increase in capital replacement and renewal gap ratios.
- Indebtedness ratio remains in the low-risk category however has slightly soften in comparison to the budgeted reflecting the increase in non-current provisions for Council.

Full details are provided in the attached quarterly report.

Stakeholders

- Communities of Bass Coast Shire
- Councillors

Conclusion

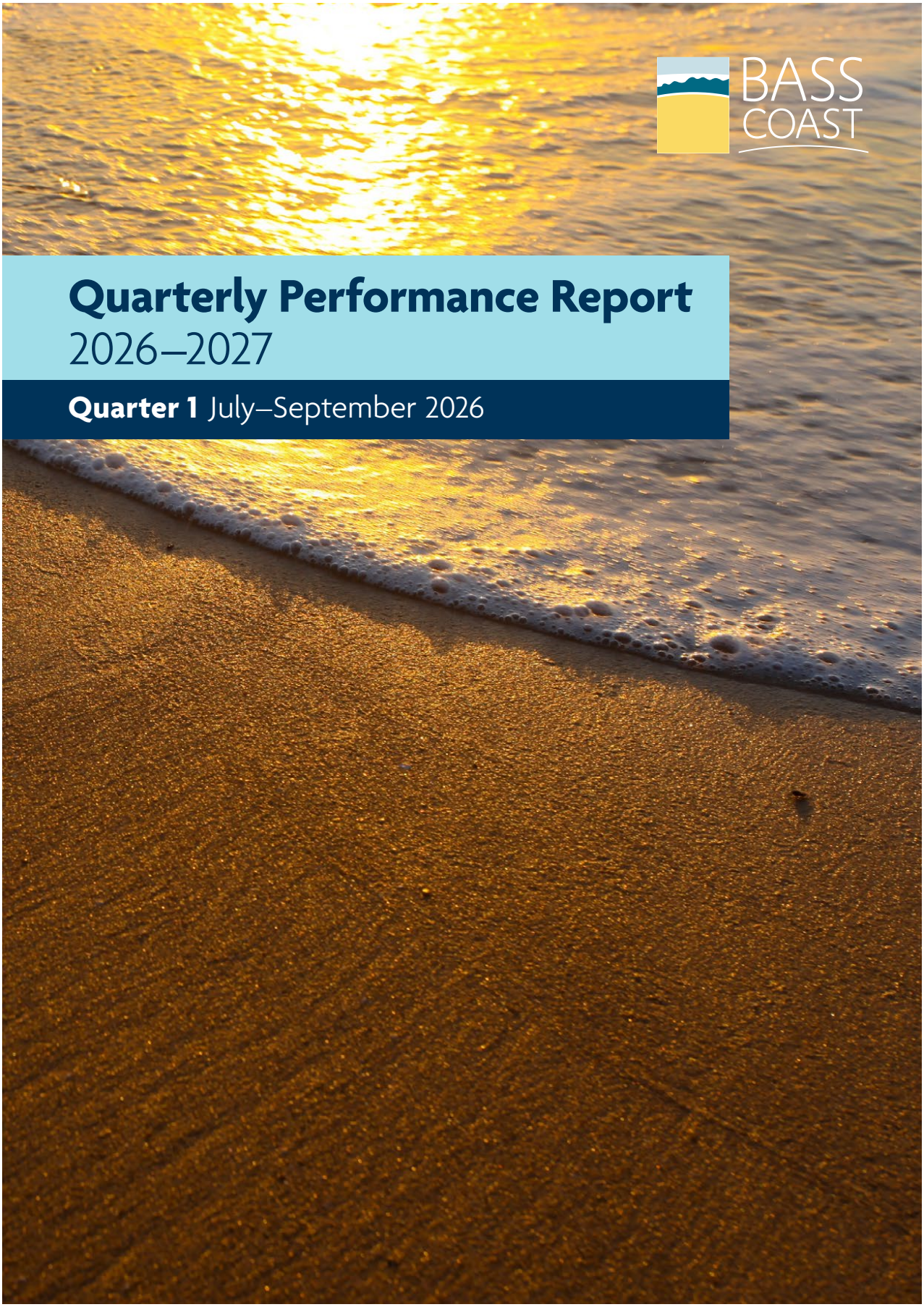
The Quarterly Performance Report (Attachment 1) provides information on Council's financial and corporate performance for the quarter ending 30 September 2026. The September 2026 Quarterly Performance Report will be available on Council's website.

Governing Documents

Local Government Act 2020

Attachments

1. 2026-2027 Q 1 Performance Report [**8.1.1** - 30 pages]


BASS COAST
Quarterly Performance Report
2026–2027
Quarter 1 July–September 2026



Acknowledgement of Country

Bass Coast Shire Council acknowledges the Bunurong as the Traditional Owners and Custodians of the lands and waters, and pays respect to their Elders past, present and emerging, for they hold the memories, the traditions, the culture and Lore.

Bass Coast Shire Council celebrates the opportunity to embrace and empower the Aboriginal and/or Torres Strait Island Communities in their diversity.

Bass Coast Shire Council will create opportunities for future recognition and respectful partnerships that will honour the Traditional Owners and Custodians, and Aboriginal and/or Torres Strait Islander Peoples.

Community Vision 2045

From its flowing hills to its coastal woodlands and wild unspoiled coastlines, the Bass Coast is a source of celebration for all who live in and visit the region.

Our townships are vibrant, rich with culture and full of life, each with its own distinct character. Drawing on our creativity, innovation and resilience we've created a thriving and diverse economy that supports sustainable agriculture and industry.

We live proudly on Bunurong Country, and build on learnings from our First Peoples and their knowledge. We coexist in harmony with our environment and are prepared for future challenges and changes.

We are the people of the Bass Coast. Experience our cultures and history, and contribute to our story.



Contents

Community Vision 2045	4
About the Quarterly Performance Report	7
Annual Action Plan Update	12
Strategic Objective: Naturally Beautiful	14
Strategic Objective: Thriving Places	16
Strategic Objective: Vibrant Communities	20
Strategic Objective: Visionary Leadership	22
Quarterly Highlights	24
Financial Report	34
Capital Works Status Report	46

Diversity and Inclusion

Bass Coast Shire Council celebrates the diversity of our communities. We acknowledge and respect the skills, insights and life experiences of all community members irrespective of gender, ethnicity, ability, religious belief, sexuality or age.

Child Safe Statement

Bass Coast Shire Council is committed to child safety and wellbeing, actively working to prevent abuse by identifying and addressing risks early. This work is underpinned by Council's Child Safe Statement, which guides our commitment to ensuring the safety, inclusion and wellbeing of every child.

Gender Impact Assessment

In accordance with the *Gender Equality Act 2020*, a Gender Impact Assessment was undertaken in developing the Annual Action Plan 2026–2027, ensuring it reflects fairness, inclusivity and the diverse needs of our community.

About the Quarterly Performance Report

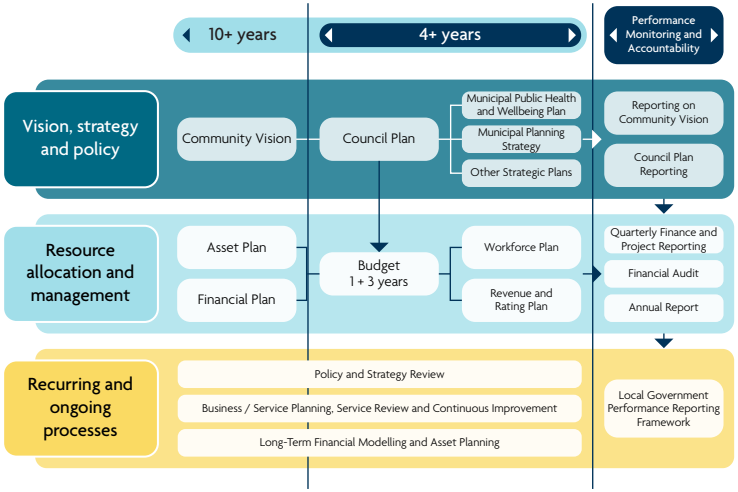
The Quarterly Performance Report reflects Bass Coast Shire's continued commitment to transparency and accountability, while also meeting statutory requirements. In accordance with Section 97 of the *Local Government Act 2020*, Council is required to produce a quarterly budget report that includes a comparison of its actual and budgeted financial results for the year to date, including explanations of any material variances and updated financial forecasts for the full financial year.

This report also serves as an opportunity to update the community on Council's progress in delivering the Annual Action Plan and share achievement highlights in line with Council's Operating Principle and Council Plan 2025–2029.

About the Integrated Planning and Reporting Framework

Council's Integrated Planning and Reporting Framework guides Council's planning in accordance with the *Local Government Act 2020*. It outlines how the Community Vision will be delivered through the Council Plan, the Annual Budget and other key Council plans and strategies. It also includes how reporting is undertaken to ensure accountability and transparency on Council's progress towards achieving the aspirations set in the Community Vision.

Bass Coast Integrated Planning and Reporting Framework



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About the Council Plan

Every 4 years Council develops a Council Plan. The Council Plan 2025–2029 is presented under 4 Strategic Objectives and detail the priorities, strategies and services that Council will deliver to achieve these outcomes. The 4 strategic objectives are aligned to the Community Vision 2045 and describe the future Council is working towards.

All the activities completed by Council, including those in this report, contribute to one or more of these strategic objectives.

Key actions to deliver these priorities are outlined in Council's Annual Action Plan each financial year and reported on quarterly to the community through this report.

The 4 Strategic Objectives of the Council Plan 2025–2029

Naturally Beautiful	Together we build resilience and protect and enhance our natural environment.
Thriving Places	Facilities and infrastructure meet current and future needs. Growth is sustainable and well planned. Our economy, agriculture, tourism and industries are resilient. Unique character is preserved.
Vibrant Communities	Communities are healthy, inclusive, safe and socially connected. Communities celebrate opportunity, recreation, diversity, heritage and reconciliation.
Visionary Leadership	Our communities flourish through leadership that is open and responsible, ensuring decisions serve the communities best interests, and comply with legislative obligations.

Operating Principle

Bass Coast Shire Council is committed to delivering good governance for the benefit and wellbeing of the local communities and future generations. This involves partnering with the communities to address current needs and be prepared for future challenges. In all that we do, Council is committed to being responsive, efficient, transparent and future-focused.



Overview of Council Plan

Strategic Objective	Naturally Beautiful	Thriving Places	Vibrant Communities	Visionary Leadership
Aspirations What we want to achieve long term	Together we build resilience and protect and enhance our natural environment.	Facilities and infrastructure meet current and future needs. Growth is sustainable and well-planned. Our economy, agriculture, tourism and industries are resilient. Unique character is preserved.	Communities are healthy, inclusive, safe and socially connected. Communities celebrate opportunity, recreation, diversity, heritage and reconciliation.	Our communities flourish through leadership that is open and responsible, ensuring decisions serve the communities best interests, and comply with legislative obligations.
Priorities What we will focus on for the next 4 years	• Enhancing biodiversity and natural asset protection • Increasing energy, disaster and climate resilience • Optimising water management • Strengthening waste management • Supporting circular economy	• Delivering well-planned townships • Enhancing Eco Tourism • Facilitating sustainable development • Providing fit for purpose assets and facilities • Supporting local industry, business and agriculture	• Advocate to increase in affordable housing and access to local services • Celebrating culture and history • Promoting healthy, active, safe and inclusive communities • Strengthening community connection and resilience • Support young people to live, learn, play and connect locally • Walking alongside First Peoples communities on the path to reconciliation	• Driving innovation • Effective communication and engagement • Maximising alternative revenue • Optimising partnerships • Strong advocacy
Lead Strategies How we will deliver these objectives	• Climate Change Action Plan	• Asset Strategy • Economic Development Framework • Integrated Transport Strategy • Municipal Planning Strategy	• Healthy, Safe and Resilient Bass Coast Plan (Municipal Public Health and Wellbeing Plan)	• Long Term Financial Plan
Services Services to deliver these objectives	• Resource recovery and waste management • Sustainability	• Asset Management • Design and delivery • Economic development • Planning and Building	• Arts, Culture and Heritage • Customer and Visitor Experience • Healthy, safe and connected communities	• Finance, Systems and Human Resources • Governance and Leadership
Operating Principle	**In all that we do, Council is committed to being:** **Responsive Efficient Transparent Future-focused**			



Q1 Action Status Guide

✓ **Black tick = Completed:**
This has been achieved. No further action is required.

Green circle = On track:
All elements of this action are on track for delivery.

Amber circle = Delayed and anticipated to be delivered by the end of the financial year:
The progress of this action is behind schedule, however, it is anticipated to be recovered and back on schedule by the end of the financial year.

Red circle = At risk or unable to be completed:
The delivery of this action has been severely impacted and/or is unlikely to be achieved.

Q1 Status of Actions Overview

Council will report on 28 actions for the 2026–2027 financial year that directly contribute to progressing the priorities outlined in the Council Plan.

This quarter reported:

- ✓ Completed: **0**
- On track: **28**
- Delayed and anticipated to be delivered by the end of the financial year: **0**
- At risk or unable to be completed: **0**

Strategic Objective: Naturally Beautiful

Together we build resilience and protect and enhance our natural environment.

Action	Measure	Aligned Priority	Lead Department	Comment/Update	Status
Deliver the Urban Forestry Strategy planting program	Plant 700 new street trees	• Increasing energy, disaster and climate resilience	Sustainable Environment	Between July and September, 886 advanced street trees were planted across the Shire. This includes approximately 280 plantings delivered in response to community requests that were received outside of the planting season.	
Partner with Bass Coast Landcare Network and Western Port Biosphere Foundation to deliver environmental leadership that promotes biodiversity, waterway health and climate resilience across the region	Demonstrated progress towards deliverables and outcomes, as outlined in each Partnership Agreement	• Enhancing biodiversity and natural asset protection • Optimising water management • Optimising partnerships	Sustainable Environment	Through Council's partnership with Bass Coast Landcare Network (BCLN), 93,390 indigenous plants were planted across 34 hectares, with a further 23 hectares protected through fencing and weed control works. 9 field days were delivered and attended by 116 farmers, covering topics such as trees on farms, whole farm planning and avian flu preparedness. The Western Port Biosphere Foundation secured $400,000 in philanthropic funding while supporting Council's advocacy for the Western Port Strategic Framework and avian flu awareness.	
Reform the Rural Land Management Program and align to Council Plan objectives, to deliver enhanced biodiversity and natural asset protection that targets high-value conservation work	Develop and present a revised program to Council for consideration	• Enhancing biodiversity and natural asset protection • Optimising water management	Sustainable Environment	A review of the Rural Land Management Program has commenced, including initial engagement with stakeholders.	
Develop priority actions for the Circular Economy Framework	Complete the Circular Economy Framework priority action plan	• Supporting circular economy	Sustainable Environment	Circular Economy principles have been integrated into project and asset management processes, as a foundation for developing priority actions in coming months.	

Strategic Objective: Thriving Places

Facilities and infrastructure meet current and future needs. Growth is sustainable and well planned. Our economy, agriculture, tourism and industries are resilient. Unique character is preserved.

Action	Measure	Aligned Priority	Lead Department	Comment/Update	Status
Deliver Invest Bass Coast – a digital investment attraction project	• Regional investment website is fully developed and launched • Investment attraction prospectus is completed and published (digital and print formats) • Marketing collateral suite is produced (digital and print formats)	• Supporting local industry, business and agriculture	Economic Development and Investment	Development of the Invest Bass Coast project is progressing to align with Council's new website. Progress was made on content planning, governance arrangements and strategic direction.	
Obtain Eco Destination Certification	Certification finalised	• Enhancing Eco Tourism	Economic Development and Investment	The application to obtain Eco Destination Certification has been submitted and is awaiting an audit by Ecotourism Australia scheduled for December 2026.	
Deliver the 2026-2027 Capital Works Program	Completion of >80% of all projects included in the adopted Capital Works program	• Providing fit for purpose assets and facilities • Delivering well-planned townships	Infrastructure Services	Planning for the Capital Works Program projects has been completed, with all projects approved, scheduled and supported by confirmed scopes, budgets and delivery arrangements.	
Amend the Road Management Plan	Develop and present final draft Recommendation of Amended Road Management Plan to Council for consideration	• Providing fit for purpose assets and facilities	Infrastructure Services	Draft amendments have been developed. Public consultation on these draft amendments will commence in Q3.	
Finalise the Bass Coast Planning Scheme Review	Develop and present final draft of the Bass Coast Planning Scheme Review to Council for consideration. Once adopted, commence priority actions and integration into Council's strategic framework	• Delivering well-planned townships • Facilitating sustainable development	Strategy and Growth	The final Bass Coast Planning Scheme Review is planned to be presented to Council for consideration in November 2026.	
Advocate for funding for the delivery of Stage 1 of the Phillip Island Sporting Precinct	Advocate, monitor and pursue opportunities for the delivery of the Stage 1 Phillip Island Sporting Precinct	• Providing fit for purpose assets and facilities	Major Projects and Property	Council met with various government and shadow Ministers and departments regarding the project. Alongside this, a social media campaign commenced.	

Action	Measure	Aligned Priority	Lead Department	Comment/Update	Status
Finalise delivery of stage 1 of the Cowes Foreshore Precinct Project works	Complete delivery of stage 1 of the Cowes Foreshore Precinct Project works	• Providing fit for purpose assets and facilities	Major Projects and Property	Phase 4 works are now complete. Ongoing monitoring will occur and any required rectification works will be undertaken over the next 12 months.	●
Continue Land Use Planning, Partnership Development and Master Planning of the Former Wonthaggi Secondary College Site	• Complete stage 1 community consultation • Release RFQs for partnership framework and land use framework	• Providing fit for purpose assets and facilities	Major Projects and Property	Early community consultation for this project was completed, with a summary engagement report provided on Councils project page.	●
Finalise Detailed Designs for the Bass Coast Aquatic and Leisure Centre (Wonthaggi)	Detailed Designs for the Bass Coast Aquatic and Leisure Centre complete	• Providing fit for purpose assets and facilities	Major Projects and Property	The detailed design for this project is progressing, with the tender contract being awarded at the August Council meeting.	●
Commence a Planning Scheme Amendment to implement priority actions of the Wonthaggi Structure Plan Review	Authorise Planning Scheme Amendment through Council resolution	• Delivering well-planned townships • Facilitating sustainable development	Strategy and Growth	A Planning Scheme Amendment has commenced.	●
Progress a Planning Scheme Amendment to implement priority actions of the San Remo Structure Plan	Exhibit a Planning Scheme Amendment, including referring to an independent planning panel process (if required)	• Delivering well-planned townships • Facilitating sustainable development	Strategy and Growth	A Planning Scheme Amendment has progressed.	●
Finalise background studies for the environmental values mapping across the Shire, including the Western Port Woodlands	Desktop review and environmental values mapping is completed to recommend appropriate protections and support Council's Nature Positive Strategy	• Facilitating sustainable development	Strategy and Growth	In collaboration with Bass Coast Landcare and Gippsland Threatened Species Action Group, a research company has been engaged to undertake flora and fauna studies for this project.	●
Develop the Encroachment Policy	Develop and present final draft of the Encroachment Policy to Council for consideration	• Delivering well-planned townships	Major Projects and Property	Development of the draft Encroachment Policy has commenced and is anticipated to be presented for community consultation in Q2.	●

Strategic Objective: Vibrant Communities

Communities are healthy, inclusive, safe and socially connected. Communities celebrate opportunity, recreation, diversity, heritage and reconciliation.

Action	Measure	Aligned Priority	Lead Department	Comment/Update	Status
Deliver the Healthy, Safe and Resilience Plan 2025-2029 and Disability Action Plan 2025-2029	• Complete 2026-2027 actions including: • Partner with Bass Coast food relief agencies and schools to deliver healthy food programs • Work together to strengthen community resilience in emergencies • Review the community grants program	• Promoting healthy, active, safe and inclusive communities • Support young people to live, learn, play and connect locally • Advocate to increase in affordable housing and access to local services	Community Wellbeing and Culture	The Healthy, Safe and Resilient Bass Coast (HSR) and Disability Action Plan Year 1 Annual Report was published, along with the Year 2 Action Plan. Year 2 implementation is underway, building on strong first-year outcomes from the HSR and Disability Action Plan. The Access and Inclusion Committee has expanded to 15 members, strengthening the contribution of lived experience to disability and inclusion initiatives. A disability survey has been scoped to be delivered after new census data is available. Seniors programming continues to develop the expanded Seniors Festival model supported by a microgrants program, while First Peoples and reconciliation work builds on established partnerships with the Bass Coast Reconciliation Network, including the delivery of one event.	
Deliver the Domestic Animal Management Plan 2026-2029	Complete 2026-2027 actions, including: • Deliver Dogs in Public Places Guidelines, in partnership with Dogs Off Leash Working Group • Strengthen community engagement and compliance outcomes across priority sites, including beaches and reserves • Deliver inland fenced dog parks	• Promoting healthy, active, safe and inclusive communities	Community Wellbeing and Culture	The Dogs in Public Places Guidelines were adopted by Council in July 2026.	
Develop the 2026-2029 Municipal Emergency Management Plan (MEMP) in partnership with Municipal Emergency Management Planning Committee agencies	Finalise MEMP in partnership with Municipal Emergency Management Planning Committee, including completing MEMP assurance through Regional Emergency Management Planning Committee	• Strengthening community connection and resilience	Community Wellbeing and Culture	Consultation on the 2026-2029 Municipal Emergency Management Plan has been completed, with the plan now being drafted and scheduled for consideration by the Municipal Emergency Management Planning Committee in December.	
Implement the First Peoples Framework and further engage the Bass Coast First Peoples Communities in development of inaugural Reconciliation Action Plan	Complete the year one First Peoples Framework actions	• •Walking alongside First Peoples communities on the path to reconciliation • Celebrating culture and history	Community Wellbeing and Culture	Recruitment for the First Persons Advisory Committee to support the implementation of the Framework adopted by Council in June 2026 commenced. In addition, organisation-wide cultural safety and engagement training begun.	
Progress implementation of Dinosaur Trail Masterplan	Design of Rainbow Park completed	• Promoting healthy, active, safe and inclusive communities	Economic Development and Investment	A tender has been awarded for the detailed design of the Dinosaur Trail Masterplan.	

Strategic Objective: Visionary Leadership

Our communities flourish through leadership that is open and responsible, ensuring decisions serve the communities best interests, and comply with legislative obligations.

Action	Measure	Aligned Priority	Lead Department	Comment/Update	Status
Enhance customer experience by improving engagement channels	• Audit current engagement channels • Simplify and standardise customer touchpoints • Introduce or enhance digital self-service options	• Effective communication and engagement • Driving innovation	Customer and Digital Experience	Customer experience has been enhanced by sending details of actions completed to customers when requests are closed and successfully piloting automation of processes to reduce delays in processing some customer enquiries, including converting emails directly into the internal request system.	
Finalise a review of the Waste Service Charge	Develop and present the results of the Waste Service Charge Review to Council for consideration	• Strengthening waste management • Effective communication and engagement • Maximising alternative revenue	Financial Services	A preliminary review of the Waste Service Charge, including benchmarking against the sector, has been completed. The findings were presented to Council for consideration at the September Council Meeting, resulting in the endorsement of community consultation on a spilt waste charge.	
Deliver a new Council website	Delivery of the new Council website is complete and is live	• Effective communication and engagement • Driving innovation	Governance and Communications	The website entered its final stage of development with content refinement and new photography largely complete. The website is expected to launch in Q2.	
Deliver the Workforce Plan 2026-2029	2026-2027 actions are completed	• Driving innovation	People and Culture	Implementation of the Workforce Plan commenced with the refresh of Council's employee value proposition including new organisational values, learning and development opportunities and recognition initiatives. Workforce planning has been embedded across the organisation, and a new learning Management system has been developed and is scheduled to go live in Q2.	
Actively champion Council's advocacy priorities	Council's endorsed advocacy priorities are actively progressed with stakeholders, with evidence of engagement and acknowledgement	• Strong advocacy	Governance and Communications	Advocacy efforts continued in support of advancing one of Councils top priorities, the Bass Coast Aquatic and Leisure Centre project. A community day was held at the pool, in which provided an opportunity for the communities to share their views and support the project's direction. Significant statewide media coverage helped build awareness and promote the project's importance.	
Deliver sector leading beach safety through partnership	• Facilitate quarterly meetings of the Bass Coast Beach Safety Working Group to enhance inter-agency collaboration and implementation of drowning-prevention initiatives • Increase engagement with safety messaging through local and regional partnerships • Deliver sector leadership at state and national forums and advocate for enhanced and sustainable lifeguard funding across Victoria	• Driving innovation • Optimising partnerships	Community Wellbeing and Culture	The Bass Coast Beach Safety Working Group has met, with network partners committed to preparations for the upcoming summer season, including the rollout of safety equipment and community messaging. Council also demonstrated sector leadership through participation in state and national forums as a keynote speaker and panel member.	



General

Advocacy for Bass Coast in Canberra

In August, the CEO, Mayor Cr Tessari and Deputy Mayor Cr Bauer travelled to Canberra to advocate on behalf of Council and ensure the communities priorities were heard directly by the Australian Government.

During the visit, they met with Ministers, Assistant Ministers and Shadow Ministers across a range of portfolios including, regional development, local government, agriculture, tourism, environment, water sport and the arts. These discussions provided an important opportunity to highlight the challenges facing our region and advocate for investment in projects that will support the growing communities of Bass Coast.

A key focus was the Bass Coast Aquatic and Leisure Centre and the importance of securing funding to support the future of this well -loved facility, noting that the Wonthaggi Pool is approaching 50 years of age and requires significant renewal to continue meeting community needs.

Ongoing support for the Phillip Island and Bass Coast economy was raised following this year's MotoGP. Major events play a vital role in supporting local businesses, employment and the visitor economy.

The development of the Phillip Island Recreation Reserve was another priority and the need to invest in this important facility was emphasised, so it can meet the needs of local residents, visitors, and Gippsland's largest football-netball club, which has outgrown its current capacity.

Coastal erosion was a significant topic of discussion. As changing coastal conditions continue to impact communities across Bass Coast, it is essential that all levels of government work together to better understand the risks, protect critical community assets and plan for the future.

These conversations are a vital part of Council's advocacy role. We will continue working constructively with all levels of government and across the political spectrum to ensure Bass Coast has a strong voice and that the needs of our community are understood, supported and prioritised.



Dogs in Public Places Guidelines adopted

At the July Council Meeting, the new Dogs in Public Places Guidelines 2026-2029 were adopted, delivering a key Year One action of the Domestic Animal Management Plan 2026-2029 (DAMP) and an important milestone for dog owners, residents and visitors across Bass Coast.

The Guidelines provide a consistent and evidence-based approach to managing dogs on Council-managed land. They are designed to support the health and wellbeing benefits of dog ownership while balancing community safety, responsible recreation and protection of the natural environment.

The Guidelines establish clear criteria for determining where dogs may be off leash, on leash or prohibited, ensuring decisions are transparent, consistent and responsive to local needs. This includes a traffic-light impact assessment system and demand analysis framework to support decision-making across the municipality.

Community consultation on the draft Guidelines was undertaken during April and May through Engage Bass Coast and attracted strong community interest, with 227 survey responses and 22 written submissions received. Feedback from the consultation helped strengthen the final document, including greater emphasis on beach access paths, protection of nesting sites, community safety, compliance activities, signage and education.





Advocacy, Communication and Engagement for the Bass Coast Aquatic and Leisure Centre redevelopment

Council's newly adopted Communications, Engagement and Advocacy Strategy has supported strong advocacy for the Bass Coast Aquatic and Leisure Centre.

Council engaged with Federal representatives during a delegation to Canberra on 13 August and State representatives in a delegation to Spring Street on 8 September to ensure all levels of government are aware of the project and its importance to the communities of Bass Coast.

Users of the pool were invited to engage directly with Councillors and staff onsite on 5 August, discussing their use of the facility and its importance to the community.

A video was produced for social media featuring several pool user groups and community members and published on 19 August.

Council supported community advocates to engage with multiple media outlets. Council's advocacy led to significant coverage, including a front-page photo on *The Age*.

Through these combined activities of Communications, Engagement and Advocacy, Council has sought to engage its community, directly advocate to decision makers and demonstrate the significant community benefit and regional importance of the Bass Coast Aquatic and Leisure Centre.

Healthy, Safe and Connected Communities

First Annual Report released for the Healthy, Safe and Resilient Bass Coast Plan 2025-2029 and Disability Action Plan 2025-2029

Council released its first Annual Report for the Healthy, Safe and Resilient Bass Coast Plan, marking an important milestone in delivering improved health, wellbeing, safety and inclusion across the Shire.

The report outlines progress made during the first year of implementation and demonstrates Council's commitment to working alongside community organisations, government agencies, traditional owners, service providers and residents to create positive outcomes for everyone who lives, works and visits Bass Coast.

Key achievements from the Annual report include:

- Completion and opening of the Inverloch Shared Pathway
- Participation of over 1,000 community members in First Peoples cultural and reconciliation events
- Launch of a new Emergency Dashboard and publishing of the Waterline Emergency Handbook
- Expanded the Access and Inclusion Advisory Committee from 8 to 15 members





Year 2 Action Plan Adopted - Healthy, Safe and Resilient Bass Coast Plan 2025-2029 –

Building on a strong first year, Council adopted the Year 2 Action Plan for the Healthy, Safe, Resilient Bass Coast Plan. The plan focuses on consolidating key actions and co-designing solutions with the community to create a healthier, safer, more inclusive and resilient Bass Coast.



Events

Overview

Bass Coast Shire Council continued to deliver and support a diverse calendar of significant events, ranging from homegrown community celebrations to regional flagship festivals and major sporting competitions. Throughout July to September 2026, Council supported 5 significant events and 4 major markets, drawing visitors, boosting the local economy, and showcasing the region's distinct coastal character.

This quarter continued Council's strategic focus on developing and supporting off-peak events that attract visitors year-round, strengthen community participation, and highlight Bass Coast's unique identity.

Below is an overview of key information:

- 5 events and 4 markets supported
- Total estimated 19,500 attendees
- $45,000 in direct financial support and significant in-kind support.



Event highlights

Island Whale Festival

Held across Phillip Island in early July, the Island Whale Festival celebrated the arrival of migrating whales to Bass Coast. The event ran over multiple days and featured educational talks, tours, live music, art, and family friendly activities. Council provided both financial and in-kind support, including marketing and event facilitation. The festival successfully attracted visitors during the winter season, supporting the local economy and contributing to Council's goal of increasing off peak tourism.

HMAS Woolamai Freedom of Entry

Early August, the HMAS Woolamai Freedom of Entry event was held in Cowes to celebrate the special connection between the vessel, its crew and the Bass Coast Community through a ceremonial Freedom of Entry. Council provided significant in-kind and operational support to assist with the planning and delivery of the event, with the Mayor participating in the office proceedings. The ceremony provided a valuable opportunity for civic recognition and connection of communities while strengthening the regions relationship with the Royal Australian Navy.



Victoria Road State Championships

Formally known as The Tour of Gippsland, The Victoria Road State Championships cycling event was held at the Phillip Island Grand Prix Circuit on 8 August. Council provided financial and operational support to assist with event delivery, logistics and local engagement. The championships attracted elite cyclists and spectators to the region during the shoulder season, and further reinforced Bass Coast's reputation as a premier cycling destination.

Phillip Island Festival of Stories

Between 21-23 August, the Phillip island Festival of Stories brought together authors, filmmakers and journalists for a weekend of engaging conversations, ideas and creativity at Berninneit. Council provided financial and promotional support to help elevate the festivals reach. The event enriched Bass Coast's cultural offering during the Winter season and helped grow the reputation of being a destination for arts and culture.

Tidal Seafood Festival

The TIDAL Seafood Festival returned to San Remo from 19-21 September, showcasing and celebrating the regions rich fishing heritage and local culinary scene. This year's expanded program included and enhanced Sunday schedule, further positioning TIDAL as a key off-peak flagship event for the region. Council provided financial and in-kind support, including event logistics, marketing, equipment and waste management assistance.

In addition to these events, 4 major markets continued to draw strong attendance, supporting local producers, artisans, and small businesses while enriching our visitor offering.

Council's contribution

Council invested $45,000 in direct financial support for these event partnerships. This was complemented by significant in-kind contributions, including:

- Marketing and communications promotion across Council channels
- Event guidance and permit facilitation
- Business liaison and local engagement
- Provision of event equipment and waste management services.

Capital Works

Cowes Foreshore Precinct

Part of the transformed Cowes Foreshore Precinct opened to the community ahead of schedule.

The upgrade along Thompson Avenue North and The Esplanade included improvements such as renewed roads and drainage, pedestrian paths, public lighting, landscaping and increased outdoor dining spaces.

Guided by the Cowes Streetscape Master Plan, the project connected both ends of the town, strengthened the character of Cowes and created inviting, green streets and safer public spaces for residents, visitors and businesses to enjoy.

This project was jointly funded through an $8 million investment from the Australian Government's Regional Precincts and Partnership Program and $1.6 million from Council.



Fuller Road Renewal

The Fuller Road Stormwater Renewal Project created a safer, more resilient street for Wonthaggi.

Between Ormsby Grove and Tibballs Place, the works delivered new stormwater pits and pipes, kerb and channel, widening of the road and a new footpath that completed a missing link in the pedestrian network.

The upgraded drainage infrastructure has reduced flooding impacts and improved protection for nearby homes and properties.

The completed improvements have made it safer and easier to walk through the area, while providing more reliable road conditions and better protection during wet weather.

This project was fully funded by Council with a total investment of $260,000 excluding GST.



Harold Hughes Tennis Court

New lighting at Harold Hughes Tennis Court has extended playing hours, allowing greater use of the facility during the shorter winter days.

The lighting upgrade included 4 new energy-efficient LED lights and a replacement control panel.
A push-button feature provides one hour of lighting per use, while automatic timers help manage evening operation.

The project improved safety and accessibility, creating greater opportunities for community participation while minimising environmental impacts through the reuse of existing poles and protection of native vegetation.

The Project was fully funded by Council with an investment of $19,990 excluding GST.



Kilcunda Rail Trail

Following coastal erosion impacts to the Kilcunda Rail Trail, Council implemented a temporary detour to maintain safe community access

The works, completed within one week, included gravel path upgrades, a bicycle access ramp and clear signage and provide a safe alternative route while planning for the trail's long-term realignment continues.





Financial Report

Quarter 1 July–September 2026

Contents

2	Financial Performance	36
2.1	Funding Statement	38
2.2	Funding Statement Variances	40
2.3	Statement of Capital Works Expenditure	41
2.4	Treasury	42
Financial Statements		43
2.5	Comprehensive Income Statement	43
2.6	Balance Sheet	44
2.7	Cash Flow Statement	45

2 Financial Performance

	Year to Date Sep 26	Budget June 27	Forecast June 27
Net Result ($'000s)	62,352	(2,978)	3,514
Adjusted Underlying Result ($'000s)	61,379	(9,080)	(9,293)
Funding Statement Result ($'000s)	62,755	0	(342)
Capital works ($'000s)	5,786	29,518	39,325
Liquidity	2.79	1.38	1.49
Unrestricted Cash	46%	43%	26%

Council's year to date operating surplus is $62.4 million. This is due to the practice of raising rates and charges for the full financial year when the rates notices are generated. The YTD surplus is $6.2 million favourable to budget due to timing of Materials and Services spend.

Council is forecasting a full year Net Surplus Result of $3.5 million, $6.5 million favourable to budget. This reflects the recognition of $7.8 million in unbudgeted capital grants, including $2.8 million in funding for Safe Local Roads and Streets, Blackspot and Speed zone changes, $1.8 million for reconstruction of the Stewart Road Bridge in Kernot, $910,000 for Silverleaves erosion works, $714,000 for renewal of Grantville Glen Alvie Road, and $688,000 for completion of the Cowes Streetscapes project. Removing the impact of these capital grants, Council's adjusted underlying result is forecast to reflect a $9.3 million deficit, (compared to an adjusted underlying budgeted deficit of $9.1 million).

Whilst Council's full year result was budgeted as a $9.1 million deficit the forecast of $9.3 million deficit is linked in part to the delivery of the operational programs carried forward from previous financial years. $1 million additional expenditure relates to the delivery of initiatives including Council Support Fund (storms), Neighbourhood Character and Housing strategy, Climate Change Action initiatives, Bass Coast Youth Connect and San Remo Structure Plan. Grant amounts of $330,000 held at year end relating to these projects have been released from unearned income and are reflected in operating grants, minimising the impact of the carry overs on our income statement. The impact is further reduced through an increase of $335,000 to expected investment income, and receipt of a $210,000 insurance claim.

Capital works expenditure is forecast at $39.3 million for 2026-27, compared with an adopted budget of $29.5 million, predominantly reflecting works carried forward from the previous financial year. Expenditure of $5.8 million has been incurred to the end of September, with delivery of the program expected to increase over the remainder of the year.

The financial sustainability risk indicators for 2026-27 are provided in the table below. The indicators are the same indicators prepared by the Victorian Auditor General and reported by the Victorian Auditor General on an annual basis.

Council's Liquidity (working capital ratio), which measures the ability to pay existing debts as they fall due, remains within the Victorian Auditor General's low risk category, confirming Council's sound financial position.

	Actual 2025/26	Budget 2026/27	YTD Actual 2026/27	Forecast 2026/27	Risk assessment criteria		
					High	Medium	Low
Net result	**3.5%**	**-2.6%**	**68.9%**	**2.8%**	Less than negative 10%	Negative 10%–0%	Greater than 0%
Adjusted Underlying Result	**-17.5%**	**-8.3%**	**68.6%**	**-8.3%**	Less than 0%	0%–5%	Greater than 5%
Liquidity	**1.63**	**1.38**	**2.79**	**1.49**	Less than 0.75	0.75–1.0	Greater than 1.0
*** Internal financing**	**109.0%**	**91.0%**	**11.0%**	**83.0%**	Less than 75%	75–100%	Greater than 100%
Indebtedness	**35.5%**	**32.9%**	**38.3%**	**34.8%**	Greater than 60%	40–60%	40% or less
Capital replacement	**1.2**	**1.1**	**0.8**	**1.3**	Less than 1.0	1.0–1.5	Greater than 1.5
Renewal gap	**0.7**	**0.7**	**0.3**	**0.9**	Less than 0.5	0.5–1.0	Greater than 1.0

For further detail on how the above indicators are calculated, please visit www.audit.vic.gov.au and read in conjunction with the above financial performance summary.

2.1 Funding Statement

The funding statement provides a summary of how Council's operations and capital works are funded within the financial year. The nature of the funding statement eliminates the overall impact of projects carried over between financial years and the addition of project works that are funded through the successful receipt of external grants.

	YTD Actual $000's	YTD Budget $000's	YTD Variance $000's	30 Jun 2027 Budget $000's	30 Jun 2027 Forecast $000's	30 Jun 2027 Variance $000's
Revenue						
Rates and charges	85,534	84,469	1,066	85,205	85,908	703
Statutory fees and fines	1,130	964	165	3,858	3,829	(29)
User fees	1,638	1,544	95	6,214	6,362	148
Grants - operating	801	2,512	(1,711)	9,873	9,946	73
Contributions - monetary - operating	75	0	75	222	215	(7)
Interest revenue	593	454	139	1,817	2,151	334
Other income	428	332	96	1,080	1,340	260
Total Revenue	**90,199**	**90,275**	**(75)**	**108,269**	**109,752**	**1,483**
Proceeds						
Sale of assets	63	0	63	445	596	151
Total Proceeds	**63**	**0**	**63**	**445**	**596**	**151**
Expenses						
Employee costs	(11,219)	(11,001)	(218)	(40,665)	(41,034)	(369)
Materials and services	(8,996)	(14,264)	5,268	(43,649)	(45,406)	(1,757)
Bad and doubtful debts	(1)	(3)	3	(14)	(14)	(0)
Borrowing costs	(255)	(252)	(3)	(933)	(972)	(38)
Other expenses	(463)	(961)	498	(3,851)	(4,001)	(150)
Total Expenses	**(20,933)**	**(26,481)**	**5,548**	**(89,112)**	**(91,426)**	**(2,314)**
Financing Movements						
Proceeds from Borrowings	0	0	0	1,340	1,340	0
Repayments of Borrowings	(1,174)	(1,174)	0	(4,771)	(4,771)	0
Repayments of Finance Leases	(91)	(85)	(6)	(340)	(340)	0
Net Financing Movements	**(1,265)**	**(1,259)**	**(6)**	**(3,771)**	**(3,771)**	**0**
Reserve Fund Movements						
Transfers from Reserves	0	0	0	7,905	12,309	4,404
Transfers (to) Reserves	0	0	0	(2,075)	(3,134)	(1,059)
Net Reserve Movements	**0**	**0**	**0**	**5,830**	**9,175**	**3,345**

	YTD Actual $000's	YTD Budget $000's	YTD Variance $000's	30 Jun 2027 Budget $000's	30 Jun 2027 Forecast $000's	30 Jun 2027 Variance $000's
Deferred Income Movements						
Transfers from Unearned Income	739	0	739	0	3,003	3,003
Transfers (to) Unearned Income	(1,604)	0	(1,604)	0	(2,570)	(2,570)
Net Deferred Income Movements	**(865)**	**0**	**(865)**	**0**	**433**	**433**
Capital Expenditure and Income						
Grants - capital	1,070	0	1,070	6,771	13,029	6,259
Contributions - monetary - capital	60	0	60	1,086	1,196	110
Capital works	(5,574)	(4,618)	(956)	(29,518)	(39,325)	(9,807)
Net Capital Works Funded from Operations	**(4,444)**	**(4,618)**	**174**	**(21,661)**	**(25,100)**	**(3,439)**
Funding Surplus / (Deficit)	**62,755**	**57,916**	**4,838**	**0**	**(342)**	**(342)**

2.2 Funding Statement Variances

Council's forecast full year Funding Statement Surplus is $342,000. Once the impact of carry over capital and operating projects is removed, the surplus can be attributed to:

Category	Surplus/(Deficit)	Comment
Other Income	$120,000	Receipt of unbudgeted insurance proceeds for completed infrastructure repair works previously financed by Council.
Interest Revenue	$334,000	Higher than budgeted interest rate environment has seen elevated interest income projected.
Employee Costs	($175,000)	Lower than budgeted capital program recoveries due to the timing and stage of project delivery across the capital works program.
Materials & Services *	($620,000)	Additional contractor requirements for tree maintenance, increased water utilities due to responsibility for new sites and increases on budgeted insurance premiums.

Noting the bulk of variance relates to the impact of project carryovers.

Council's year to date funding statement result shows a surplus of $62.8 million, which is favourable against a year to date budget of $57.9 million. This favourable variance of $4.8 million is largely due to:

Category	Surplus/(Deficit)	Nature	Comment
Rates and Charges	$453,000	Timing	Timing of interest and supplementary valuations and levies issued ahead of the delivery of planned Special Charge Scheme works.
Grants - Operating	($1.7 million)	Timing	Timing variance on the projected receipt of the Financial Assistance Grant
Interest Revenue	$139,000	Increase	Elevated interest rate environment
Materials & Services	$5.3 million	Timing	Timing of payments associated with Waste Contractor costs, information technology subscription, and maintenance expenditure
Other Expenses	$498,000	Timing	Timing of payments for community grants and EPA compliance costs
Grants - Capital	$1.1 million	Timing	Receipt of successful grant instalments prior to the delivery of the capital infrastructure
Capital Works	($956,000)	Timing	Programmed timing for delivery of grant funded carry over projects

2.3 Statement of Capital Works Expenditure

Council's forecast capital project expenditure of $39.33 million is $9.8 million higher than the 2026-27 budget. This increase includes $11.1 million of project spend which has been carried over from the 2025-26 financial year primarily relating to Stewart Road Bridge ($2.0m), Safe Local Roads and Streets ($1.7m) and Silverleaves Coastal Erosion Works ($0.9m).

Further information can be found in the detailed Capital Works report.

	Year-to-date 30 September 2026			Full Year 30 June 2027		
	Actual $000's	Budget $000's	Variance $000's	Budget $000's	Forecast $000's	Variance $000's
Property						
Land improvements	2,380	1,294	1,086	7,678	9,733	2,055
Total land	2,380	1,294	1,086	7,678	9,733	2,055
Buildings	1,428	956	472	5,672	7,651	1,979
Total buildings	1,428	956	472	5,672	7,651	1,979
Total Property	3,809	2,250	1,559	13,350	17,384	4,034
Plant and equipment						
Plant, machinery and equipment	616	249	367	1,480	2,586	1,106
Computers and telecommunications	140	130	11	768	799	30
Artworks	48	-	48	-	48	48
Total plant and equipment	805	379	426	2,248	3,433	1,184
Infrastructure						
Roads	672	1,149	(477)	6,818	8,596	1,778
Bridges	32	297	(265)	1,760	4,267	2,507
Pathways and cycleways	283	353	(70)	2,097	2,190	93
Drainage	99	163	(65)	970	1,078	108
Waste management	87	383	(296)	2,274	2,378	104
Total infrastructure	1,173	2,346	(1,173)	13,919	18,509	4,590
Total Capital Works Expenditure	**5,786**	**4,974**	**811**	**29,518**	**39,325**	**9,807**
Represented by:						
New asset expenditure	3,314	1,264	2,050	7,500	12,710	5,210
Asset renewal expenditure	1,315	2,590	(1,275)	15,369	20,408	5,038
Asset expansion expenditure	51	200	(149)	1,185	1,184	(1)
Asset upgrade expenditure	1,105	921	184	5,464	5,024	(439)
Total Capital Works Expenditure	**5,786**	**4,974**	**811**	**29,518**	**39,325**	**9,807**

2.4 Treasury

Funds are held as cash at bank to ensure sufficient liquidity to meet payment obligations. Surplus cash is placed in interest bearing term deposits to maximise investment returns while ensuring availability if required. All investments are made in accordance with Council's Funds Investment Policy at the time of investment. The following table details investments held by Council at the end of quarter 1.

Weighted average return on our investment is 5.09%, which is 0.49% higher than the 4.60% average RBA rate over the same period. This supports our higher than budgeted interest revenue forecast.

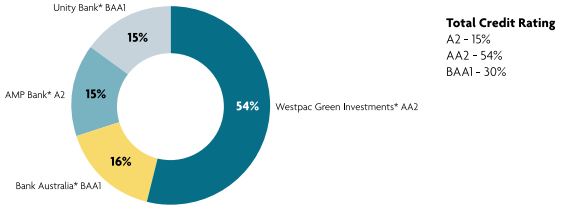
Investments held by Council as at 30 September 2026	Principal	Interest Rate	Term (days)	Maturity Date
Westpac Green Investments*	14,000,000	4.85	364	19 February 2027
Bank Australia*	4,000,000	5.40	179	20 December 2026
AMP Bank*	4,000,000	5.35	364	25 June 2027
Unity Bank*	4,000,000	5.33	182	1 March 2027
Total Term Deposits held	**26,000,000**			

* ethical (not invested in fossil fuels)

Weighted average return on investment	5.09%
Other Financial Investments	
San Remo & District Financial Services Limited	40,000
Total Term Deposits and other Investments	**26,040,000**

Investments are included as components of current assets balances in the balance sheet, classified as either; Cash and cash equivalents or current other financial assets based on the length of their investment term.

Investments by Institution and Credit Rating



Financial Statements

2.5 Comprehensive Income Statement

	YTD Actual	YTD Budget	YTD Variance	30 June 27 Budget	30 June 27 Forecast	30 June 27 Variance
	$000's	$000's	$000's	$000's	$000's	$000's
Income						
Rates and charges	84,866	84,469	397	85,205	85,295	90
Statutory fees and fines	1,130	964	165	3,858	3,829	(29)
User fees	1,621	1,544	77	6,214	6,291	77
Contributions - cash	94	0	94	1,308	607	(701)
Contributions – non-monetary assets	0	0	0	0	0	0
Grants - Operating	777	2,512	(1,735)	9,873	10,371	498
Grants - Capital	956	0	956	6,771	14,524	7,754
Net gain on disposal of property, infrastructure and equipment	40	(111)	151	0	240	240
Other Income	1,021	786	235	2,897	3,491	595
Total Income	90,504	90,163	341	116,126	124,649	8,524
Expenses						
Employee benefits	(11,219)	(11,001)	(218)	(40,665)	(41,034)	(369)
Materials and services	(8,671)	(14,264)	5,593	(43,649)	(45,081)	(1,432)
Bad and doubtful debts	(1)	(3)	3	(14)	(14)	(0)
Depreciation	(7,365)	(7,322)	(43)	(29,288)	(29,331)	(43)
Amortisation - intangible assets	(89)	(89)	0	(357)	(357)	0
Amortisation - right of use assets	(91)	(87)	(5)	(347)	(347)	0
Finance costs	(245)	(240)	(4)	(887)	(926)	(38)
Finance costs - leases	(10)	(12)	1	(46)	(46)	(0)
Other expenses	(463)	(961)	498	(3,851)	(4,001)	(150)
Total Expenses	(28,153)	(33,979)	5,826	(119,104)	(121,136)	(2,032)
Surplus (deficit) for the year	**62,352**	**56,184**	**6,167**	**(2,978)**	**3,514**	**6,492**
Less Contributions - monetary - capital	17	0	17	1,086	372	(714)
Less Contributions - non monetary	0	0	0	0	0	0
Less Grants - capital (non-recurrent)	956	0	956	5,016	12,434	7,419
Adjusted underlying surplus / (deficit)	**61,379**	**56,184**	**5,194**	**(9,080)**	**(9,293)**	**(213)**

2.6 Balance Sheet

	YTD Actual 30 September 2026 $'000	Budget 30 June 2027 $'000	Forecast 30 June 2027 $'000	30 June 2027 Variance $'000
Current Assets				
Cash and cash equivalents	23,972	17,772	10,880	(6,892)
Current trade and other receivables	93,969	10,009	14,012	4,003
Current other financial assets	26,040	27,776	35,040	7,264
Inventories	57	55	57	2
Current assets - other	1,665	1,363	1,727	364
Total Current Assets	145,703	56,975	61,716	4,741
Non-Current Assets				
Property infrastructure plant and equipment	1,484,191	1,351,502	1,495,650	144,148
Intangible assets	2,266	4,832	4,669	(163)
Right of use assets	683	1,781	1,781	0
Total Non-Current Assets	1,487,140	1,358,115	1,502,100	143,985
Total Assets	**1,632,843**	**1,415,090**	**1,563,816**	**148,726**
Current Liabilities				
Current trade and other payables	3,318	7,628	8,149	521
Current trust funds and deposits	18,329	2,427	4,964	2,537
Current provisions	10,606	9,213	8,445	(768)
Current interest bearing liabilities	3,596	5,050	4,808	(242)
Current lease liabilities	196	291	218	(73)
Contract and other liabilities	16,261	16,590	14,975	(1,615)
Total Current Liabilities	52,306	41,199	41,559	360
Non-Current Liabilities				
Non current provisions	14,013	15,090	16,957	1,867
Non current interest bearing liabilities	19,408	15,635	15,938	303
Non current lease liabilities	514	1,524	1,596	72
Total Non-Current Liabilities	33,935	32,249	34,491	2,242
Total Liabilities	**86,241**	**73,448**	**76,050**	**2,602**
Net Assets	**1,546,602**	**1,341,642**	**1,487,766**	**146,124**
Equity				
Accumulated Surplus	452,286	382,814	402,625	19,811
Reserves	1,094,316	958,828	1,085,141	126,313
Total Equity	**1,546,602**	**1,341,642**	**1,487,766**	**146,124**

2.7 Cash Flow Statement

	30 September 2026 Actual $000's	30 June 2027 Budget $000's	30 June 2027 Forecast $000's	30 June 2027 Variance $000's
Cash flows from operating activities				
Rates and charges	7,784	85,714	87,665	1,951
Statutory fees and fines	1,130	4,291	3,829	(462)
User fees	1,400	6,911	7,659	748
Grants - operating	801	9,983	9,946	(37)
Grants - capital	706	6,846	12,402	5,556
Contributions - monetary	103	0	1,356	1,356
Interest received	593	1,817	2,151	334
Dividends received	0	0	4	4
Trust Funds taken/(repaid)	14,628	14,700	14,627	(73)
Other receipts	769	3,140	2,846	(294)
Net GST refund (payable)	1,733	6,904	6,289	(615)
Employee costs	(10,834)	(41,566)	(41,034)	532
Materials and services	(16,248)	(48,215)	(54,057)	(5,842)
Other payments	(1,255)	(6,617)	(6,872)	(255)
Net cash provided by operating activities	**104**	**29,256**	**32,241**	**(2,985)**
Cash flows from investing activities				
Payments for property, infrastructure, plant, and equipment	(5,786)	(32,470)	(39,325)	6,855
Proceeds from sale of property, infrastructure, plant & equipment	63	490	596	(106)
Proceeds from/(Payments for) investments	9,000	0	0	0
Net cash used in investing activities	**3,277**	**(31,980)**	**(38,729)**	**6,749**
Cash flows from financing activities				
Finance costs	(245)	(887)	(926)	39
Proceeds from borrowings	0	1,340	1,340	0
Repayment of borrowings	(1,174)	(4,771)	(4,771)	0
Interest paid - lease liability	(10)	(46)	(46)	0
Repayment of lease liabilities	(91)	(341)	(340)	(1)
Net cash used in financing activities	**(1,520)**	**(4,705)**	**(4,743)**	**38**
Net increase (decrease) in cash and cash equivalents	1,861	(7,429)	(11,231)	3,802
Cash and cash equivalents at the beginning of the financial year	22,111	25,201	22,111	3,090
Cash and cash equivalents at the end of the period	**23,972**	**17,772**	**10,880**	**6,892**


Capital Works Status Report

Project Number	Project	Project Type	Percent Complete	Status	Project Commence-ment	Approved Budget	Prior Year Carryover	Approved Budget + Carryover	Last Posted Forecast	Carryover to NY	YTD Actual Expenditure	Variance (between YTD Actuals and Last Posted Forecast
Art works												
100383	Min Plant Equ Public Art	Design and Construction	95	Underway	2026	-	63,745	63,745	47,783	-	47,783	-
Total Art works			**95**			**-**	**63,745**	**63,745**	**47,783**	**-**	**47,783**	**-**
Bridges												
100781	Marine Structures Renewals Design Program	Design	25	Underway	2027	240,000	-	240,000	240,000	-	6,387	233,613
102055	Structures Renewals Construction Program	Construction	25	Underway	2027	1,220,000	-	1,220,000	1,197,389	-	663	1,196,726
102126	Transport Structures Design Program	Design	10	Underway	2027	300,000	-	300,000	300,000	-	432	299,568
100053	Ren Bridge & Culvert Renewal Program	Construction	50	Underway	2026	-	497,558	497,558	516,525	-	15,147	501,378
102036	Ext Grt Ren Stewart Road Bridge Reconstruction	Design and Construction	60	Underway	2025	-	2,012,857	2,012,857	2,012,858	-	9,436	2,003,422
Total Bridges			**34**			**1,760,000**	**2,510,415**	**4,270,415**	**4,266,773**	**-**	**32,066**	**4,234,707**
Buildings												
101017	Ren Bldgs OpSp Bass Coast Leisure Centre Component Renewal	Construction	20	Underway	2025	200,000	53,803	253,803	253,802	-	7,251	246,552
102054	Building Renewal- Construction- Wonthaggi Old Post Office	Construction	90	Underway	2026	347,060	194,950	542,010	470,011	-	147,112	322,899
102035	Ren Bldgs Inverloch Hub Stage 2 Construction	Construction	55	Underway	2025	500,000	527,637	1,027,637	1,027,637	-	363,868	663,770
100587	Wonthaggi Secondary College Senior Campus – Structure Plan	Feasability	7	Underway	2026	300,000	-	300,000	302,882	-	2,882	300,000
102078	Ext Grt Min Thompson Reserve Cricket & Soccer Pavilion	Construction	75	Underway	2026	1,900,000	-	1,900,000	1,979,115	-	434,115	1,545,000
102115	Kilcunda Foreshore Toilet Pump Station	Design and Construction	15	Underway	2027	300,000	-	300,000	350,000	-	805	349,195
102127	DDA parking bay upgrades	Design and Construction	0	Not Started	2027	100,000	-	100,000	100,000	-	-	100,000
100657	Maj Aqua Aquatic Centre Bass Coast	Design	15	Underway	2026	500,000	411,076	911,076	942,880	-	27,114	915,766
102110	Building Disposal Program	Construction	25	Underway	2027	100,000	-	100,000	100,000	-	734	99,266
102060	Building Renewal Design Program	Design	15	Underway	2027	200,000	-	200,000	200,000	-	7,984	192,016
102111	Newhaven Hall Toilet Renewals	Design and Construction	15	Underway	2027	300,000	-	300,000	300,000	-	123	299,877
102112	Newhaven Information Centre Roof Renewal	Design and Construction	15	Underway	2027	500,000	-	500,000	500,000	-	2,310	497,690
102067	Community Facilities Furniture Renewal Program	Feasability	30	Underway	2027	25,000	-	25,000	25,000	-	-	25,000
102116	Community Venues - Property & Facility Management	Feasability	25	Underway	2027	50,000	-	50,000	50,000	-	-	50,000
102113	SG Yacht Club Toilet and Change Room Renewal	Construction	15	Underway	2027	300,000	-	300,000	300,000	-	3,197	296,803
102114	Wonthaggi Civic Centre Electrical Switchboard Design	Design	15	Underway	2027	50,000	-	50,000	50,000	-	-	50,000
102132	Ren Buildings Civic Centre HVAC unit replacement		50	Underway	2027	-	-	-	25,000	-	572	24,428
101045	Ren Bldgs WUCAC Electrical Supply Design	Construction	98	Underway	2026	-	517,587	517,587	517,588	-	384,259	133,329

Project Number	Project	Project Type	Percent Complete	Status	Project Commence-ment	Approved Budget	Prior Year Carryover	Approved Budget + Carryover	Last Posted Forecast	Carryover to NY	YTD Actual Expenditure	Variance (between YTD Actuals and Last Posted Forecast
102061	Ren Bldgs Building Renewal- Design-Cowes Jetty Kiosk	Design	98	Underway	2026	-	75,546	75,546	75,546	-	41,965	33,581
102038	Min Bldgs North Wonthaggi Kindergarten Structural Repairs	Construction	99	Underway	2025	-	28,850	28,850	28,850	-	3,839	25,011
Total Buildings			**39**			**5,672,060**	**1,809,449**	**7,481,509**	**7,598,311**	**-**	**1,428,129**	**6,170,182**
Computers & Telecoms												
102102	Inverloch Hub - Community Equipment Replacement	Construction	0	Not Started	2027	47,470	-	47,470	47,470	-	5,170	42,300
102065	Ren IT Equip Cultural Facilities - Replacement Equipment	Design and Construction	9	Underway	2026	60,000	28,093	88,093	90,681	-	5,193	85,489
102105	Old Post Office - FFE and IT	Feasability	0	Not Started	2027	36,000	-	36,000	36,000	-	-	36,000
100116	Computers and telecommunications renewal program	Construction	15	Underway	2027	625,000	-	625,000	624,738	-	130,110	494,628
Total Computers & Telecoms			**6**			**768,470**	**28,093**	**796,563**	**798,890**	**-**	**140,473**	**658,417**
Drainage												
102124	Stormwater Renewal & Flood Mitigation Program	Construction	20	Underway	2027	970,000	-	970,000	970,000	-	11,207	958,793
102086	Ren Drain Stormwater Renewal Program - Fuller Rd Wonthaggi	Construction	100	Completed	2026	-	117,037	117,037	108,006	-	87,753	20,253
Total Drainage			**60**			**970,000**	**117,037**	**1,087,037**	**1,078,006**	**-**	**98,960**	**979,046**
Land												
102103	Kilcunda Rail Trail Realignment Design	Design and Construction	100	Completed	2027	33,333	-	33,333	38,062	-	45,744	(7,682)
Total Land			**100**			**33,333**	**-**	**33,333**	**38,062**	**-**	**45,744**	**(7,682)**
Land improvements												
102106	San Remo Potters Hill Embankment Stabilization Design	Design and Construction	5	Underway	2027	50,000	-	50,000	50,000	-	-	50,000
102026	Wonthaggi Recreation Reserve Oval 1 Upgrade	Construction	55	Underway	2027	720,000	-	720,000	721,517	-	1,805	719,712
102125	Open Space Structures Renewals Design	Design	25	Underway	2027	240,000	-	240,000	240,000	-	3,353	236,646
102100	Dog Park - Phillip Island	Design and Construction	20	Underway	2027	100,000	-	100,000	99,184	-	532	98,652
100494	Cowes Streetscape Master Plan - Delivery of Stage 1	Construction	95	Underway	2026	3,625,000	614,664	4,239,664	4,239,490	-	2,126,962	2,112,528
102104	MTB/BMX Design and Construction	Design and Construction	10	Underway	2027	100,000	-	100,000	99,671	-	1,906	97,765
102128	Cowes Oval Replacement Fencing	Design and Construction	0	Removed/ Amalgamated	2027	100,000	-	100,000	-	-	-	-
102117	Cowes Tennis Court Surface Renewal and Drainage	Construction	17	Underway	2027	500,000	-	500,000	500,000	-	1,359	498,641
102129	Open Space Waste Bin Renewal	Construction	90	Underway	2027	150,000	-	150,000	124,721	-	81,615	43,106

Project Number	Project	Project Type	Percent Complete	Status	Project Commence-ment	Approved Budget	Prior Year Carryover	Approved Budget + Carryover	Last Posted Forecast	Carryover to NY	YTD Actual Expenditure	Variance (between YTD Actuals and Last Posted Forecast
102066	Climate Change Actions	Feasability	0	Deferred	2026	275,000	-	275,000	274,454	-	-	274,454
102042	Ren Land Imp Playspace renewal	Design and Construction	15	Underway	2026	300,000	180,487	480,487	533,056	-	20,660	512,396
102118	Harold Hughes Tennis Court Lighting Repairs	Construction	50	Underway	2027	30,000	-	30,000	23,760	-	11,744	12,016
102119	Thompson Reserve BMX Track Renewal	Design	15	Underway	2027	200,000	-	200,000	197,230	-	440	196,791
102121	Watts Street Car Park Lighting Upgrade	Design and Construction	10	Underway	2027	45,000	-	45,000	45,000	-	679	44,321
102107	Wonthaggi Netball Lighting and Court Upgrade	Design and Construction	0	Deferred	2027	500,000	-	500,000	500,000	-	-	500,000
102120	Wonthaggi IM Depot Washdown Bay/ Triple Interceptor Pit	Design	15	Underway	2027	150,000	-	150,000	150,000	-	4,936	145,064
102069	Recreation Projects Design - WAYS	Design	30	Underway	2027	60,000	-	60,000	77,215	-	16,215	61,000
102093	Skate Park - Graydens reserve Newhaven	Construction	10	Underway	2027	300,000	-	300,000	296,204	-	80	296,124
102108	Wyeth-McNamara Park Dino Hunter Playground Design	Design	15	Underway	2027	200,000	-	200,000	166,295	-	-	166,295
102059	Maj Land Imp Phillip Island Sports Precinct	Design	85	Underway	2026	-	110,195	110,195	110,908	-	19,908	91,000
102024	Ext Grt DEECA Coastal Erosion Works Silverleaves	Construction	45	Underway	2025	-	909,496	909,496	910,387	-	891	909,496
102133	Min Land Improvements Wonthaggi Rec Reserve Road Upgrade	Construction	100	Completed	2027	-	-	-	34,715	-	33,108	1,607
102134	Ex Grt Bass Recreation Reserve Netball Courts Stage 2	Construction	50	Underway	2027	-	200,000	200,000	201,021	-	8,496	192,524
Total Land improvements			**33**			**7,645,000**	**2,014,842**	**9,659,842**	**9,594,826**	**-**	**2,334,688**	**7,260,138**
Plant & Equipment												
100408	Ren Plant Equ Light Fleet Renewal Program	Feasability	25	Underway	2026	600,000	161,240	761,240	607,204	-	108,318	498,885
100409	Ren Plant Equ Plant & Equipment Renewal Program	Feasability	10	Underway	2026	880,000	590,768	1,470,768	1,470,768	-	-	1,470,768
100866	Min Plant Eqp Grantville Hook Truck and Trailer	Feasability	100	Completed	2026	-	398,247	398,247	398,247	-	398,247	-
102135	Road to Resilience: Strengthening the Network	Other	98	Underway	2027	-	-	-	109,719	-	109,719	-
Total Plant & Equipment			**58**			**1,480,000**	**1,150,255**	**2,630,255**	**2,585,938**	**-**	**616,284**	**1,969,653**
Footpaths and cycleways												
102101	Footpath Gaps Program	Design and Construction	15	Not Started	2027	235,000	-	235,000	233,535	-	3,580	229,954
102048	Pathways Renewal Program	Construction	30	Underway	2027	262,000	-	262,000	260,500	-	71,324	189,176
100922	Maj pathway T&T Surf Parade Stage 3b Inverloch	Design and Construction	20	Underway	2027	1,200,000	-	1,200,000	1,184,788	-	203,834	980,955
102025	Ext Grt Ventnor Road Shared Path	Design and Construction	5	Underway	2025	400,000	112,228	512,228	510,804	-	4,180	506,624
Total Footpaths and cycleways			**18**			**2,097,000**	**112,228**	**2,209,228**	**2,189,627**	**-**	**282,918**	**1,906,709**

Project Number	Project	Project Type	Percent Complete	Status	Project Commence-ment	Approved Budget	Prior Year Carryover	Approved Budget + Carryover	Last Posted Forecast	Carryover to NY	YTD Actual Expenditure	Variance (between YTD Actuals and Last Posted Forecast
Roads												
102098	San Remo - Street beautification works	Construction	20	Underway	2027	50,000	50,000	100,000	100,000	-	-	100,000
102122	Road Renewal - Urban Road Pavement (Reed Crescent) Renewal Program	Design and Construction	25	Underway	2027	600,000	-	600,000	1,000,000	-	5,969	994,031
100417	Roads Renewal - Asphalt Program	Design and Construction	20	Underway	2027	900,000	-	900,000	664,029	-	4,115	659,914
100774	Roads Renewal - Kerb Renewal	Construction	60	Underway	2027	219,000	-	219,000	219,000	-	5,000	214,000
100414	Roads Renewal - Rural Roads Pavement Program	Construction	25	Underway	2027	800,000	-	800,000	900,000	-	711	899,289
100410	Roads Renewal - Rural Spray Seal Program	Design and Construction	25	Underway	2027	639,000	-	639,000	600,000	-	7,518	592,482
100416	Roads Renewal - Urban Spray Seal Program	Design and Construction	30	Underway	2027	800,000	-	800,000	910,000	-	90,035	819,965
102123	Roads Renewal- Pavement Design Project	Design	20	Underway	2027	190,000	-	190,000	190,000	-	2,657	187,342
102099	Links Street Road and Drainage Upgrade	Design and Construction	40	Underway	2027	298,299	-	298,299	30,000	268,000	-	30,000
102097	The Esplanade (Sunderland Bay Road to Batman Street) Road and Drainage Upgrade	Design and Construction	40	Underway	2027	1,401,748	-	1,401,748	109,613	1,292,000	9,613	100,000
101023	Urban roads and drainage improvement design	Feasability	0	Deferred	2027	200,000	-	200,000	198,426	-	32,131	166,295
100041	Roads Renewal - Linemarking Program	Design and Construction	10	Underway	2027	120,000	-	120,000	120,000	-	-	120,000
100428	Roads Renewal - Unsealed Roads Program	Construction	5	Underway	2027	600,000	-	600,000	600,000	-	-	600,000
100982	Ren Roads Grantville Glen Alvie Road, Almurta East	Design and Construction	22	Underway	2024	-	350,000	350,000	350,000	-	7,058	342,942
102030	Blackspot - Glen Alvie Rd Wade Rd Glen Alvie	Design and Construction	98	Underway	2025	-	402,521	402,521	170,693	-	170,693	-
102032	Ext Grt Min Roads Rural Speed Zone Changes - Phillip Island	Design and Construction	30	Underway	2025	-	276,033	276,033	276,246	-	28,246	248,000
102033	Ext Grt Min Roads Urban Speed Zone Changes - Phillip Island	Design and Construction	90	Underway	2025	-	131,632	131,632	131,841	-	176,841	(45,000)
102034	Ext Grt Roads Urban Speed Zone Changes - Bass Coast Mainland	Design and Construction	40	Underway	2025	-	157,633	157,633	158,724	-	19,724	139,000
101057	Road Upgrade Queen St Wonthaggi between Merrin and Broome Cr	Construction	60	Underway	2026	-	75,000	75,000	5,331	-	5,331	-
102079	Ext Grt Min Safe Local Road and Streets Program	Design and Construction	15	Underway	2026	-	1,724,606	1,724,606	1,761,913	-	105,913	1,656,000
102090	Ext Grt Roads Watt Street Pedestrian Crossing	Construction	2	Underway	2026	-	30,000	30,000	30,000	-	-	30,000
102137	Blackspot - Coghlan Road Cowes	Construction	5	Underway	2027	-	-	-	70,585	-	-	70,585
Total Roads			**31**			**6,818,047**	**3,197,425**	**10,015,472**	**8,596,401**	**1,560,000**	**671,555**	**7,924,847**

Project Number	Project	Project Type	Percent Complete	Status	Project Commence-ment	Approved Budget	Prior Year Carryover	Approved Budget + Carryover	Last Posted Forecast	Carryover to NY	YTD Actual Expenditure	Variance (between YTD Actuals and Last Posted Forecast
Waste management												
102070	Grantville Cell 8 Cell Commissioning & Construction	Construction	0	Deferred	2026	450,000	-	450,000	450,000	-	-	450,000
102071	Grantville Leachate Storage / Collection Infrastructure	Construction	8	Underway	2026	500,000	-	500,000	500,000	-	47,364	452,636
102094	Waste Replacement – Cardboard Balers (Two Units) – Grantville& Cowes Resource Recovery	Construction	5	Underway	2027	104,000	-	104,000	104,000	-	-	104,000
102096	Wonthaggi Landfill & Transfer Station Boundary Fence	Design and Construction	8	Underway	2027	600,000	-	600,000	600,000	-	-	600,000
102095	Waste Replacement - Landfill Excavator	Construction	12	Underway	2027	620,000	-	620,000	620,000	-	-	620,000
101003	Old Grantville Landfill & Stormwater Pond Rehabilitation	Construction	16	Underway	2027	-	-	-	-	-	-	-
102064	Min Waste Grantville EPA/Licence Compliance	Design and Construction	95	Underway	2026	-	89,000	89,000	103,767	-	39,641	64,126
Total Waste management			**21**			**2,274,000**	**89,000**	**2,363,000**	**2,377,766**	**-**	**87,005**	**2,290,762**
TOTAL CAPITAL WORKS PROGRAM			**34**			**29,517,910**	**11,092,489**	**40,610,399**	**39,172,383**	**1,560,000**	**5,785,604**	**33,386,779**



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8.2 2026 Planning Scheme Review

Division	**Future Places**
Council Plan Strategic Objective	**Thriving Places** *Facilities and infrastructure meet current and future needs. Growth is sustainable and well planned. Our economy, agriculture, tourism, and industries are resilient. Unique character is preserved.*

Declaration

The author has no general or material interests in relation to this report.

Summary

The purpose of this report is to present the 2026 Bass Coast Planning Scheme Review (the review) to Council and seek endorsement of the review findings and the Future Strategic Work Program included as an appendix to the document.

The review has been undertaken in accordance with section 12(B) of the *Planning and Environment Act 1987 ("The Act")*. It assesses how effectively the Bass Coast Planning Scheme achieves Council's strategic objectives and supports Council in its role as responsible authority and planning authority under "The Act."

The review finds that the Planning Scheme is generally effective and compliant with state requirements, but several targeted improvements are needed to address new or updated policy. It finds that the planning scheme has sufficient capacity to meet the state-mandated housing target of 19,250 new dwellings in Bass Coast by 2050. It also notes the completion of key strategic projects including the Housing and Neighborhood Character strategies, the Urban Forest Strategy, and the Industrial Land Use Strategy. The review identifies the need to update local policy and schedules to better align with state initiatives, streamline provisions, and address stakeholder concerns regarding environmental controls and outdated structure plans.

The report recommends that Council note the findings of the review and endorse the strategic planning priorities identified within the review to guide future planning scheme amendments, strategic work, and team resourcing.

Recommendation

That Council:

1. **Adopt the 2026 Bass Coast Planning Scheme Review, as required under section 12B (1) of the *Planning & Environment Act 1987; and***
2. **Forward the review to the Minister for Planning as required by Section 12B (5) of the Planning & Environment Act 1987.**

Background

Why has the planning scheme been reviewed?

Council is required under section 12(B) of the *Planning and Environment Act 1987* to undertake a review of the Bass Coast Planning Scheme within one year of adopting a new Council Plan.

The scope of the planning scheme reviews focuses on;

- Identifying population and demographic changes occurring in the municipality,
- Considering the recommendations arising from the previous planning scheme review, which Council adopted in February 2023.
- Assessing the performance of the scheme through an audit and assessment process.
- Engaging with stakeholders, including the community, referral authorities, and agencies.
- Considering current and future strategic projects.

How has the planning scheme been reviewed?

The review was undertaken using the standard methodology provided by the Department of Transport and Planning on behalf of the Minister. It focuses on ensuring the review process gives sufficient consideration to:

- The *Ministerial Direction on the Form and Content of Planning Schemes,*
- *Ministerial Direction No. 11 (Strategic Assessment of Amendments),*
- *A Practitioners' Guide to Victorian Planning Schemes,*
- *Planning Practice Note 46 (Strategic Assessment Guidelines),* and
- The March 2026 ministerial advisory note on Planning Scheme Reviews.

The following table summarises the methodology used to produce the 2026 Planning Scheme Review Report.

Stage	Tasks
Initiate	Establish timelines, collate materials for review, contact referral authorities
Analyse	Audit the Planning Scheme, review strategic documents and new policy, VCAT decisions, Planning Panel recommendations, review the previous Planning Scheme Review, and audit planning permit activity
Engage	Councilors and Executive leadership, meet with statutory, growth areas and strategic planners, undertake internal and external referrals, engage relevant Registered Aboriginal Parties and other relevant stakeholders.

Report	Planning Scheme Review Report, Further Strategic Work Program, suggested changes to the scheme outlined in marked up ordinance,

Discussion

Since the last review, the Bass Coast population has continued to grow and is estimated to exceed 43,000 residents. Forecasts show this growth continuing over the coming decades, increasing pressure on housing supply, infrastructure, environmental assets, and township character. The Department of Transport and Planning's Housing Capacity Assessment Platform (HCAP) indicates there is ample capacity to facilitate this growth and thus the Planning Scheme will be Council's main tool for managing this change. It must balance economic development against the protection of environmental values, landscape character, coastal settings, and neighbourhood character.

The previous review in 2023 found that the Planning Scheme was generally operating effectively but identified a set of strategic planning priorities needed to keep it fit for purpose. Council has since completed or substantially progressed many of these, most notably; the Housing Strategy, Neighbourhood Character Study, Industrial Land Use Strategy, and the San Remo Structure Plan.

This review found that the Planning Scheme continues to provide an effective framework for managing land use and development. It identifies no fundamental shortcomings requiring major reform but does identify further strategic work needed to respond to changes in State policy, growth pressure, and environmental values and hazards since 2023.

The policy context has changed in two significant ways. First, Council endorsed the Bass Coast Distinctive Area and Landscape Statement of Planning Policy in 2025. The statement sets a long-term settlement framework and dictates where growth can occur through the use of protected settlement boundaries for all townships except Wonthaggi and Inverloch, where further strategic work is required before future growth can be considered. Second, the Victorian Governments' housing reforms and targets place greater emphasis on providing housing capacity within established settlements, while still protecting environmental, landscape, and neighborhood character values.

Several issues identified in the 2023 review remain relevant, most notably climate change. Amendment VC248, introduced in May this year, has strengthened bushfire planning, but other climate risks remain unaddressed, including coastal inundation, sea level rise, storm surge, flooding, changing rainfall patterns, and more frequent and severe extreme weather events. Bass Coast's coastline, low-lying settlements, and environmentally sensitive areas make the municipality particularly exposed to these threats. Further work with State Government Agencies and relevant authorities is needed so that these risks are understood and reflected in the Bass Coast Planning Scheme.

The review therefore recommends continued delivery of a strategic planning work program and outlines specific projects in the attached Future Strategic Work Program. Ongoing priorities include the continued implementation of the Bass Coast SPP, further structure planning for major settlements, environmental protection, and climate adaptation.

It is noted that the review was substantially completed prior to Amendment VC310, which implemented the Bass Coast Statement of Planning Policy into the statewide planning provisions and so has not considered these minister-led changes.

A future work program is included as an appendix to the review. This program was prepared by Council officers based on the recommendations of the review and consultation with internal teams to identify other relevant work. A draft of the program was presented to a councillor workshop in October for feedback. Following adoption of this plan, proposed projects identified for the 2027/28 financial year will be scoped using Council's project management framework.

Sustainability Implications

Economic

The review supports economic sustainability by identifying future strategic work on employment, industrial development, commercial investment, and housing supply.

It recognises that an adequate supply of industrial and commercial land is needed to support local jobs and economic growth, and that sufficient housing capacity within designated settlements is needed to accommodate population growth and the municipality's workforce. A current and consistently applied planning scheme also supports investment by giving applicants, landowners and community greater certainty about future land use and development.

Social

The review supports social sustainability through planning for housing diversity and affordability, access to services and infrastructure, and protection of neighborhood character in appropriate locations.

It identifies implementation of the Housing Strategy, Affordable Housing Strategy, and Neighborhood Character Study as ongoing priorities. Together, these projects aim to accommodate population growth while protecting the character and liveability of Bass Coast's townships. The review also supports further structure planning for major settlements, so that the growth is coordinated with infrastructure, community facilities, transport networks, and public open space.

Environmental

The review supports environmental sustainability through a continued focus on biodiversity conservation and the protection of landscapes and natural assets.

Growth must continue to be managed to avoid adverse impacts on biodiversity, coastal environments, and significant landscapes. Implementing the SPP, continuing the Environmental Values Assessment, and embedding environmental considerations in all other projects, the Future Strategic Work Program will strengthen protection of these values across the municipality.

Climate Change

The review identifies climate change as one of the main long-term challenges the Planning Scheme must respond to. Climate-related risks affecting the municipality include coastal inundation, sea level rise, flooding, storm surge, changing rainfall patterns, bushfires, and more frequent and severe extreme weather events. The municipality's long coastlines, low lying settlements, and environmentally sensitive landscapes leave it particularly exposed to these threats.

The Future Strategic Work Program includes ongoing flood risk management, environmental resilience projects, and environmental hazard mapping. The review also identifies the need for continued collaboration between State Government agencies and relevant authorities so that emerging climate risks are able to be reflected in the planning scheme.

Finances

The 2026 Planning Scheme Review was funded through the Department of Transport and Planning's Regional Hubs Program and delivered by Transect Planning PTY LTD in partnership with Council and the Gippsland Regional Planning Services Team.

The review recommendations for low-impact updates to the Bass Coast Planning Scheme will be implemented through the planning scheme amendment process using Strategic Planning's operational budget.

The recommended future work program will be subject to the standard budget process, service planning, and any other decisions of Council. Many projects are likely to require project budgets beyond the standard operating budget of Strategic Planning and would need to be considered initiatives. The future work program represents an officer recommendation of service programming however adoption of the review does not create any immediate financial commitments. Any future project requiring funding will be subject to Council consideration through the established budget process.

Stakeholders

- Targeted engagement was undertaken with Council officers, Councilors, referral authorities, government agencies, and planning professionals who regularly use the Bass Coast Planning Scheme. This approach was chosen because:
- It is consistent with the methodology provided by the Department of Transport
- The review assesses how well planning policy, strategic planning work, and statutory planning provisions are operating.

- Broader community views are already reflected in Council's adopted plans, policies and strategies.
- The Act does not require public notification of a Planning Scheme Review.

Engagement identified recurring issues relating to housing supply, neighbourhood character, environmental protection, climate change adaptation, structure planning, industrial land supply, and implementation of the SPP. These issues have informed the review's recommendations and the Future Strategic Work Program.

Work identified through the review will be progressed as individual projects and through the amendment process which will include community engagement in line with Council's expectations and statutory requirements.

The engagement also reflects the requirements of the *Local Government Act 2020*. Drawing on input from State Government agencies and authorities helps keep local planning priorities aligned with State and regional planning objectives.

Conclusion

The 2026 Planning Scheme Review has been completed as required under section 12(B) of the Act and the methodology set by the Department of Transport and Planning. It finds that the Bass Coast Planning Scheme continues to operate effectively and does not require major reform.

Adopting the review and the Future Strategic Work Program will give Council an agreed set of strategic planning priorities to guide future planning scheme amendments, strategic work, and team resourcing. Moving forward, the main priorities will be the continued implementation of the SPP, structure planning, environmental protection, and climate adaptation. Projects that need additional funding will be considered through Council's established budget process.

Governing Documents

Planning and Environment Act 1987

Local Government Act 2020

Attachments

1. 2026 Bass Coast Planning Scheme Review [**8.2.1** - 74 pages]
2. 2026 Bass Coast Planning Scheme Review Appendix 2 - Future Strategic Work Program [**8.2.2** - 10 pages]

Bass Coast Planning Scheme Review

Version 1.2

October 07, 2026

Planning and Environment Act 1987

Planning scheme review pursuant to Section 12B of the PE Act

Bass Coast Planning Scheme

Version	Author	Issue date
1.0 – Draft for Council	MM	11 June 2026
1.1 – Draft for Council	MM	06 July 2026
1.2 – Final for Council	MM	07 October 2026

Acronyms

Abbreviation	Meaning
ABS	Australian Bureau of Statistics
ATOS	Access to Opportunities and Services
BCPS	Bass Coast Planning Scheme
CFA	Country Fire Authority
DALSPP	Distinctive Areas and Landscape Statement of Planning Policy
DEECA	Department of Energy, Environment and Climate Action
DFP	Development Facilitation Program
DPO	Development Plan Overlay
DTP	Department of Transport and Planning
EDF	Economic Development Framework 2030
EPA	Environment Protection Authority
ESO	Environmental Significance Overlay
EVM	Environmental Values Mapping
FO	Flood Overlay
HCAP	Housing Capacity Assessment Platform
LSIO	Land Subject to Inundation Overlay
MDFC	Ministerial Direction on the Form and Content of Planning Schemes
MPS	Municipal Planning Strategy
PE Act	*Planning and Environment Act 1987*
PPV	Planning Panels Victoria
PPARS	Planning Permit Activity and Report System

PG	Practitioner's Guide to Victoria's Planning Schemes
PPF	Planning Policy Framework
PPN90	Planning Practice Note 90
PPN91	Planning Practice Note 91
PSP	Precinct Structure Plan
RAS	Recognition and Settlement Agreement
RO	Restructure Overlay
RPE	Responsible Public Entity/Entities
RPH	Regional Planning Hub
RPP	Regional Planning Partnerships
SCO	Special Controls Overlay
VCAT	Victorian Civil and Administrative Tribunal
VIF	Victoria in Future
VPPs	Victoria Planning Provisions
WGCMA	West Gippsland Catchment Management Authority

Table of Contents

ACRONYMS **3**

1. EXECUTIVE SUMMARY **8**

1.1 WHY IS THE PLANNING SCHEME BEING REVIEWED? **8**
1.2 SCOPE OF REVIEW **8**
1.3 HEALTH CHECK AND KEY FINDINGS **8**
1.3.1 POLICY ISSUES 8
1.3.2 PLANNING SCHEME ISSUES 9
1.4 CONSOLIDATED RECOMMENDATIONS **10**

1. INTRODUCTION **12**

1.1 PURPOSE **12**
1.2 METHODOLOGY **12**
1.3 COUNCIL CONTEXT **14**
1.4 FRAMEWORK PLAN **15**
1.5 ORGANISATIONAL STRUCTURE **16**
1.6 PLANNING RESOURCES **17**

3. WHAT IS DRIVING CHANGE? **18**

3.1 POPULATION, GROWTH AND ECONOMY **18**
3.2 CLIMATE CHANGE AND OTHER ENVIRONMENTAL RISKS **18**
3.3 STATE AND REGIONAL POLICY CONTEXT **18**
3.3.1 PLAN FOR VICTORIA 18
3.3.2 BASS COAST STATEMENT OF PLANNING POLICY 19
3.3.3 GIPPSLAND REGIONAL GROWTH PLAN 2014 22
3.3.4 GIPPSLAND REGIONAL ECONOMIC DEVELOPMENT STRATEGY 22
3.3.5 GIPPSLAND REGIONAL PLAN 2020-2025 22
3.3.6 GIPPSLAND REGIONAL CIRCULAR ECONOMY PLAN 22
3.3.7 PORT PHILLIP & WESTERN PORT REGIONAL CATCHMENT STRATEGY 2021-2027 22
3.3.8 WEST GIPPSLAND CMA REGIONAL CATCHMENT STRATEGY 2021-2027 23
3.4 VICTORIAN GOVERNMENT AMENDMENTS AND ADVICE **23**

4. PREVIOUS PLANNING SCHEME REVIEW **24**

4.1 OVERVIEW **24**
4.2 PROGRESS SINCE LAST REVIEW **26**
4.3 OUTSTANDING WORK SINCE LAST REVIEW **30**
4.4 FINDINGS **31**

4 AUDIT AND ASSESSMENT OF CURRENT SCHEME **33**

5.1 Audit Methodology **33**
5.2 Municipal Planning Strategy **33**
5.3 Planning Policy Framework **35**
5.4 Zones **38**
5.5 Overlays **41**
5.6 Particular provisions **46**
5.7 General provisions **47**
5.8 Operational provisions **48**
5.9 Findings **48**
5.10 Recommendation **50**

5 PLANNING SCHEME PERFORMANCE **51**

6.1 Planning permit activity **51**
6.1.1 Number of permits received and assessed 51
6.1.2 Type of applications and timeframes 52
6.1.3 Comparison with other comparable councils 52
6.1.4 Decision making 53
6.2 Findings 55

7. STAKEHOLDER ENGAGEMENT **57**

7.1 Planners' feedback **57**
7.2 Planners' workshop **57**
7.3 Councillors **58**
7.4 Referral and notice agencies **58**
7.5 Registered Aboriginal Parties **60**
7.6 Internal referrals **60**
7.7 Applicants **60**
7.8 Summary of issues raised through engagement **61**

8. NEW STRATEGIC WORK **64**

8.1 Council projects and strategies **64**
8.1.1 Strategies reviewed 64
8.2 Current and future strategic planning scheme amendments **66**

9. KEY ISSUES AND OPPORTUNITIES **68**

9.1 Policy issues **68**
9.2 Planning scheme issues **68**
9.3 Top priorities for Council **69**

APPENDIX ONE **70**

Recommended marked-up changes to the Bass Coast Planning Scheme ordinance **70**

APPENDIX TWO **71**

TABLE 1 RECOMMENDED LIST OF FURTHER STRATEGIC WORK IN SCHEDULE CLAUSE 74.02 **71**

APPENDIX THREE **72**

VC AND GC AMENDMENTS **72**
SIGNIFICANT C AMENDMENTS **73**
PRACTICE NOTES **74**

1. Executive summary

1.1 Why is the planning scheme being reviewed?

Council as the planning authority for the Bass Coast Planning Scheme (BCPS) is required to review its planning scheme every four years under Section 12B of the *Planning and Environment Act 1987* (PE Act).

Council last undertook a comprehensive review of the planning scheme in 2022, which was adopted by Council in February 2023.

With support from the Department of Transport and Planning (DTP) Regional Planning Hub Program (RPH), Transect Planning was engaged to undertake this review.

This review will be forwarded by Council to the Minister for Planning as required under Section 12B of the PE Act once complete. A planning scheme amendment to implement the findings of the review will be prepared and is attached in the form of marked-up ordinance as Appendix One to this report.

1.2 Scope of review

This review has been undertaken using the draft *A Good Practice Guide to Planning Scheme Reviews* (October 2023) prepared by the DTP. The review has involved:

- Identifying population and demographic changes occurring in the municipality
- Consideration of the recommendations arising from the previous planning scheme review, which occurred in 2023
- Undertaking an audit and assessment of the current planning scheme
- Assessing the performance of the planning scheme
- Issues arising from stakeholder engagement, including from referral authorities and agencies
- Consideration of current and proposed strategic projects
- Key issues and opportunities.

1.3 Health check and key findings

The main focus of the review is to undertake a 'health check' of the BCPS with respect to:

- Strategic policy issues, with consideration on progress of strategic planning projects and the identification of current priorities and addressing any policy gaps; and
- Planning scheme issues, with consideration on the performance of the BCPS ordinance to ensure compliance with the Ministerial Direction – Form and Content of Planning Schemes (MDFC) and other relevant guidelines.

1.3.1 Policy issues

Bass Coast is currently operating in a dynamic policy framework with two major state government planning initiatives impacting on the municipality's long term planning future.

The first initiative is the Bass Coast Distinctive Areas and Landscapes Statement of Planning Policy (DALSPP), which has been recently gazetted and forms part of the Victoria Planning Provisions (VPPs). The DALSPP is a comprehensive strategic framework for Bass Coast and addresses the following issues: Bunurong cultural heritage; climate change and mitigation; landscape; environment and biodiversity; historical heritage; strategic infrastructure; sustainable economic development and settlements.

The second initiative is Plan for Victoria, which is the first statewide plan that has been prepared for 30 years.

One of the major actions stemming from Plan for Victoria is that all Victorian councils will need to meet housing targets. In February 2026, the Minister for Planning advised all Victorian councils that each council must review its planning scheme to ensure it is creating enough housing capacity in the right locations to help deliver the housing targets. The tool to be used is to assess targets is known as the Housing Capacity Assessment Platform (HCAP).

BCSC has a housing target of 19,250 additional dwellings by 2051. The outcome of the HCAP assessment was provided to BCSC on 18 June 2026 and indicated that the BCPS has sufficient capacity to meet the housing target. The HCAP result indicated that the BCPS has capacity for 30,300 additional dwellings.

Council is also currently working on a number of significant strategic planning projects important for the municipality's long-term future, including the Housing and Neighbourhood Character Project (which includes the Housing Strategy, Affordable Housing Strategy, Neighbourhood Character Strategy, Urban Forest Strategy, Residential Canopy Improvement Strategy and Residential Development Framework); the Environmental Values Mapping (EVM) project, which will identify potential bio links and develop appropriate planning controls based on the collected data; and the Wonthaggi Structure Plan Review.

Prior to implementation into the Bass Coast Planning Scheme, the Housing and Neighbourhood Character Project is subject to further review to ensure compliance with Planning Practice Note (PPN90) *Planning for Housing*, Planning Practice Note 91 (PPN91) *Using the residential zones* and HCAP results.

Other strategic projects that Council is working on are considered further on in this report.

With limited resources, it is critical that Council focus its attention on the implementation of the higher priority projects relating to housing, urban character, vegetation protection and the Wonthaggi Structure Plan review over the next four years.

Equally important will be Council's involvement in DTP's work on the implementation of the DALSPP strategies through the new and revised planning controls, such as the Significant Landscape Overlays (SLOs). The Minister has provided notice of Amendment VC310 under section 4K of the PE Act, which incorporates the Bass Coast Statement of Planning Policy as a policy document at Clause 11.03-5S of the Victorian Planning Provisions (VPPs) and makes consequential changes to the Bass Coast Planning Scheme.

It should be noted that under section Part 3AAB Division 5 of the PE Act, BCSC is a Responsible Public Entity (RPE) for the DALSPP. Section 46AZL requires RPEs to consult with all levels of government and government agencies and to use best practice measures to protect and conserve the unique features and special characteristics of the declared area when developing or implementing policies or programs or makes decisions in relation to the declared area.

1.3.2 Planning scheme issues

Two significant planning scheme amendments to the BCPS ordinance have been approved over the past few years to ensure compliance with the MDFC. These are:

Amendment C160basc, which translated the BCPS into the new Planning Policy Framework (PPF), translated all local policy content in a generally policy neutral manner, in accordance with the principles set out in *A Practitioner's Guide to Victorian Planning Schemes* to ensure policy content is:

- Within the scope of the PE Act and is strategically justified.

- Clear in its application, proportional to the intended planning outcome and consistent with relevant parent provisions, practice notes, advisory notes and ministerial directions issued by the Minister for Planning.
- Drafted to be clear and unambiguous.

This Amendment was approved in September 2021.

Amendment C156basc, which removed inconsistencies in local schedules to ensure compliance with the MDFC.

This Amendment was approved in July 2019.

Notwithstanding the above two amendments, this planning scheme review has involved a further review of the BCPS ordinance, and it is recommended that some further changes are made. These include:

- Inserting adopted Council strategies, including the Council Plan and Vision, Economic Development Framework 2030 and Connected Bass Coast Integrated Transport Strategy, into the MPS and PPF.
- Amending provisions to ensure compliance with the MDFC, for example reducing the number of objectives in some of the overlay schedules, deleting background documents in schedules and restructuring schedules.
- Removing local policies that duplicate state policies.
- Updating provisions, such as deleting reference to the Bunurong Marine and Coastal Park with the Yallock-Bulluk Marine and Coastal Park.

The recommended changes are included in Appendix One.

Some issues were identified with other local provisions at the Planners' Workshop, which are considered in the main body of this report.

1.4 Consolidated recommendations

Bass Coast Shire Council, with assistance from the Transect Planning Pty Ltd and with funding from DTP's Regional Planning Hub Program, has prepared a planning scheme review as required by section 12B(1) of the PE Act.

In accordance with section 12B(3) of the PE Act this review identifies opportunities, as set out in this report, enhances the effectiveness and efficiency of the planning scheme in achieving the objectives of planning in Victoria and the objectives of the planning framework established in the PE Act.

In accordance with section 12B(4) of the PE Act, the review evaluates the planning scheme to ensure that it:

- Is consistent with Ministerial Direction: the Form and Content of Planning Schemes.
- Sets out the policy objectives for the use and development of land.
- Makes effective use of state and local provisions to achieve state and local planning policy objectives.

Overall recommendation:

That Bass Coast Shire Council accept this Planning Scheme Review and forward to the Minister for Planning as evidence the Bass Coast Shire Council, as the planning authority for the Bass Coast Planning Scheme, has met its obligations in accordance with Section 12B of the *Planning and Environment Act 1987* to review the planning scheme every four years**.**

Detailed recommendations

Planning scheme amendment

A planning scheme amendment should be prepared to implement the recommended changes to the BCPS in accordance with this review. The proposed changes are shown on the marked-up ordinance in Appendix One.

Future strategic work

Council endorse the future strategic work program as shown in Appendix Two, which provides a prioritised program on the strategic priorities over the next four years and beyond.

Performance of the planning scheme

Council monitor the permit activity in the Shire to ensure that adequate resources are allocated to the statutory planning department to process applications, and to identify opportunities for streamlining of planning scheme controls to remove permit applications for minor buildings and works.

1. Introduction

1.1 Purpose

Council as the planning authority for the BCPS is required to review its planning scheme every four years under section 12B of the PE Act.

The scope of a planning scheme review is established under section 12B and planning scheme reviews should focus on:

- The effectiveness and efficiency of the planning scheme in achieving the objectives of planning and the planning framework in Victoria.
- Aligning the planning scheme with the Ministerial Direction under section 7(5) of the PE Act relating to the Form and Content of Planning Schemes.
- Ensuring the planning scheme contains a clear narrative about the way use and development of land will be managed to achieve the planning vision or objectives of the area.

Planning scheme reviews also provide the opportunity to:

- Align the planning scheme with Council's policy positions
- Update out of date or redundant information.
- Educate and inform stakeholders about how the planning scheme works and the process by which to improve it.

Council last undertook a comprehensive review of the planning scheme in 2022, which was completed in February 2023. The key findings of the review were that:

- The need to complete and commence a number of shire wide strategies relating to settlement and housing, economic development, built form and heritage, infrastructure and transport, environmental and landscape values, environmental risks and climate change and natural resource management (See a full list of the strategies in 4.2 below).
- Pursue process improvements relating to governance, internal and external referrals monitoring of delegations and date collection.

This review will be forwarded to the Minister for Planning as required under section 12B of the PE Act once complete.

A planning scheme amendment to implement the findings of the review has been prepared and is attached in the form of marked up ordinance as Appendix One to this report.

1.2 Methodology

A six-stage methodology prepared by the DTP has been adopted by Transect Planning to undertake the planning scheme review as shown in Figure 1.

The methodology is supported by the *Good Practice Guide to Planning Scheme Reviews* (October 2023) and templates that have been developed to assist with each stage of the process.

Transect Planning has been engaged to conduct stages 1 – 4 for Bass Coast Shire Council. This project has been supported by the RPH program at DTP.

The RPH program was established to support rural and regional councils with peak workloads, build land use planning capacity and capability, and assist councils with key strategic planning projects.

In addition, this planning scheme review has been prepared in consideration of the following directions and guidance provided by DTP:

Ministerial directions:

- Ministerial Direction under section 7(5) of the PE Act relating to the Form and Content of Planning Schemes
- Ministerial Direction No. 11 Strategic Assessment of Amendments

Planning practice notes and advice:

- Practitioner's Guide to Victoria's Planning Schemes
- PPN46 Strategic Assessment Guidelines
- Planning Scheme Reviews, Advisory Note, March 2026

Other guidelines

- Using Victoria's Planning System

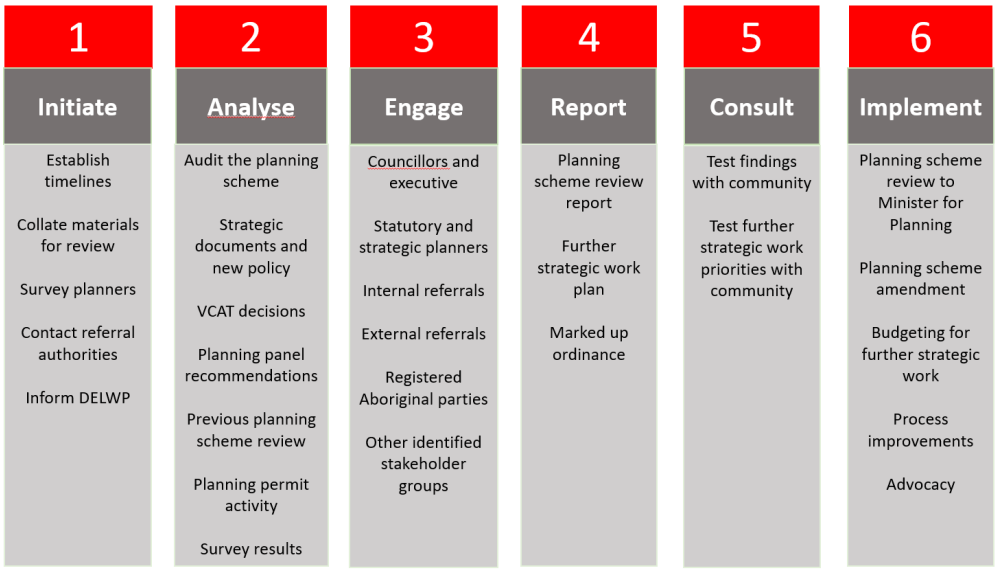
The Planning Scheme Review Advisory Note was released in March 2026, by which time this review of the BCPS was underway. It recommended that the following matters be addressed in any planning scheme review (as relevant to BCPS):

1. Identify any inconsistencies between local policies and state or regional policies in the PPF resulting from changes made by Amendment VC283 (Plan for Victoria) and other amendments to the PPF since the last planning scheme review.
2. Identify any conflicts between local policies and schedules, and changed state standard provisions, including:
    - Clause 52.06 (Car parking) – amended;
    - Clause 52.27 (Licensed premises) – deleted;
    - Clause 52.37 (Canopy trees) – new;
    - Clause 54 (One dwelling on a lot or a small second dwelling on a lot) – amended;
    - Clause 55 (Two or more dwellings on a lot and residential buildings) – amended; and
    - Clause 57 (Two or more dwellings on a lot and residential buildings of four storeys) – amended.
3. Where DTP has advised that the scheme is likely to have capacity to meet its housing target, review policy, zones and overlays to ensure increased housing is enabled in appropriate locations, particularly where access to opportunities and services is highest.
4. Review the application of residential zones considering Planning Practice Note 90 (Planning for Housing) and Planning Practice Note 91 (Using the residential zones).
5. Review any neighbourhood character policy in the context of the reforms to the residential development provisions.
6. In rural and regional areas, identify settlement boundaries or identify issues to be resolved to establish a settlement boundary.

7. Resolve any inconsistencies in terminology with Plan for Victoria activity centres hierarchy and regional settlement hierarchy.
8. Ensure all schedules align with their relevant schedule template.
9. Review special purpose zones to ensure land use terms are up to date.
10. Assess whether new VPP tools would be more appropriate to implement planning objectives. For example, the Built Form Overlay in place of existing overlays or the Precinct Zone in place of the Activity Centre Zone or Special Use Zone.
11. Identify where mapping of environmental risks should be updated.

This review has considered the matters listed in the above Advisory Note and are addressed in the relevant sections of this report.

Figure 1: Planning scheme review methodology



The timing for the project is:

Stage	Timing
Initiate	March 2026
Analyse	March – May 2026
Engage	March – May 2026
Report	June – October 2026
Consult	Council's discretion
Implement	Council's discretion

1.3 Council context

Bass Coast Shire is a predominantly coastal municipality situated 130 kilometres south east of Melbourne. It has a land area of 864 square kilometres and is bordered by Bass Strait to the south and Cardinia and South Gippsland municipalities to the east and north.

The municipality has over 30 townships and rural settlements, with Cowes, San Remo, Inverloch and Wonthaggi as the highest-order urban settlements.

Its permanent population is above 43,000, which increases significantly during the holiday periods. The population is older than the State average, with a median age of 50 compared to the Victorian median of 37.

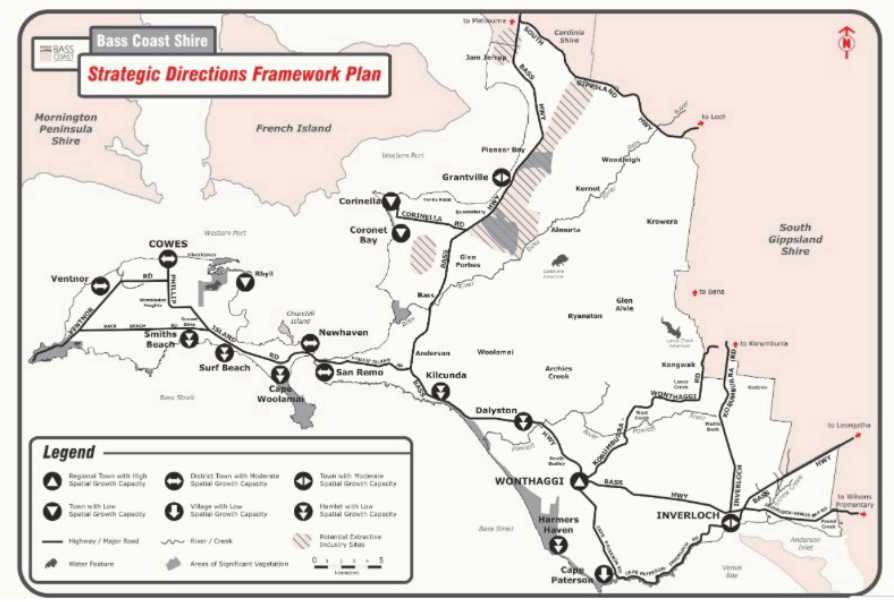
Bass Coast is well known for its major events, coastal escapes, outdoor adventure, and cultural experiences, from surfing and cycling to local markets, the arts, wine and food, and nature-based tourism.

Bass Coast has a stunning and diverse natural environment from rugged coastlines and iconic beaches to rich farmland and bushland. It is on the traditional lands of the Bunurong people.

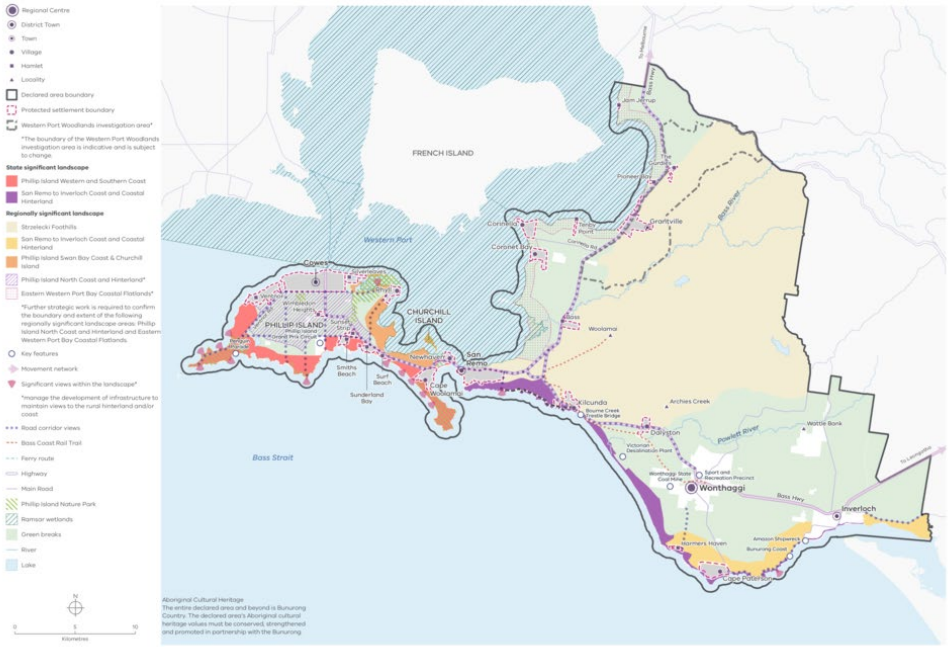
The main transport route to Bass Coast is the South Gippsland Highway, which provides a direct connection to Melbourne.

1.4 Framework plan

The figure below is Bass Coast's strategic framework plan included in the Municipal Planning Strategy (MPS):

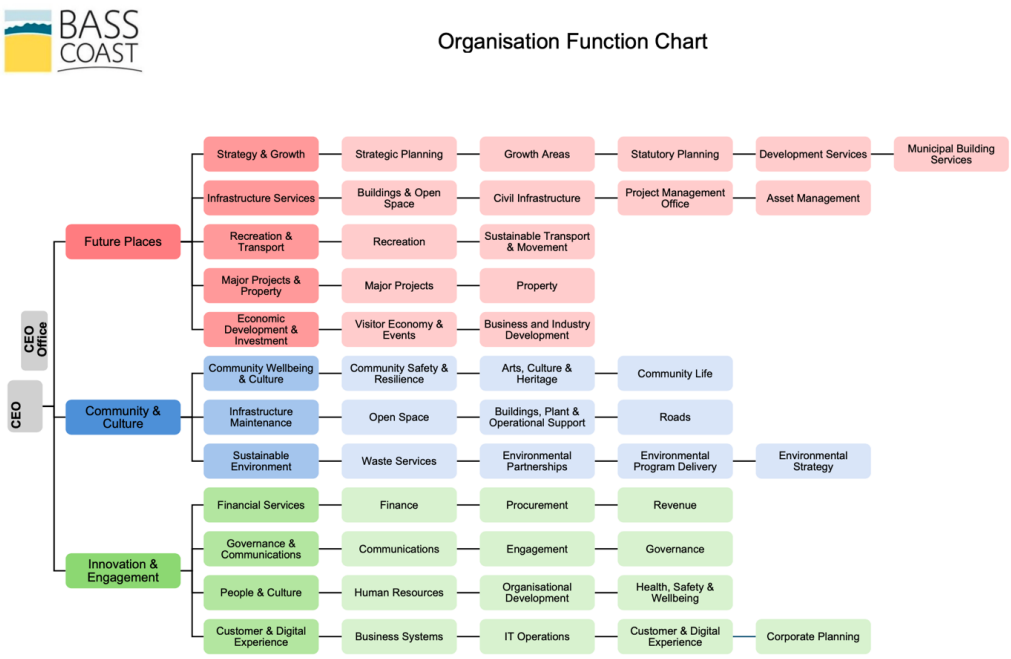


The figure below is the Bass Coast Declared Area Framework Plan included in the Bass Coast Statement of Planning Policy:



1.5 Organisational structure

Council's organisation structure is shown in the figure below:



1.6 Planning resources

Council has limited strategic and statutory planning resources which results in significant challenges to ensure strategic planning projects and planning scheme amendments are meeting Council's planning goals and is able to assess applications for planning permits in accordance with statutory timeframes. It should be noted this is a common issue for Victorian councils, particularly in rural areas.

3. What is driving change?

3.1 Population, growth and economy

Bass Coast's population increased from 32,804 persons in 2016 to 40,678 in 2021 (Victoria in Future (VIF) 2021). Current population is estimated to be over 43,000 and is projected to increase to 57,027 persons in 2046, representing an increase of 40.19% at an average annual charge of 1.36%. (.idcommunity, 2026).

VIF (2023) suggests that Bass Coast will accommodate an additional 7,891 dwellings in the 15 years between 2021 and 2036. This translates to a simple average of 526 additional dwellings per year or an annual average growth rate of 1.62%.

Current and future growth population rates make Bass Coast one of Victoria's fastest-growing regional municipalities.

The average household size is 2.19 persons based on the 2021 census. This figure represents a slight decrease from previous years, with a high proportion of households comprising one or two people (35.9% and 36.7%, respectively. (.idcommunity, 2026).

Major industries in Bass Coast are tourism, construction and agriculture with Gross Regional Product of $2.47 billion in 2024, up by $175.18 million from 2023. (Remplan, 2024).

In September 2025 unemployment was 3.3%, (ABS 2021), which is lower than the State average of 4.2%.

3.2 Climate change and other environmental risks

Climate change and severe weather events are impacting Bass Coast's coastal communities and environments.

As a coastal municipality Bass Coast is at risk from rising sea levels and storm surges, and riverine flooding of the Powlett and Bass Rivers. The Inverloch coast experiencing significant erosion in recent years, impacting local amenity, vegetation and infrastructure.

Council has developed a Climate Change Action Plan, which sets a target of zero net emissions for both Council operations and the community by 2030.

3.3 State and regional policy context

3.3.1 Plan for Victoria

Plan for Victoria is the first plan that has been prepared in thirty years for the whole of the State. It is based on five pillars:

- Housing for all Victorians
- Accessible jobs and services
- Great places, suburbs and towns
- Sustainable environments
- Self-determination and caring for country

Map 11 identifies Bass Coast as a Distinctive Area and Landscape with Ramsar wetlands. Wonthaggi is identified as regional service centre.

There are other maps or projects in Plan for Victoria that have any direct implications for Bass Coast.

Actions in Plan for Victoria that may have implications for Bass Coast are:

Action 3: Carefully manage the outward sprawl of regional cities and towns

Action 8: Ensure new industrial and commercial land is ready for development

Action 12: Protect and enhance our canopy trees

Action 19: Better communicate and manage flood, bushfire and climate hazard risks

Action 22: Protect and carefully use regional resources

Plan for Victoria contains a comprehensive list of actions and outcomes, with the first priority being to implement housing targets for every local government area. As set out in Clause 16.01-1S of the BCPS, Bass Coast has been allocated a housing target of 19,250 additional dwellings by 2051.

DTP briefed Victorian councils in February 2026 on the Housing Capacity Assessment Platform (HCAP). In June 2026, DTP advised Bass Coast Shire Council that Council's planning scheme has sufficient capacity to meet the housing target.

3.3.2 Bass Coast Statement of Planning Policy

Bass Coast is one of four regional Distinctive Area and Landscape (DAL) areas that have been identified by the State Government.

Bass Coast was first declared a DAL in 2019 under the PE Act. This declaration recognised the environmental, cultural, and scenic significance of the area, and increasing pressure from urban development and other land use changes.

The SPP is designed to provide a 50-year vision for land use planning in Bass Coast, identifying what makes the region distinctive and outlining strategies to preserve and enhance those attributes for current and future generations. The SPP is reviewable in 10 years.

Council resolved in July 2025 to adopt the Statement of Planning policy and write to the Minister for Planning requesting:

- an implementation schedule for a Planning Scheme Amendment to embed the SPP and apply the Significant Landscape Overlay as exhibited;
- that the State Government immediately commence a strategic environmental assessment to determine the extent and significance of biodiversity in the Western Port Woodlands; and
- that an interim Environmental Significance Overlay be introduced to the Western Port Woodlands to ensure its ongoing protection while that assessment is underway.

With respect to the ESO, Council prepared an interim ESO schedule which was sent to DTP in June 2026 and requested that Amendment C181basc be approved by the Minister under section 20(4).

It is noted that in *Lowe v Surf Coast SC* (Corrected) [2024] VCAT 491, the Tribunal, which was considering an application for a retirement village, held that the Surf Coast SPP was a relevant consideration under section 84B(1) of the PE Act. However, as the Tribunal found in *Collins v Greater Geelong CC* [2024] VCAT 7, there is some doubt whether SPPs are binding on the Tribunal, as it is not

a binding Responsible Public Entities, ('RPEs'). RPEs are a defined term of section 3(1)(b) of the PE Act. The Tribunal also held that in *Lowe* that the Surf Coast SPP acted as more of a 'Strategic Planning Policy' that is more relevant to amending the planning scheme rather than assessment of permit applications.

As it stands, the respective SPPs have been implemented into state policy at Clause 11.03-5S of the Victoria Planning Provisions. This leaves Bass Coast as the only remaining SPP to be implemented into the VPPs, which is being led by DTP.

On 25 August 2026 Minister for Planning provided notice under section 4K of the PE Act of Amendment VC310 to the Victoria Planning Provisions which implements the SPP as a policy document under Clause 11.03-5S. Approval is anticipated in the near term.

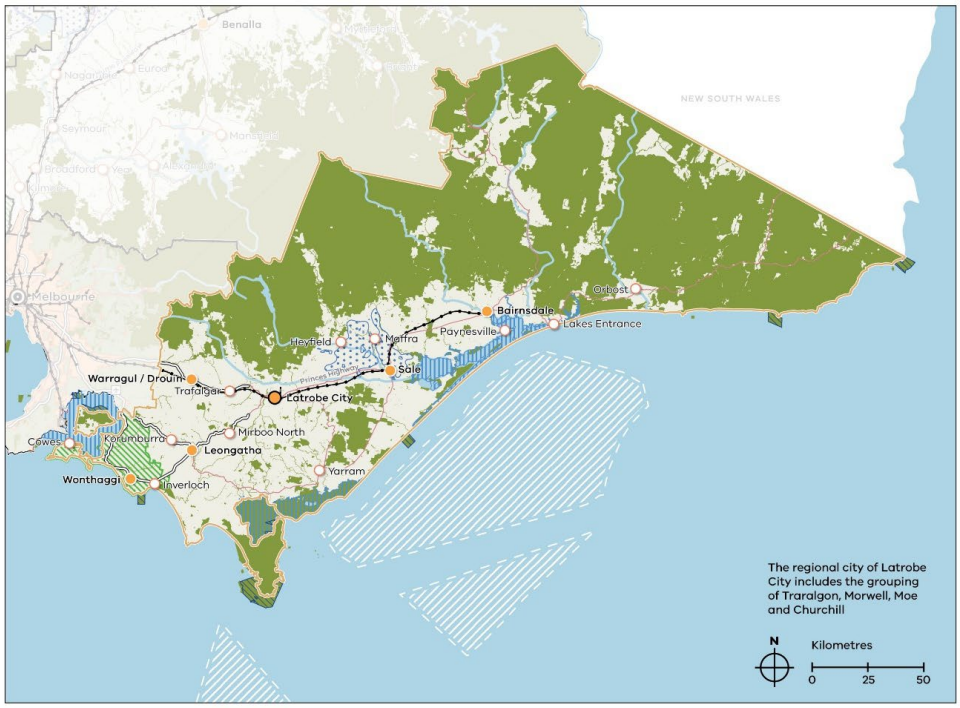
3.3.3 Gippsland Regional Settlement Framework

Clause 11.01-1R Settlement – Gippsland of the VPP sets out the settlement hierarchy for the Gippsland Region, alongside settlement strategies specific to Gippsland. This clause:

- supports growth in Wonthaggi, as a Regional Service Centre, with Latrobe City identified as the Regional City for Gippsland;
- supports new growth fronts in Wonthaggi where natural hazards and environmental risks can be avoided or managed; and
- supports the continuing role of Cowes, Inverloch and small settlements in providing services to their districts, recognising their relationships and dependencies with larger towns.

With San Remo separately identified as a District Town in the Bass Coast SPP, the Gippsland Settlement Framework supports growth being primarily directed to Wonthaggi, Cowes, Inverloch and San Remo. Smaller towns will continue to have a role in providing supporting services to their surrounding districts, with higher order services provided in larger towns.

The Gippsland Settlement Framework from Clause 11.01-1R Settlement – Gippsland is below:



Gippsland Settlement Framework

Regional cities and towns

- Regional city
- Regional service centre
- District town

Access and employment

- Passenger rail network
- State-significant road corridor
- Road network

Urban, rural and natural areas

- Gippsland region
- National / State park and reserve
- Waterbody
- Distinctive area and landscape
- Marine national park
- Irrigation district
- Ramsar wetland
- Offshore wind declared area

3.3.4 Gippsland Regional Economic Development Strategy

Regional Economic Development Strategies (REDS) were prepared by the Department of Jobs, Precincts and Regions in May 2022. Bass Coast is in the Gippsland REDS. The five strategic directions are:

- Maximise the role of the food and fibre industry in the local economy
- Accelerate advanced manufacturing capabilities in the region
- Pursue opportunities emerging from energy industry transition, including in clean and renewable energy and earth resources
- Support growth and diversification in the visitor economy
- Enhance regional specialisation in health care and social assistance

The REDS do not replace existing local strategies. Rather, the REDS are informed by local work to identify economic development priorities and provide a platform to increase the visibility of these priorities and support regional communities to advocate for shared outcomes.

3.3.5 Gippsland Regional Plan 2020-2025

The Gippsland Regional Plan (GRP) 2020-2025 was commissioned by the Gippsland Regional Plan Leadership Group, which includes Committee for Gippsland, Gippsland Regional Partnerships One (formerly Gippsland Local Government Network), Regional Development Australia, Gippsland and Regional Development Victoria.

It identifies the significant challenges and opportunities that Gippsland faces in the areas of economic prosperity, environment protection, sustainability and care of Country, liveability, reconciliation with Aboriginal people, health, education, infrastructure, and land use planning.

The GRP does not have any statutory weight but is an important Strategy that was prepared in partnership involving the efforts of all levels of government, business, industry, health, education, and community.

3.3.6 Gippsland Regional Circular Economy Plan

The Gippsland regional circular economy plan sets out Gippsland's aspirations to 2030 for a sustainable and thriving circular economy.

Five 'enablers' have been identified to help realise the Plan's aspirations:

- The circular economy is part of everyday life in Gippsland
- Collaboration and partnership drive action
- End use markets are aligned with resource recovery processing and supply
- An established and maturing circular economy
- Organics processing capacity and capability is strengthened

3.3.7 Port Phillip & Western Port Regional Catchment Strategy 2021-2027

The Port Phillip and Western Port Regional Catchment Strategy (PPWPRCS) overarching aim is to foster collaboration towards its vision of a healthy and resilient environment and well-managed natural resources.

To do this, the Strategy describes the region's land, water, biodiversity, coastal and marine environments:

- Water supply, waterways, wetlands and groundwater
- Native vegetation and native animals
- Land use, soil health and agriculture
- Coasts, estuaries and marine environments
- Community connections and volunteering.

It explains why and where the values of these natural resources are persisting, declining or sustained. It illustrates how the use and condition of a natural resource can affect the others around or connected to it. It describes the pervasive challenge posed by climate change.

The PPWPRCS identifies nine 'local areas', one of which is Bass Coast, South Gippsland and islands. It refers to existing Bass Coast strategies, including:

- Bass Coast Shire Council Natural Environment Strategy 2016-26
- Bass Coast Shire Council Biodiversity Bio links Plan 2018
- Climate Change Action Plan for Bass Coast 2020-2030

In addition, it refers to the Phillip Island Nature Parks Management Plans.

3.3.8 West Gippsland CMA Regional Catchment Strategy 2021-2027

The West Gippsland Regional Catchment Strategy provides a vision for integrated catchment management in the West Gippsland region. It is a blueprint for catchment health and stewardship, building on the achievements of three previous strategies.

The West Gippsland Regional Catchment Strategy (RCS) was prepared by the West Gippsland Catchment Management Authority (WGCMA), on behalf of the region. It is the overarching strategy for all involved in land, water and biodiversity management. The RCS provides a framework to coordinate effort, identifying strategic management directions and describing a set of regional outcomes.

The RCS includes information at the regional scale for the RCS themes: Biodiversity, Coast and Marine, Community, Land, Traditional Owners and Water with an overarching theme of Climate Change. The RCS also describes a set of Local Areas that cover the whole region.

One of the local areas relevant to Bass Coast is Bunurong, which extends from the coastline and sandy inlets to the Strzelecki Ranges.

It is noted that it does not include Phillip Island, which is in the Port Phillip and Western Port CMA.

3.4 Victorian government amendments and advice

The Victoria Planning Provisions (VPPs) are constantly being reviewed and updated at a state level with numerous VC and GC amendments occurring each year. The State also provides advice to planners in the form of updates to the Practitioner's Guide and new planning practice notes. The full list of relevant Victorian and Regional amendments that have been gazetted since the last review can be found on the BCPS web site.

The most significant VC amendments and practice and advisory notes that have implications on the BCPS are found in Appendix Three.

4. Previous planning scheme review

4.1 Overview

The BCPS was last comprehensively reviewed in 2022 and completed in February 2023. In relation to policy, it identified the following priorities:

Settlement and housing

- Complete the shire wide strategies that have already commenced including:
    - Housing Strategy, Social and Affordable Housing Strategy, Industrial Land Use Strategy, Urban Forest Strategy, Economic Development Framework, and Neighbourhood Character Study.
- Ensure integration the Bass Coast Landscape Assessment Report Vol 1 and Vol 2 into relevant strategy plans and the Scheme.
- Undertake a Settlement Strategy and other shire wide strategies relating to transport, integrated water management, community services and facilities, provision of public open space, environmental assets and environmental risks.
- Following completion of Shire wide studies prepare structure plans for all settlements.

Economic development

- Complete the Bass Coast Unlocking Rural Tourism Strategy and commence review of the Rural Land Use Strategy that is informed by a detailed agricultural land assessment.
- Complete the Bass Coast Industrial Land Use Strategy.
- Complete the Economic Development Framework and implement relevant findings into the scheme, and where necessary undertake further strategic work.

Built form and heritage

- Complete and implement the findings of the Neighbourhood Character Study.
- Prepare urban design frameworks for settlements in gateway locations or along tourist routes (for example Grantville, Newhaven, Kilcunda, Dalyston).
- Prepare design guidelines for rural, industrial and commercial development.
- Develop an ESD Policy.
- Progress the implementation of the Heritage Gaps Analysis and Prioritisation Framework.
- Preparation of an Aboriginal Heritage Study.

Infrastructure and transport

- Prepare strategies to manage transport, parking, waste, community services and facilities, and provision of public open space.
- Implement relevant findings from strategies including Wonthaggi Activity Centre Plan and Smiths Beach Town Plan.
- Monitor trends in population growth and the land available for public uses, including health and education.

- Investigate the benefits of development contributions plans.
- Collaborate with water authorities to ensure planning protection of infrastructure.

Environment and landscape values

- Undertake shire-wide study of biodiversity to identify and determine planning controls to protect environmental assets, areas of high conservation value, and significant vegetation.
- Implement the findings of the Bass Coast Landscape Assessment Report Vol 1 and Vol 2.
- Undertake a vegetation study (including preparation of significant vegetation register) to enable review of planning policy, overlays schedules, and clause 52.17 schedules.
- Investigate increasing vegetation cover within medium density development.

Environmental risks and climate change

- Shire-wide identification of environmental hazards, relating to inundation, erosion, land subsidence, acid sulphate soils, and salinity.
- Continued advocacy to the State Government to manage flood mapping and coastal erosion amendments, and to provide the tools for the adaptation of townships to the impacts of climate change.
- Continue scoping delivery of actions 24 and 25 in the Climate Change Action Plan.

Natural Resource Management

- Complete the Rural Tourism Strategy.
- Review the Rural Land Use Strategy in association with a detailed agricultural land assessment.
- Investigate the implementation of the Catchment Management Authorities strategies into the Bass Coast Planning Scheme.
- Review of the Extractive Resources Interest Areas be commenced, concurrent with the first recommendation listed under 'environment and landscape values'.

2018 Review

Undertake outstanding recommendations from the 2018 review, and Clause 74.02

In addition, the previous planning scheme review included a number of process improvement recommendations as follows:

- Introducing a governance framework that ensures Council meets its financial and legislative obligations in administering the Precinct Structure Plan (PSP) and Development Contributions Plan (DCP).
- Continue to monitor and review process improvement relating to internal and external referrals.
- Monitor delegations for efficiency in decision making with less than 3 percent of planning permit decisions referred to Council.
- Ensure adequate data collection to improve strategic planning decision making.

The 2023 review did not result in any changes to the BCPS. The reason provided by Council officers for this is the ongoing preparation of the Bass Coast Statement of Planning Policy which was approved in October 2025 and is still in the process of being incorporated into the planning scheme.

4.2 Progress since last review

The table below summarises the progress of the strategic projects identified in the previous review.

	Project	Status
Settlement and housing		
1	Housing Strategy	Completed. Adopted July 2024. Implementation through C175basc to be re-commenced given DTP's advice that Bass Coast Planning Scheme has sufficient capacity to meet housing targets.
2	Affordable Housing Strategy	Completed. Adopted September 2023. Implementation through C175basc to be re-commenced given DTP's advice that Bass Coast Planning Scheme has sufficient capacity to meet housing targets.
3	Neighbourhood Character Study	Incorporated as part of Housing Strategy. Adopted July 2024. Implementation through C175basc to be re-commenced given DTP's advice that Bass Coast Planning Scheme has sufficient capacity to meet housing targets.
4	Industrial Land Use Strategy	Completed. Adopted August 2024. Subject to a separate planning scheme amendment (C177basc).
5	Economic Development Framework	Completed Adopted November 2023 Recommend that it be included in a planning scheme amendment that incorporates the findings of this planning scheme review.
6	Urban Forest Strategy	Completed. Adopted May 2023. To be implemented as part of Housing Strategy Subject to a separate planning scheme amendment (C175basc).
7	Bass Coast Landscape Assessment Report Vol 1 and Vol 2	Considered as part of Bass Coast declaration as a Distinctive Area and Landscape. Gazetted on 14 October 2025 (Victorian Government Gazette). Subject to further implementation work being led by DTP (VC310).
8	Settlement Strategy	The Bass Coast Statement of Planning Policy reformed Bass Coast's settlement hierarchy and applied protected settlement boundaries to all towns, villages and hamlets except Wonthaggi and Inverloch. Implementation of PSBs identified in the Statement of Planning Policy will be included in Amendment VC310, which the minister has provided notice of under section 4K.

		Council will be responsible for work to inform PSBs in Wonthaggi and Inverloch. Wonthaggi and Inverloch retain their existing strategic settlement boundaries at present but are recommended for review by the SPP to inform a future protected settlement boundary. Further detailed structure planning work is outstanding for all settlements except Smiths Beach, Wonthaggi and San Remo which have recent plans.
9	Transport (Connected Bass Coast Integrated Transport Strategy)	Completed. Adopted June 2025. Recommend that it be included in a planning scheme amendment that incorporates the findings as part of this planning scheme review.
10	Integrated water management	Bass Coast Integrated Water Management Plan 2020 – Strategy Document adopted June 2020. However, it is appropriate to include this Plan as a background document in Cl 72.08 because of its relevance to Council's approach to integrated water management in its place based strategies and assessment of planning applications.
11	Provision of public open space	Active Bass Coast 2018-2028 supports Council's Public Open Space Policy 2017 that aims to establish a network of well-distributed neighbourhood public open space. Bass Coast Open Space Plan (2008) is a background document in Cl.72.08 A new public open space strategy is to be prepared, which is to also include scope to consider public open space contributions. Recommend that Active Bass Coast 2018-2028 not be incorporated into Scheme given new project.
12	Environmental assets	An Environmental Values Mapping project has commenced, which is to focus on rural areas.
13	Environmental risks	Melbourne Water and Westernport CMA have undertaken flood modelling to identify flood risks. DEECA has prepared a data set identifying coastal inundation due to projected sea level rise. Discussions need to occur with these agencies on future planning controls on flood protection.
Economic development		
14	Community services and facilities	As part of the housing targets, DTP has developed a planning tool that combines a detailed analysis of transport services and the location of jobs and services (such as supermarkets, medical services and open space) into a measure called Access to Opportunities and Services (ATOS)
15	Bass Coast Unlocking Rural Tourism Strategy	Discontinued by Council (19 November 2025) as it did not represent the Councillors' aspirations for rural tourism.

		Council planners continue to apply the 2014 Rural Land Use Strategy. Rural Tourism can be considered in a future Rural Land Use Strategy.
16	Rural Land Use Strategy that is informed by a detailed agricultural land assessment	Note: Rural Land Use Strategy completed in 2014. Bass Coast Rural Land Use Strategy (RMCG, 2014) is a background document in Cl 72.08. Council undertook an Agricultural Land Quality Assessment in 2024 that can inform updates Environmental Values Mapping will inform future work on potential rural land use strategy.
17	Bass Coast Industrial Land Use Strategy	See above
18	Economic Development Framework	See above
19	Neighbourhood Character Study	See above
20	UDFs for settlements in gateway locations or along tourist routes (for example Grantville, Newhaven, Kilcunda, Dalyston)	To be considered as part of settlement strategy and structure plans for settlements. Program to be developed identifying priorities.
21	Design guidelines for rural, industrial and commercial development	Industrial Land Use and Development Guidelines incorporated as part of Industrial Land Use Strategy. Design guidelines for commercial development to be considered as part of structure plans for settlements/Urban Design Frameworks. Design guidelines for rural development to be considered as part of future rural strategy.
22	ESD Policy	DTP currently considering a State approach to ESD policy. Bass Coast SPP includes a strategy to consider ESD principles in planning decisions.
23	Heritage Gaps Analysis and Prioritisation Framework	Bass Coast Shire Heritage Gaps review and Prioritisation Framework (October 2020) completed. Lack of budget commitment has prevented further work on reviewing controls on existing heritage places and identification of places not currently protected. The Bass Coast Heritage Overlay Audit 2025 (which reviewed accuracy of maps) completed and implemented via C176basc
24	Aboriginal Heritage Study	Funding is required to identify cultural heritage places. Potential to be included in Environmental Values Mapping project.
Infrastructure and transport		
25	Prepare strategies to manage transport, parking, waste, community services and facilities, and provision of public open space	Transport and parking are considered in the Connected Bass Coast Integrated Transport Strategy. New public open space strategy is to be prepared by Council's recreation team.

26	Implement relevant findings from Wonthaggi Activity Centre Plan, and Smiths Beach Town Plan	Wonthaggi Activity Centre Plan to be considered as part of Wonthaggi Structure Plan Review. Smith Beach Town Plan recommendations to be considered as part of Neighbourhood Character Study.
Environment and landscape values		
27	Shire-wide study of biodiversity	To be considered as part of Environmental Values Mapping project.
28	Bass Coast Landscape Assessment Report Vol 1 and Vol 2	See above
29	Vegetation study (including preparation of significant vegetation register)	Urban Forest Strategy completed. Residential Canopy Improvement Strategy being prepared as part of Neighbourhood Character Strategy. Further refinement of project may be appropriate due to preliminary work that has compared areas with VPO and areas without VPO.
30	Increase vegetation cover within medium density development	See above Note: New Cl..52.37 (Canopy trees)
Environmental risks and climate change		
31	Shire-wide identification of environmental hazards	See comments above re flood risk A shire-wide bushfire risk assessment is not a high priority given state-led work underway and the need to undertake bushfire assessments at a settlement level as part of settlement planning processes. Hazards relating to coastal acid sulphate soils, salinity, land subsidence and protection of land around waste transfer station require funding. Potential exists to address these risks as part of other projects, such as structure plans for settlements.
32	Advocacy to the State government to manage flood mapping and coastal erosion amendments	See above. Considered a high priority for Council given urgency on flooding and erosion threats in major settlements. In August 2026, DTP advised that existing flood studies prepared by Melbourne Water and regional Catchment Management Authorities (CMAs) will be progressively implemented into local planning schemes. These authorities have advised that they will progress amendments in the 27/28 or 28/29 financial years.
33	Scoping actions 24 and 25 in the Climate Change Action Plan	Action 24 is to strengthen planning policy and practice and Action 25 is to prepare Township adaptation plans. Note existing policies in Cl.13.01-2S & 2L of PPF have policies on coastal inundation and erosion. Priority needs to be given to adaptation plans to protect public and private assets.

Natural resource management		
34	Rural Tourism Strategy	See above
35	Rural Land Use Strategy in association with a detailed agricultural land assessment	See above
36	Implementation of the Catchment Management Authorities strategies	Requires discussion with CMAs
37	Review of the Extractive Industry Interest Areas	To be led by Resources Victoria (DEECA)
Process improvements		
38	Introduce a governance framework that ensures Council meets its financial and legislative obligations in administering the PSP and DCP	Internal procedures have been established to administer the Wonthaggi North East PSP.
39	Continue to monitor and review process improvement relating to internal and external referrals	This is subject to on-going discussions and continuous improvement initiatives.
40	Monitor delegations for efficiency in decision making with less than 3 percent of planning permit decisions referred to Council	Noted that delegations have increased to 94% of all applications, which is a substantial improvement to four years ago. Delegations are considered to be generally working well.
41	Ensure adequate data collection to improve strategic planning decision making	Opportunities are being explored as part of ongoing Tech 1 implementation.

4.3 Outstanding work since last review

It can be seen from the above table that Council has made substantial progress on many of the strategic projects identified in the 2023 review. This has also occurred at a time that Council was heavily involved in DALSPP, including making comprehensive submissions at the standing advisory committee hearings and the Wonthaggi North East Precinct Structure Plan (PSP).

Substantial progress has been made on high priority projects, with the completion of the Housing Strategy, Affordable Housing Strategy and Neighbourhood Character Strategy.

The Economic Development Framework and Industrial Land Use Strategy have also been completed.

The Bass Coast Unlocking Rural Tourism Strategy was completed but Council resolved to discontinue this project.

Council is currently redrafting the Residential Development Framework 2026 in response to DTP feedback and changes to practice notes, state policy and ministerial directions. The document is intended to synthesise the Housing Strategy and Neighbourhood Character Study, as well as the Residential Canopy Cover Improvement Strategy, the Bass Coast Urban Forest Strategy, Planning Scheme Review and the Statement of Planning Policy into a comprehensive strategy for residential land use and development in Bass Coast.

Some projects have either been absorbed into new projects, superseded by other projects or are being led by other departments of Council or the State Government departments/agencies. Some projects are of a lower priority.

Projects being led at State level include environmental risks (flood inundation mapping by Melbourne Water and West Gippsland CMA), implementation of the CMA catchment management strategies and review of the Extractive Industry Interest Areas.

DTP is also preparing a State policy on ESD and has not supported planning scheme amendments which seek to introduce local ESD policies to avoid potential duplication or contradictory policy.

In addition, some projects identified in the 2023 review are very broad but are being pursued through more specific projects. One such project includes Environmental Assets, which is being pursued through the Environmental Values Mapping project.

Projects considered superseded include the Settlement Strategy given the DALSPP identifies a settlement hierarchy and protected settlement boundaries for all urban settlements bar two; the Public Open Space Strategy as Council's recreation team is to lead a new project on this matter, including investigating the potential for introducing public open space contributions; and the Urban Design Frameworks for gateway locations, which will be pursued through structure plans for urban settlements.

Some projects require funding before any progress can be made. These include the Heritage Gaps analysis and prioritisation framework and the Aboriginal Heritage Study. Elements of the Aboriginal Heritage Study could be included in the Environmental Values Mapping project if additional funds are found.

The 2023 review included four process improvements that were first identified in the 2018 review. The table above summarises the progress of these initiatives.

Section 8.1 of this report provides a table on the future strategic projects that are to be included in Clause 74.02.

4.4 Findings

The 2023 planning scheme review identified a total of 41 separate strategic projects, although it is acknowledged there is duplication of some projects.

The number of projects to be completed over four years was ambitious, particularly in a resource constrained environment and with staff turnover.

Resources are also impacted by the many planning reforms being pursued by State Government, which require staff to attend briefings and forums, and to prepare submissions and Council reports.

The DALSPP also required the investment of considerable Council officer time and energy.

Against this backdrop, Council has achieved substantial progress on a number of significant projects that are critical in managing Bass Coast's future growth.

The strategic projects identified in this review seek to provide a more focused strategic work program over the next four years and beyond, with high, medium and low priorities.

5. Audit and assessment of current scheme

5.1 Audit Methodology

An audit of each section of the planning scheme has been undertaken. This audit has compared the drafting and application of each provision against the MDFC and relevant planning practice notes.

Each provision has also been assessed with consideration to the work it is doing in achieving the strategic objectives that are set out in the state, regional and local planning provisions.

Further, the audit has analysed the matters identified in the Planning Scheme Reviews Advisory Note (March 2026), which include whether there any conflicts between local policies and schedules, and changed state standard provisions, including:

- Clause 52.06 (Car parking) – amended
- Clause 52.27 (Licensed premises) – deleted
- Clause 52.37 (Canopy trees) – new
- Clause 54 (One dwelling on a lot or a small second dwelling on a lot) – amended
- Clause 55 (Two or more dwellings on a lot and residential buildings) – amended
- Clause 57 (Two or more dwellings on a lot and residential buildings of four storeys) – amended

Findings on improvements that could be made are listed below. These can occur as part of a planning scheme review based on the findings in this report and are included in the marked-up ordinance at Appendix Two.

Action column meanings:

Complies	This means that policy or schedule is correctly constructed and does not require amending as a result of the audit (recommendations in other parts of this review might indicate a change is required).
PSR amendment	This means that a change has been identified to ensure that the policy or schedule complies with the MDFC and good drafting practice. It also means that a change has been identified to ensure that the policy or schedule complies with the MDFC and good drafting practice. The change may or does have policy consequence and should be made through a full planning scheme amendment process that provides for public notification and review by a Planning Panel.
PSR Further strategic work	This means that a change has been identified to ensure that the policy or schedule complies with the MDFC and good drafting practice. It is beyond the scope of what can be achieved through the planning scheme review, as strategic justification is required to make the change, and Council is yet to do this work OR the change is complex and requires a separate piece of work to understand the ramifications on other parts of the scheme.

5.2 Municipal Planning Strategy

There are some updates required to the Municipal Planning Strategy (MPS), including:

- Replacement of the 2017-2021 Council vision with the Council Plan 2025-2029 and Community Vision 2045;
- Inserting Council's acknowledgment to Traditional Owners; and
- Inserting the updated ABS and Victoria in Future (VIF) data.

The MPS was cross referenced against all the other local provisions in the scheme to ensure that there is a link to all local policies in the MPS.

The table below provides a summary of the recommended changes to the MPS:

Clause no. and name	Change	Action
Word count	Word count exceeds 5000. To be reviewed post gazettal of VC310	
02.01 Context	Replace reference to Bunurong Coast with Yallock-Bulluk Marine and Coastal Park	PSR amendment
02.02 Vision	Update to give effect to adopted Council Plan 2025-2029 and Community Vision 2045	PSR amendment
02.03 Strategic directions		
02.03.1 Settlement and housing	Change Wonthaggi status in the settlement hierarchy from Regional Centre to Regional Service Centre to give effect to Plan for Victoria Under District Towns, delete Ventnor and Newhaven and add Inverloch Under Towns (moderate spatial growth), delete Inverloch Under Towns (low spatial growth) delete Rhyll, Coronet Bay & Corinella Under Villages, add Cape Woolamai, Corinella, Coronet Bay, Dalyston, Kilcunda, Newhaven & Rhyll Under Hamlets, delete Kilcunda, Dalyston, Cape Woolamai and add Ventnor Replace reference to Western Point with Western Port Replace reference to Bunurong Coast with Yallock-Bulluk Marine and Coastal Park	PSR amendment
02.03-2 Environmental and landscape values	Replace reference to Bunurong Coast with Yallock-Bulluk Marine and Coastal Park and add “and Hinterland”	PSR amendment
02.03-3 Environmental risks and amenity	Complies	No action
02.03-4 Natural resource management	Complies	No action
02.03-5 Built environment and heritage	Complies	No action
02.03-6 Housing	Complies	No action
02.03-7 Economic development	Complies	No action
02.03-8 Transport	Amend the strategic directions to give effect to adopted Connected Bass Coast Integrated Transport Strategy 2025-2045 Relocate strategic direction ‘Support the provision of car parking facilities close to tourist attractions, recreation destinations, the coastline and activity centres to meet the needs of users’ to Cl. 18.024L	PSR amendment

Clause no. and name	Change	Action
02.03-9 Infrastructure	Under Development infrastructure, delete sentence relating to natural gas and sentence relating to telecommunications infrastructure	PSR amendment
02.04 Strategic framework plans	Plans need to be updated to give effect to the new SPP settlement hierarchy.	PSR Further strategic work (Amendment VC310)

5.3 Planning Policy Framework

All the local PPF policies that are included in the planning scheme are included in the table below, and a notation about whether they comply or require changing because of this review. Changes may be required to align with the MDFC, or they may be suggested to clarify the policy as identified through the analysis and engage stages of the review.

Clause no. and nam	Change	Action
11.01-1L-01 Settlement	Delete 'unless identified in the Settlement Hierarchy table in Clause 02.03'as it duplicates State policy	PSR amendment
11.01-1L-02 Wonthaggi	Change Wonthaggi status in the Objectives from 'regional centre' to regional service centre to give effect to Plan for Victoria Note: this policy is to be substantially reviewed as part of the Wonthaggi Structure Plan review	PSR amendment
11.01-1L-03 Cowes and Silverleaves	To be reviewed post gazettal of VC310 Note: Silverleaves has a separate settlement classification under the SPP (Hamlet)	PSR Further strategic work
11.01-1L-04 Ventnor	To be reviewed post gazettal of VC310	PSR Further strategic work
11.01-1L-05 San Remo	To be reviewed post gazettal of VC310	PSR Further strategic work
11.01-1L-06 Newhaven	To be reviewed post gazettal of VC310	PSR Further strategic work
11.01-1L 07 Grantville	To be reviewed post gazettal of VC310 Under objective delete 'district service centre' and replace with 'town'	PSR Further strategic work PSR amendment
11.01-1L 08 Inverloch	To be reviewed as part of Inverloch Structure Plan Under objective delete 'village' and replace with 'district town' Under Settlement strategies, delete 'Support the removal of restrictive covenants from residential lots within the Town Centre/Medium Density area, where those covenants restrict the capacity for medium density residential redevelopment'.	PSR Further strategic work PSR amendment

	This strategy is not necessary as criteria to remove and amend restrictive covenants is included in the PE Act	
11.01-1L-09 Rhyll	To be reviewed post gazettal of VC310	PSR Further strategic work
11.01-1L-10 Coronet Bay	To be reviewed post gazettal of VC310 Note: A number of settlement strategies duplicate PPF strategies and zone objectives	PSR Further strategic work
11.01-1L-11 Corinella	To be reviewed post gazettal of VC310	PSR Further strategic work
11.01-1L-12 Cape Patterson	To be reviewed post gazettal of VC310	PSR Further strategic work
11.01-1L-13 Kilkunda	To be reviewed post gazettal of VC310	PSR Further strategic work
11.01-1L-14 Dalyston	To be reviewed post gazettal of VC310	PSR Further strategic work
11.01-1L-15 Smiths Beach, Sunderland Bay, Sunset Strip and Surf Beach	To be reviewed post gazettal of VC310	PSR Further strategic work
11.01-1L-16 Cape Woolamai	To be reviewed post gazettal of C310 Amend Settlement strategy by deleting 'other than the potential redevelopment of the airport due to physical and environmental constraints' on basis it duplicates State policy	PSR Further strategic work PSR amendment
11.01-1L-17 Tenby Point	To be reviewed post gazettal of VC310	PSR Further strategic work
11.01-1L-18 Harmers Haven	To be reviewed post gazettal of VC310	PSR Further strategic work
11.01-1L-19 Wimbledon Heights	To be reviewed post gazettal of VC310	PSR Further strategic work
11.01-1L-20 Pioneer Bay and the Gurdies	To be reviewed post gazettal of VC310	PSR Further strategic work
11.01-1L-21 Jam Jerrip	To be reviewed post gazettal l of VC310	PSR Further strategic work
11.01-1L-22 Bass	To be reviewed post gazettal of VC310	PSR Further strategic work
11.01-1L-01-22 Strategic Framework Plans	Amend settlement plans to ensure compliance with MDFC and current practice To be reviewed post gazettal of VC310	PSR Further strategic work
11.03-1L Cowes activity centre	Complies	No action
12.01-1L Protection of diversity	Complies	No action

12.02-1L Protection coastal areas	Complies	No action
12.03-1L River corridors, waterways, lakes and wetlands	Delete this policy on basis it duplicates State policy	PSR Amendment
12.05-2L-01 Landscapes	Note: this policy is being reviewed as part of VC310	PSR Further strategic work
12.05-2L-02 - Landscape character areas	Note: this policy will be refreshed as part of SPP implementation Replace reference to Bunurong Coast with Yallock-Bulluk Marine and Coastal Park	PSR Further strategic work PSR amendment
12.05-2L-03 Hilltops, ridgelines and prominent landform protection in Rural Zones	Complies	No action
13.01-2L Coastal inundation and erosion	Complies	No action
13.02-1L Bushfire planning	Delete on basis it duplicates State policy	PSR amendment
13.03-1L Floodplain management	Delete first strategy on basis it duplicates State policy	PSR amendment
13.04-2L Erosion and landslip	Delete policy on basis it duplicates State policy	PSR amendment
13.07-1L Industry protection	Delete policy on basis it duplicates State policy	PSR amendment
14.01-1L Dwellings and subdivisions in rural areas	Under subdivision strategies, second bullet point, replace 'Proclaimed' with Declared Special'	PSR amendment
14.01-2L-02 Sustainable agricultural land use in the Farming Zone	Complies	No action
14.01-2L-03 Sustainable agricultural land use in the Rural Activity Zone	Complies	No action
14.02-1L Catchment planning and management	Complies	No action
14.02-2L Water quality	Complies	No action
14.03-1L Resource exploration and extraction	Complies	No action
15.01-1L-01 Urban design in Bass Coast	Complies	No action
15.01-1L-02 Landscape design	Complies	No action
15.01-1L-03 Signs	Complies	No action
15.01-2L Building design	Complies	No action
15.01-3L Subdivision design	Complies	No action
15.01-5L Neighbourhood character	Complies	No action
15.01-6L Development in the Rural Activity Zone	Complies	No action
15.03-1L Heritage conservation	Complies	No action
16.01-1L Housing supply	To be reviewed as part of Housing Strategy (C175basc)	No action
16.01-3L Rural residential development	Complies	No action
17.01-1L Diversified economy	Complies	No action

17.02-1L (New) – Commercial centres – Bass Coast	Insert two strategies to give effect to adopted New Economic Development Framework 2030	PSR amendment
17.03-1L Industrial land supply	Complies	No action
17.04-1L Facilitating tourism	Complies	No action
18.01-3L Sustainable personal transport	Complies	No action
18.02-3L Public transport	Delete policy on basis it duplicates State policy	PSR amendment
18.02-4L Car parking	Relocate strategy 'Support the provision of car parking facilities close to tourist attractions, recreation destinations, the coastline and activity centres that meet the needs of users' from Clause 02.03-8 Delete second strategy as it largely duplicates strategy above	PSR amendment
18.02-7L Phillip Island airfield	Complies	No action
19.02-1L Health facilities	Complies	No action
19.02-4L Social and cultural infrastructure	Complies	No action
19.02-6L Open space	Complies	No action
19.03-2L Infrastructure design and provision	Replace reference to Infrastructure Design Manual (Local Government Infrastructure Design Association 2020) with Infrastructure Design Manual (Local Government Infrastructure Design Association) Version 5.60 IDM 2025	PSR amendment
19.03-3L Integrated water management	Complies	No action
19.03-4L High speed telecommunications	Delete policy on basis it duplicates State policy	PSR amendment

5.4 Zones

The zone schedules that are included in the planning scheme are included in the table below, and a notation about whether they comply or require changing because of this review. Changes may be required to align with the MDFC, or they may be suggested to clarify the policy as identified through the analysis and engage stages of the review.

Clause no	Name and if changes required	Action
32.03-s1 Low Density Residential Zone	Complies	No action
32.04-s1 Mixed Use Zone	No content	N/A
32.05s1 Township Zone – Bass Coast Townships	No content	N/A
32.07s1 Residential Growth Zone – Cowes Activity Centre Precinct 4	In section 3, delete 'and 4 storeys' MDFC requires height to be expressed in metres only	PSR Amendment
32.07s2 Residential Growth Zone – Former Warley hospital site	In section 3, delete 'and 5 storeys' MDFC requires height to be expressed in metres only	PSR Amendment

Clause no	Name and if changes required	Action
32.08s1 General Residential Zone	No content	N/A
33.01s1 Industrial 1 Zone	No content	N/A
33.03s1 Industrial 3 Zone	No content	N/A
34.01s1 Commercial 1 Zone	Complies	No action
35.03s1 Rural Living Zone	No content	N/A
35.06s1 Rural Conservation Zone – Conservation values	Complies	No action
35.07s1 Farming Zone	Prepare two additional new schedules for each of the three subdivision requirements in the current schedule 1	PSR Amendment
35.08s1Rural Activity Zone	Prepare three new schedules to reflect the different minimum lot sizes. RAZ1 – Rural tourism precincts RAZ2 – Bunurong Coast Rural Tourism Precinct RAZ3 – Phillip Island Grand Prix Circuit Environs	PSR amendment
36.01s1 Public Use Zone	No content	N/A
36.02s1 Public Park and Recreation Zone	No content	N/A
36.03-s1 Public Conservation and Resource Zone	Replace reference to Bunurong Coast with Yallock-Bulluk Marine and Coastal Park Correct reference to policy document listed.	PSR amendment
36.03s2 Public Conservation and Resource Zone	Complies	No action
37.01s1 Special Use Zone – Phillip Island Motor Racing Track	Delete Dependent person's unit in Table of uses Delete Extensive animal husbandry in Table of uses Delete Railway in Table of uses Delete Road in Table of uses Delete Search for stone in Table of uses Delete Mineral, stone, or soil extraction (other than Mineral exploration, Mining, and Search for stone) in Table of uses None of the above definitions exist in Clause 73.03 Land use terms Insert new Land use terms as follows: Section 1 Animal husbandry Small second dwelling Section 2 Animal production Animal training Reword section 3.0 Use of land to comply with MDFC	PSR Amendment

Clause no	Name and if changes required	Action
37.01s2 Special Use Zone – Earth and Energy Resources Industry	Delete Animal keeping in Table of uses Delete Intensive animal husbandry from Table of uses Delete Dependent person's unit from Table of uses Delete Extensive animal husbandry from Table of uses Delete Railway from Table of uses None of the above definitions exist in Clause 73.03 Land use terms Insert new Land use terms as follows: Section 1 Animal husbandry Section 2 Small second dwelling Reword section 4.0 Buildings and works to comply with MDFC	PSR Amendment
37.01s3 Special Use Zone – Wonthaggi Motor Racing Track	Delete Dependent person's unit from Table of uses Delete Extensive animal husbandry from Table of uses Delete Railway from Table of uses Delete Search for stone from Table of uses Delete Timber plantation from Table of uses None of the above definitions exist in Clause 73.03 Land use terms Insert new Land use terms as follows: Section 1 Animal husbandry Section 2 Small second dwelling Reword section 3.0 Use of land to comply with MDFC	PSR Amendment
37.01s5 Special Use Zone – Inverloch RACV Resort	Delete Road from Table of uses Delete Search for stone from Table of uses None of the above definitions exist in Clause 73.03 Land use terms Reword section 3.0 Subdivision to comply with MDFC Reword section 4.0 Buildings and works to comply with MDFC Relocate section 7.0 Decision guidelines relating to General issues, Environmental issues and Design and siting issues under section 3.0 Subdivision Relocate section 7.0 Decision guidelines relating to General issues, Environmental issues and Design and siting issues under section 4.0 Buildings and works Relocate Exemption from notice and review from section 5.0 to sections 3.0 and 4.0	PSR Amendment
37.01s6 Special Use Zone – Silverwater Resort, San Remo	Delete Dependent person's unit from Table of uses (section 1) and replace with Small second dwelling The above definition no longer exists in Clause 73.03 Land use terms Relocate section 7.0 Decision guidelines relating to General issues, Infrastructure issues, Environmental	

Clause no	Name and if changes required	Action
	issues and Design and siting issues under section 3.0 Subdivision Relocate section 7.0 Decision guidelines relating to General issues, Infrastructure issues, Environmental issues and Design and siting issues under section 4.0 Buildings and works Relocate Exemption from notice and review from section 5.0 to sections 3.0 and 4.0	
37.02-s1Comprehensive Development Zone – Cape Paterson Ecovillage)	Reduce the number of purposes to five to comply with the MDFC This has been achieved by amalgamating some purposes and creating sub-purposes under more general purposes.	PSR Policy amendment
37.07s1 Urban Growth Zone – Wonthaggi North East Precinct Structure Plan	Complies	No action

5.5 Overlays

All the overlay schedules that are included in the planning scheme are included in the table below, and a notation about whether they comply or require changing as a result of this review. Changes may be required to align with the MDFC, or they may be suggested to clarify the policy as identified through the analysis and engage stages of the review.

Clause no.	Name and if changes required	Action
42.01-s1 Environmental Significance Overlay – Coastal Wetland Areas	Reduce the number of objectives to 1 to comply with the MDFC. This has been achieved by creating sub-objectives under one main objective. Replace reference to Bunurong Coast with Yallock-Bulluk Marine and Coastal Park Delete referral and notice requirements as they sit under Cl.66 Delete Background documents	PSR Policy amendment
42.01s2 Environmental Significance Overlay – Sites of geological and geomorphological significance	Delete Background documents	PSR Amendment
42.02-3s Environmental Significance Overlay – Significant Flora and Fauna Habitats	Reduce the number of objectives to 1 to comply with the MDFC. This has been achieved by creating sub-objectives under one main objective. Replace reference to Bunurong Coast with Yallock-Bulluk Marine and Coastal Park Delete 'The views of the Secretary to the Department of Environment, Land, Water and Planning) as constituted under Part 2 of the *Conservation, Forests and Lands Act 1987*' on basis that referrals sit under Cl.66.04	PSR amendment
42.01s4 Environmental Significance Overlay – Land subsidence	Complies	No action

Clause no.	Name and if changes required	Action
42.02s1 Vegetation Protection Overlay – Significant remnant vegetation	Section 2.0 (Buildings and works) wording amended to comply with MDFC Delete Background documents	PSR amendment
42.02s2 Vegetation Protection Overlay – Phillip Island	Section 2.0 (Buildings and works) wording amended to comply with MDFC	PSR amendment
42.02s3 Vegetation Protection Overlay - Inverloch	Section 2.0 (Buildings and works) wording amended to comply with MDFC	PSR amendment
42.03s1 Significant Landscape Overlay – Strzelecki Foothills and Bass Valley	Reduce the number of objectives to 5 to comply with the MDFC This has been achieved by creating sub-objectives under the main objective Delete Background documents	PSR Amendment
42.03-s2 Significant Landscape Overlay – Phillip Island Western and Southern Coast	Reduce the number of objectives to 5 to comply with the MDFC. This has been achieved by creating sub-objectives under the one main objective. The Decision guidelines refer to the key objectives and strategies at Clause 21.08-1. Replace with Clause 02.03-2 Delete Background documents	PSR amendment
42.03s3 Significant Landscape Overlay – Phillip Island Eastern Coast	Reduce the number of objectives to 5 to comply with the MDFC. This has been achieved by creating sub-objectives under the main objective The Decision guidelines refer to the key objectives and strategies at Clause 21.08-1. Replace with Clause 02.03-2 Delete Background documents	PSR Amendment
42.03s4 Significant Landscape Overlay – Kilcunda to Inverloch Coast	Reduce the number of objectives to 5 to comply with the MDFC. This has been achieved by creating sub-objectives under the one main objective. Note: the first two objectives have been deleted because they have limited direct relevance to planning The Decision guidelines refer to the key objectives and strategies at Clause 21.08-1. Replace with Clause 02.03-2 Delete Background documents	PSR Amendment
42.03s5 Significant Landscape Overlay – Anderson Inlet	Reduce the number of objectives to 5 to comply with the MDFC. This has been achieved by creating sub-objectives under the main objective. The Decision guidelines refer to the key objectives and strategies at Clause 21.08-1. Replace with Clause 02.03-2 Delete Background documents	PSR Amendment
43.01s1 Heritage Overlay	Complies	No action
43.02-s1 Design and Development Overlay – Residential Areas Near the Coast)	Two permit requirements are actually application requirements and one permit requirement is a referral requirement.	PSR amendment

Clause no.	Name and if changes required	Action
	The two requirements to be inserted under Application requirements. Delete Notice requirement as it sits in Cl.66 Delete Background documents	
43.02s2 Design and Development Overlay – Airfield Overlay	Complies	No action
43.02s4 Design and Development Overlay – Business and Mixed Use Zones (San Remo)	Complies	No action
43.02s5 Design and Development Overlay – Emergency Services Flight Path Area: Cowes	Delete Referral and notice requirements as they are to be included in schedules to Clause 66.04 and 66.06	PSR amendment
43.02s6 Design and Development Overlay - Emergency Services Flight Path Area: Cowes	Delete Referral and notice requirements as they are to be included in schedules to Clause 66.04 and 66.06	PSR amendment
43.02s7 Design and Development Overlay – Emergency Services Flight Path Area: Wonthaggi	Delete referral requirement as they included in schedule to Clause 66.04	PSR amendment
43.02s8 Design and Development Overlay - Emergency Services Flight Path Area: Wonthaggi	Delete referral requirement as they included in schedule to Clause 66.04	PSR amendment
43.02s9 Design and Development Overlay – Residential areas with environmental value	Reword Permit requirement to comply with MDFC There are two subdivision requirements under section 2.0 Buildings and works. These two requirements to be inserted under section 3.0 Subdivision Delete 'Advertising' in sub-heading 4 Delete Background documents	PSR amendment
43.02s10 Design and Development Overlay – Inverloch Marine Site, Inverloch	Delete Background documents It was noted at the Planners' workshop that the building and works control was intended to be mandatory, but is not drafted as such. To be further considered in the future strategic work program.	PSR amendment
43.02s11 Design and Development Overlay – Cowes Activity Centre	Delete 'Advertising' in sub-heading 4	PSR amendment
43.02-12s Design and Development Overlay – Former Isle of Wight site	Delete 'Advertising; in sub-heading 4	PSR amendment
43.02s13 Design and Development Overlay – Former Warley Hospital site	Delete 'Advertising; in sub-heading 4	PSR amendment
43.03s1 Incorporated Plan Overlay – Saltwater Creek Area, Ventnor	In section 3.0 Conditions and requirements for permits, second requirement, delete 'zoned Farming' and replace with 'within the Farming Zone'	PSR amendment
43.03s2 Incorporated Plan Overlay – Wonthaggi North East Precinct Structure Plan	Complies	No action
43.04s1 Development Plan Overlay – Ruttle Land & Albert Ruttle Drive, Inverloch	Complies	No action
43.04s2 Development Plan Overlay – Coronet Bay	Complies	No action

Clause no.	Name and if changes required	Action
43.04s3 Development Plan Overlay – Corner of Bass Highway and Glen Alvie Road, Grantville	Complies	No action
43.04s4 Development Plan Overlay – Corner of Bass Highway and Queensferry Road, Grantville	Complies	No action
43.04s5 Development Plan Overlay – Glen Alvie/Acacia Roads, Grantville	Complies	No action
43.04s6 Development Plan Overlay – Cowes South-East industrial and low density residential area	Complies	No action
43.04s7 Development Plan Overlay – rural hamlets	Complies	No action
43.04s8 Development Plan Overlay – Inverloch Parklands Estate and Lot 122LP 132220, Inverloch-Tarwin owner Road, Inverloch	Complies	No action
43.04-s9 Development Plan Overlay – Corner of Korumburra Road and Biggs Drive, Wonthaggi	In third last bullet point, after 'Works on Waterways application for a permit add 'under *Water Act 1998*	PSR amendment
43.04s10 Development Plan Overlay – Bass Coast Adult Education Centre	Complies	No action
43.04s11 Development Plan Overlay - Land contained in Certificate of Title Vol. 9940 Folio. 442, which is described as being Crown Allotments 14, 15, 16, 17 & 18, Parish of Phillip Island, County of Mornington	Complies	No action
43.04s12 Development Plan Overlay - Future residential areas	Relocate requirement for any planning permit issues to include any conditions identified in the development plan from section 2.0 Requirement before a permit is granted' to 'Conditions and requirements for permits'	PSR amendment
43.04s13 Development Plan Overlay - Land contained in Allotments 9, 10, 13, 14, 15 and 16 (PS203121X) and Lots 1 & 2 (PS525132F), Glendale Court, Inverloch	Complies	No action
43.04s14 Development Plan Overlay - Land contained in Lot 1 and 2 (LP214757M) and Lot 4 and 5 (LP138760) in Cashin Street, Inverloch	Complies	No action
43.04s15 Development Plan Overlay – Future residential areas	Relocate requirement for any planning permit issues to include any conditions identified in the development plan from section 2.0 Requirement before a permit is granted' to 'Conditions and requirements for permits'	PSR amendment

Clause no.	Name and if changes required	Action
43.04s16 Development Plan Overlay – Grantville-Glen Alvie Road, Grantville residential land	Relocate requirement for any planning permit issues to include any conditions identified in the development plan from section 2.0 Requirement before a permit is granted' to 'Conditions and requirements for permits'	PSR amendment
43.04s18 Development Plan Overlay – 4136 Bass Highway, Dalyston	Relocate requirement for any planning permit issues to include any conditions identified in the development plan from section 2.0 Requirement before a permit is granted' to 'Conditions and requirements for permits'	PSR amendment
43.04s19 Development Plan Overlay – Justice Road, Cowes	Relocate requirement for any planning permit issues to include any conditions identified in the development plan from section 2.0 Requirement before a permit is granted' to 'Conditions and requirements for permits'	PSR amendment
43.04s20 Development Plan Overlay - Residential areas, Wonthaggi	Relocate requirement for any planning permit issues to include any conditions identified in the development plan from section 2.0 Requirement before a permit is granted' to 'Conditions and requirements for permits'	PSR amendment
43.04s21 Development Plan Overlay - Wonthaggi North East Growth Area	Complies	No action
43.04s22 Development Plan Overlay - San Remo residential growth area	Complies	No action
43.04s23 Development Plan Overlay - San Remo residential growth area	Complies	No action
43.04s24 Development Plan Overlay – Inverloch growth areas	Delete Background documents	PSR amendment
43.04s25 Development Plan Overlay	Insert name of Development Plan: South-East Inverloch Delete Background documents	PSR amendment
44.01s1 Erosion Management Overlay	Complies	No action
44.04s1 Land Subject to Inundation Overlay	Delete wording under Heading as not compliant with MDFC~~In section 4.0 Application requirements there is a subheading 'Decision guidelines'.~~ Amend note in Permit requirements to refer to Schedule 1 to Clause 44.04Relocate above decision guidelines from Application requirements to section 5.0 Decision guidelines Remove section 7.0 heading Background documents. MDFC makes no provision for additional headings. Delete Background documents It is noted that the review of the LSIO is on the Future Work Program	PSR amendment
44.06s1 Bushfire Management Overlay	Decision guideline not consistent with MDFC. Replace 'Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider whether all of the bushfire protection measures in this schedule have been met' with	PSR amendment

Clause no.	Name and if changes required	Action
	'The following decision guidelines apply to an application for a permit under Clause 44.06, in addition to those specified in Clause 44.06 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority: ▪ whether all the bushfire protection measures have been met.	
44.06s2 Bushfire Management Overlay	Decision guideline not consistent with MDFC. Replace 'Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider whether all of the bushfire protection measures in this schedule have been met' with 'The following decision guidelines apply to an application for a permit under Clause 44.06, in addition to those specified in Clause 44.06 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority: ▪ whether all the bushfire protection measures have been met.	PSR amendment
45.01s1 Public Acquisition Overlay	Complies	No action
45.02s2 Airport Environs Overlay	Delete – Council advised that no AEO applies in Bass Coast	PSR amendment
45.05s1 Restructure Overlay	Complies	No action
45.06s1 Development Contributions Plan Overlay – Wonthaggi North East Development Contributions Plan	Schedule not consistent with MDFC in terms of the nature of how development contributions are calculated. To be included on the future work program	Further strategic work
45-12s1 Specific Controls Overlay	Correct formatting of table to create separate rows for each SCO	PSR amendment

5.6 Particular provisions

All the particular provision schedules that are available to be applied in the planning scheme are included in the table below, and a notation about whether they comply or require changing as a result of this review. Changes may be required to align with the MDFC, or they may be suggested to clarify the policy as identified through the analysis and engage stages of the review.

Clause no. and name	Is it applied? Changes required (if relevant)	Action
51.01s Specific sites and inclusions	Applied	No action
No 52.02s Easements, restrictions and reserves	Applied	No action
52.05s Signs	Not applied	N/A
52.16s Native vegetation precinct	Applied	No action

Clause no. and name	Is it applied? Changes required (if relevant)	Action
52.17s Native vegetation	Applied	No action
52.28s Gaming	Not applied	N/A
52.32s Wind energy facility	Applied	No action
52.33 Post boxes and drystone walls	Not applied	N/A
53.01s Public open space contributions and subdivision	Applied	No action
53.06s Live music entertainment venues	Not applied	N/A
53.15s Statement of underlying provisions	Not applied	N/A
59.15 Local VicSmart applications	Not applied	N/A

5.7 General provisions

There are two general provisions that have a schedule available. They are included in the table below with a notation about whether they comply or require changing as a result of this review. Changes may be required to align with the MDFC, or they may be suggested to clarify the policy as identified through the analysis and engage stages of the review.

Clause no. and name	Is it applied? Changes required (if relevant)	Action
66.04s Referral of permit applications under local provisions.	Applied ESO1, ESO2, ESO3, AEO2, DDO5, DDO6, DDO7 and DDO8 In ES01, ES02, ES03 replace Secretary to the Department of Environment, Land, Water and Planning with Secretary to the Department of Energy, Environment and Climate Action Delete AEO2 referral as not applying in Bass Coast Shire	PSR amendment
66.06s Notice of permit applications under local provisions	ESO1, ESO2, ESO3 and UGZ1 In ES01, ES02, ES03 replace Secretary to the Department of Environment, Land, Water and Planning with Secretary to the Department of Energy, Environment and Climate Action Include notice provision under Clause 66.06s in DDO1 Add DDO5 and DDO8 notice provisions to Department of Health	PSR amendment

5.8 Operational provisions

All the operational provision schedules that are available to be applied in the planning scheme are included in the table below, and a notation about whether they comply or require changing as a result of this review. Changes may be required to align with the MDFC, or they may be suggested to clarify the policy as identified through the analysis and engage stages of the review.

Clause no. and name	Changes required (if relevant)	Action
72.01s Responsible authority for this planning scheme	Applied.	No action
72.01s What area is covered by this planning scheme?	Applied.	No action
72.03s What does this planning scheme consist of?	Applied.	No action
72.04s Documents incorporated into this planning scheme.	Applied. Correct reference to Bunurong Marine and Coastal Park document. Reorder to correct position of Isle of Wight document (not alphabetical).	PSR amendment
72.05s When did this planning scheme begin?	Applied.	No action
72.08s Background documents	Applied. **Insert updated list of Background documents**	PSR amendment
74.01s Application of zones, overlays and provisions	Applied. No changes required.	Complies
74.02s Further strategic work	Applied. Insert updated list of Future Strategic Work projects	PSR amendment

5.9 Findings

The proposed main changes to policy are to update the BCPS to give effect to the Council Plan 2025-2029, the Economic Development Framework 2030 and the Connected Bass Coast Integrated Transport Strategy 2025-2045.

With respect to the Planning Scheme Review Advisory Note was released in March 2026, it is considered that:

- There is no policy that conflicts with Plan for Victoria, however it is recommended that Clause 02.03-1 and 11.03-1L-02 are amended to give effect to Plan for Victoria's policy that identifies Wonthaggi as a Regional Service Centre.
- There are no identified conflicts between local policies and schedules, and changed state standard provisions, including clause 52.06 (Car parking) – amended; clause 52.27 (Licensed premises) – deleted; clause 52.37 (Canopy trees) – new; clause 54 (One dwelling on a lot or a small second dwelling on a lot) – amended; clause 55 (Two or more dwellings on a lot and residential buildings) – amended; and clause 57 (Two or more dwellings on a lot and residential buildings of four storeys) – amended.

- However, it is recommended that the local law on significant trees and tree protection be reviewed in the context of Clause 52.37, Council's Urban Forest Strategy and Residential Canopy Cover Improvement Strategy.
- Council has completed a Housing and Neighbourhood Strategy and officers are working with the DTP to progress implementation through amendment C175basc.
- Settlement boundaries have been established DALSPP for all bar two urban settlements. Settlement boundaries to be finalised for Wonthaggi and Inverloch following Council's completion of strategic work on these two settlements.
- The land use terms in the Special Purpose Zones have been reviewed and it is recommended that a number of redundant terms are removed and replaced with current land use terms.
- Reviewing the appropriate VPP tools with respect to overlays is considered a major project, and it is recommended that Council consider this issue as its reviews all overlay schedules.
- Melbourne Water is currently updating five flood maps in Bass Coast as part of the Greater Melbourne Flood Information Program. West Gippsland CMA completed a flood study in 2018 and undertook a mid-term review in June 2023, however Council is not aware of any request from the CMA to review the extent of current flood controls in West Gippsland's CMA area.

With respect to statutory issues, it was noted above that through Amendment C160basc,which translated the BCPS into the new PPF, and Amendment C156basc, which removed inconsistencies in local schedules to ensure compliance with the MDFC, a number of changes to the ordinance were made.

However, following a further review of the ordinance, a number of further changes are recommended to ensure compliance with the MDFC. These are identified in the tables above.

The above table recommends reducing the number of objectives in SLO1 and SLO2 to comply with the MDFC. SLO's 3, 4 and 5 also contain more than five objectives, however because many of the objectives in these schedules are area specific, deleting the objectives may have strategic implications. It is expected that these schedules will be updated through proposed amendment VC310 which the Minister has provided notice to BCSC under Section 4K of the PE Act.

In addition, at the Planners' Workshop a number of issues with the ordinance were identified. Many of these issues require more detailed investigation and further discussion with stakeholders before they can be included in a planning scheme amendment. In summary, the issues include:

- The exemption from notice in UGZ1 to use and development land for a use other than accommodation is causing concerns, particularly in relation to input from agencies. This is a matter to be discussed with New Communities (formerly VPA).
- It could be argued that some of the purposes in the RAZ, such as avoiding large buildings and ensuring development is small-scale, are more onerous than requirements in the Farming Zone.
- Where the Mixed Use Zone applies to urban settlements is considered inappropriate, as it a residential zone and such settlements need more flexibility (such as the Township Zone).
- Schedule 1 of the Special Use Zone (Phillip Island Motor Racing Track) has no buildings and works requirements, resulting in potential adverse impacts in a rural and coastal environment.

- Clause 14.01-1L (Dwellings and subdivisions in rural areas) should be reviewed in light of current State policy.
- Some DDOs, such as DDO1 and DDO9, have a number of unclear and ambiguous provisions and should be re-written, or a different control applied, such as the Neighbourhood Character Overlay (NCO). This is being explored through amendment C175basc.
- The DDO10 requirement that building height to be a maximum height of 9.5m was originally intended to be a mandatory height control, but the wording does not give it a mandatory effect. Future Strategic Work on an Inverloch Structure Plan can resolve whether a mandatory height control is appropriate and justified.
- It would be appropriate to review the application of ESO3 (Significant flora and fauna habitats) to ensure it accurately applies to the Crown Land reserves.
- A number of DPO schedules could be removed where development has been completed. Many of these are within the scope of proposed amendment C175basc
- Restructure Overlay Schedule 4 applies to land in one ownership, any proposal to consolidate the land could render the RO redundant.
- RO5 applying to Woolamai is redundant as restructure plan has been completed.

5.10 Recommendation

Amend the BCPS, local PPF policies and zone and overlay schedules to include changes identified in the audit of the planning scheme review and shown on the marked-up ordinance at Appendix 1.

6. Planning scheme performance

This section contains an analysis of planning permit activity that has taken place during the last four years. It draws on both publicly available Planning Permit Activity and Reporting System (PPARs) data and data provided by Council.

6.1 Planning permit activity

6.1.1 Number of permits received and assessed

Table 1 shows the number of permit applications received between 2022 and 2025.

Table 1: PPARs report for permits issued between the 2022 and 2025.

Permits (including refusals)	2022	2023	2024	2025
Received	542	408	495	436
New/Amended permit	471	294	466	326
No permit issued	114	33	82	90

VicSmart applications

VicSmart provides a fast-track permit process. Such applications must be decided within 10 days. Below is a list of the number of VicSmart applications received between 2022 and 2025. These are in inclusive of the number of applications in Table 1.

Table 2: PPARS VicSmart applications

VicSmart applications	2022	2023	2024	2025
Received	88	36	80	76

Council decisions

Table 3 provides the number of planning applications that were considered by Council rather than by officers under delegated authority.

Table 3: Council decisions

Council decisions	2022	2023	2024	2025
Number	32	18	12	13

Source: Data extracted from Council agendas 2022-2025

Findings

It can be seen from Table 1 that since 2022, when more than 540 applications were received, the number of applications has been relatively stable. The decline of the number of applications since 2022 may reflect the general downturn in property development, due to higher construction costs and higher interest rates. It is noted the decline in the number of applications since 2022 has been a general trend in Victoria.

There appears to be relatively good take up of the VicSmart application process. Council's website provides information about the VicSmart fast-tracking process.

It can be seen from Table 3 that since 2022, there has been an increase in the number of delegated decisions. This is due to the change in delegations that occurred in 2022. The current Instrument of Delegation (July 2025) requires matters to be referred to Council when requested by a councillor; when there are 15 or more objections; and when cost of works exceeds $5m.

6.1.2 Type of applications and timeframes

Findings

Data available on PPARS shows that over the last four years the category of applications generating the highest activity have been single dwellings (309); subdivision of land (303); one or more buildings (239); other vegetation removal (197); other (155); extension to dwellings (123); alterations to buildings (88); and native vegetation removal (72).

The number of multi-dwellings applications over the four years has been 115 (40, 30, 23 and 22).

6.1.3 Comparison with other comparable councils

Findings

Table 4 sets out data against four different indicators for Bass Coast against other comparable councils.

Table 4: Comparison of service performance against comparable councils

Measure description	Council	2022	2023	2024	2025
Time taken to decide planning applications (standard applications)	Bass Coast	153 days	179 days	163 days	174 days
	Surf Coast	141 days	137 days	140 days	139 days
	South Gippsland	152 days	223 days	188 days	170 days
	Cardinia	162 days	223 days	188 days	176 days
Standard planning applications decided within required time frames	Bass Coast	71%	67%	69%	70%
	Surf Coast	69%	68%	69%	66%
	South Gippsland	29%	15%	44%	48%
	Cardinia	29%	15%	45%	48%

Source: Planning Permit Activity in Victoria https://public.tableau.com/app/profile/planning.victoria/viz/PlanningPermitActivityReport/Activityoutcomes (downloaded 7 April 2026)

Table 5 sets out data on the cost of the statutory planning service per planning application

Table 5: Cost per planning application

Measure description	Council	2022	2023	2024	2025
Cost of statutory planning service per planning application	Bass Coast	$2.6k	$3.6k	$3.8k	$3.5k
	Surf Coast	$2.8k	$3.4k	$3.4k	$3.9k

Measure description	Council	2022	2023	2024	2025
	South Gippsland	$1.8k	$2.0k	$3.8k	$3.6k
	Cardinia	$1.8k	$3.2k	$3.8k	$3.7k

Source: Know Your Council https://www.vic.gov.au/know-your-council

Findings

According to the PPARs data, Council has exceeded the average 60 days statutory time frame for making decisions on standard applications over the four year period 2022-2025. However, the time taken to decide applications within the statutory time period has remained steady.

The three other comparable councils in Table 4 have also exceeded the average 60 days statutory time frame in each year, though it is noted that both South Gippsland and Cardinia time to decide applications within the statutory time period is much lower.

The main challenge for Bass Coast and the other rural and regional councils is resourcing of the statutory planning function. Rural and regional councils face a significant challenge attracting and retaining qualified and experienced planners.

Even if Council could attract additional planners, funding needs to be found from Council's budget to pay the planners a competitive salary.

6.1.4 Decision making

By Council

As noted below, since 2022 very few applications have been decided by Council. Whilst the 2018 review sought to achieve a 3% benchmark of Council decisions, the current rate of 6% is similar to other rural councils.

Table 5: Decision outcome data from 2022 to 2025

No.	Final Outcome	Percentage
1146	Permit issued by Delegate	93.85%
75	Permit decided by Council	6.14%
1221		**100%**

Source: Analysis based on Council supplied data

By VCAT

Approximately 60 cases were considered by the VCAT in the four years between 2022 and 2025. Appeals against refusals, conditions and failure to make a decision accounted for just over half of the cases. There were 22 appeals lodged by third party objectors.

Other cases involved cancellation of permits and declarations under section 149 of the PE Act.

VCAT seeks a mediated outcome of nearly all cases through the compulsory conference process. Many Bass Coast cases were resolved through mediation.

Some of the more significant cases are summarised as follows:

Schellekens v Bass Coast SC [2025] VCAT 871 – the Tribunal upheld Council's refusal to construct a single dwelling in the Farming Zone (FZ) because it found the benefit is one of convenience to the owners and not one that would have a meaningful impact on the farming enterprise on the land.

Fellows v Bass Coast SC [2025] VCAT 43 – the Tribunal upheld Council's refusal to construct a dwelling in the Land Subject To Inundation Overlay (LSIO) because a high proportion of that land area will be subject to inundation under 2100 projected sea level rise and storm surge levels due to the effect of climate change and no adaptation responses for Silverleaves which would indicate future protection of this settlement from sea level rise and storm surges or provide support to residents by way of warning systems for early evacuation.

Doyle v Bass Coast SC [2024] VCAT 895 – the Tribunal upheld Council's refusal to construct a dwelling in the LSIO because there is no policy imperative to support the development of a dwelling on the subject land that outweighs consideration of the risks arising from inundation events.

Maraone v Bass Coast SC [2024] VCAT 803 – the Tribunal set aside Council's refusal to construct a permit in the FZ because it was persuaded that a dwelling will support the current and expanded agricultural use of the land.

Hosking v Bass Coast SC [2023] VCAT 523 – the Tribunal set aside Council's NOD for a place of assembly (museum) and restaurant (cafe) and removal of native vegetation in the FZ because it considered the proposal is a tourism offering that does not have a direct connection with agricultural values and would result a significant and unacceptable landscape change. A permit for this proposal was subsequently issued by the Minister under the State Government's Development Facilitation Program.

Shetland Heights West Pty Ltd v Bass Coast SC [2024] VCAT 1 – the Tribunal affirmed Council's refusal to construct a dwelling in the FZ and the Significant Landscape Overlay (SLO) because the nexus between the use of the review site for a dwelling and how this would support and enhance the intended agricultural activities is not strong and the dwelling's proposed siting on a visually sensitive part of the site.

Goumas v Bass Coast SC [2022] VCAT 1134 – the Tribunal affirmed Council's refusal to construct a dwelling in the FZ and SLO2 because it considered the land is already farmed and appears to be undertaken successfully and that the opportunity to improve the level of production is marginal given the existing productivity of the land. Further, the Tribunal held the way in which the design of the dwelling has been sited and laid out close to and with its main attention towards the coast (with exceptional views that create high amenity outcomes), appears to as a permanent change in land use with the dominance of agricultural production becoming subservient to the dwelling use, contrary to policy.

Krastoy Pty Ltd v Bass Coast SC [2022] VCAT 511 – the Tribunal upheld Council's refusal for a 149 lot residential subdivision because of the failure of the applicant to resolve stormwater issues.

KJR Investments Pty Ltd v Bass Coast SC [2022] VCAT 191 – the Tribunal upheld Council's refusal for a camping and caravan park in the FZ and SLO and Environmental Significance Overlay (ESO) because it considered the proposal is a land use and development intrusion into the non-urban break for this area of Phillip Island and because the presence of the camping and caravan park in the foreground of a view towards Western Port will diminish this experience irrespective of proposed mounding and landscaping.

By Planning Panels

Significant Panel reports include:

Amendment C162basc – the Panel supported the proposal to rezone 23.62 hectares in Bass Road, Bass from the FZ to the Low Density Residential Zone (LDRZ). The Panel found the rezoning is strategically justified and is located within the Bass settlement strategy and the land is generally free from environmental and locational constraints, apart from flooding which is caused by poor drainage on the land and its broader surrounds, known as the Bass Flats. This proponent-led amendment was

originally made under section 96A as a combined permit application for subdivision. It was later revised to be an amendment only as delegates and the proponent were unable to agree on cultural heritage requirements. No permit has yet been issued for the site following rezoning.

There have been a number of planning scheme amendments that have been approved over the past four years. Many of these amendments have been approved by the Minister for Planning under section 20(4), including:

- C164basc which facilitates the Isle of Wight development, a regionally significant tourism and accommodation destination at 9-11 The Esplanade and 2-8 Bass Avenue, Cowes, by applying a Specific Controls Overlay (SCO) to the land.
- C152basc which implements the Wonthaggi North East Precinct Structure Plan (PSP), Development Contributions Plan (DCP) and Native Vegetation Precinct Plan (NVPP) by incorporating these documents into the Bass Coast Planning Scheme, rezoning areas within the precinct to the Urban Growth Zone (UGZ), General Residential Zone (GRZ) and Industrial 3 Zone (IN3Z), and making associated changes to the scheme.
- C176basc – Heritage Corrections. This amendment rectifies various technical errors within the planning scheme, specifically regarding the Heritage Overlay (HO). It does so by implementing the recommendations provided within the Bass Coast Shire Heritage Audit Report 2025

In addition, The Distinctive Area and Landscape (the DAL) Standing Advisory Committee considered the Statement of Planning Policy for Bass Coast in 2023, with the report being released by the Minister in October 2025.

The Bass Coast Statement of Planning Policy seeks to build on the significant landscape assets and ensure the long-term protection of what makes Bass Coast so special, particularly its distinctive areas and landscapes, including its coastlines and its hills.

The Committee recommended that the Bass Coast Statement of Planning Policy be supported subject to a number of changes.

The Bass Coast Statement of Planning Policy (SPP) has been endorsed by Responsible Public Entity/Entities, including Bass Coast Shire Council and Ministers responsible for those entities as required under section 46AX of the PE Act.

On 14 October 2025, a notice of the Governor in Council's approval of the Bass Coast SPP was published in the Victoria Government Gazette.

The Bass Coast SPP is immediately operational following the publication of the notice of approval in the Victoria Government Gazette, and forms part of the VPPs. A planning scheme amendment to give effect to the SPP into the BCPS will be prepared in due course.

6.2 Findings

Perhaps the most common types of appeals involved dwellings in the FZ and major commercial/tourism development outside township boundaries.

Many of the Council refusals of these types of applications were upheld by VCAT. It is noted the decisions are also based on the consideration of State planning policies, not just local planning policies.

None of the VCAT decisions over the past four years have raised specific issues about Council's MPS or local policies.

The most significant hearing in terms of implications on the BCPS conducted by Planning Panels Victoria over the past four years was the standing advisory committee hearing on The Distinctive Area and Landscape Statement of Planning Policy for Bass Coast. DTP is leading a number of consequential amendments to implement the standing committee's recommendations.

7. Stakeholder engagement

This section contains an overview and analysis of the stakeholder engagement that has informed the planning scheme review. It includes responses from external referral authorities and internal referrals, responses from regular applicants and a workshop with Council's Planning team.

The intention of this part of the review is to provide context from those who most use the planning scheme. The findings of this engagement help to refine the key issues that Council needs to address and prioritise the scope of further strategic work that should be undertaken during the next four years.

7.1 Planners' feedback

The *Good Practice Guide to Planning Scheme Reviews* (October 2023) prepared by the DTP suggests that a planners' survey be undertaken to identify key issues associated with the planning scheme. Following discussions with Council's project team representatives, it was agreed that a hybrid in person and on-line workshop be held as it would be more useful forum to discuss issues pertaining to the review.

7.2 Planners' workshop

The Planners' Workshop was held on 25 May, 2026. Attendees included strategic, growth area and statutory planners, as well as the Coordinator Building Administration who is a licensed surveyor.

The workshop's agenda included the following:

- Review methodology as per the DTP guidelines
- Strategic issues
    - 2022 review recommendations
    - Strategic reports adopted by Council since 2022
    - Clause 72.08 Background documents – status update
- Preliminary findings
    - Performance of planning scheme
    - VCAT decisions
    - Panel/advisory committee reports
    - Responses from referral authorities and internal referrals
    - Consultants' comments
- Statutory Operation Issues
    - Opportunities for streamlining
    - Advocacy
    - Resources
- Other issues

The outcomes of the workshop have greatly assisted in identifying the key issues with the BCPS and preparing the recommendations.

7.3 Councillors

Councillors were briefed on 24 June 2026 on the findings of the review. Council officers have advised their intention to undertake further consultation on the Future Work Program as part of Stage 5 of the Planning Scheme Review process which is beyond the scope of this report.

7.4 Referral and notice agencies

All agencies and authorities listed in Clauses 66.04 and 66.06 were invited to comment upon current arrangements for the referral of permit applications under local provisions. Agencies and authorities were also invited to comment upon any other aspects of the operation of the planning scheme as relevant to their area(s) of responsibility.

Agriculture Victoria

Agriculture Victoria notes that there are no relevant referrals listed under the schedules to Clauses 66.04 and 66.06.

Nonetheless, it provided comments on a submission it made to the Parliamentary inquiry Securing the Victorian food supply and to its participation in current DTP reforms. Agriculture Victoria's comments seek to strengthen State policy on the protection of agricultural land. These included comments on the coexistence of energy facilities with agricultural activity, without reducing the agricultural productivity of the land.

Department of Energy, Environment & Climate Action (DEECA)

DEECA provided comments on two overlays schedules: ESO1 and VPO1.

In relation to ESO1, it suggested that the objectives could be expanded to better align with the best-practice lighting design principles outlined in the National Guidelines, and to introduce decision guidelines requiring proper consideration of artificial lighting impacts.

In relation to VPO1, it suggested that the schedule could incorporate contemporary mapping of known areas of significant vegetation (including those of local significance or of a bioregional conservation status of endangered) and areas that are known to contain, or provide suitable habitat, for Strzelecki Gum to enhance the desired vegetation objectives to be achieved within the Bass Coast municipal area and Clause 12.01 (Protection of biodiversity).

It further suggested that should Council choose to introduce planning controls to manage impacts on individuals, colonies or the habitat requirements of the Giant Gippsland Earthworm, that DEECA does not seek a recommending or determining referral role under the provision. However, DEECA can provide previously funded spatial mapping of known and modelled habitat to support definition of the species' habitat extent within the Bass Coast municipality, and further input into the development and refinement of any proposed controls, including background documents to be adopted.

DEECA suggests that the referral authority and person to be notified identified in schedules to Clauses 66.04 and 66.06 of the Bass Coast Planning Scheme be amended to refer to the Secretary to the Department of Energy, Environment and Climate Action.

Parks Victoria

Parks Victoria noted that the coastal reserves from south of San Remo to west of Inverloch are now included in the Yallock-Bulluk Marine and Coastal Park (MCP) which was gazetted in 2021.

As such, references to other coastal reserves should be amended to Yallock-Bulluk MCP, including:

- Cl 02.03-1 - Strategic Direction – Settlement
- Kilcunda - Bunurong MCP to Yallock-Bulluk MCP
- Harmers Haven - Harmers Haven FFFR & Bunurong MP to Yallock-Bulluk MCP

Also, Tenby Point – should be changed from 'Western Point' to 'Western Port.'

Victorian Infrastructure Delivery Authority (VIDA) – Health

Victorian Infrastructure Delivery Authority – Health stated that the Design and Development Overlay (DDO) Schedules 5, 6, 7 and 8 relate to the Emergency Medical Service flight path areas at Cowes and Wonthaggi respectively. The referral provisions at Clause 66.04 refer to the Determining referral authority for these provisions as the Secretary to the Department of Health and Human Services.

It was advised that VIDA Health are currently undertaking a series of Group of Council (GC) amendments to update these provisions to ensure consistency for landing sites across the State. This effectively removes the relevant DDOs and replaces them with a Specific Control Overlay (SCO) and site-specific incorporated document. The Bass Coast planning scheme is earmarked for the third and final tranche of these GC amendments which is targeted to commence consultation in the in Q3 2026.

The amendment will also seek to update the referral authority. The Department of Health and Human Services ceased to exist on 1 February 2021, separating into the Department of Families, Fairness and Housing (DFFH) and the Department of Health. The referral authority should therefore be Department of Health.

It was suggested that the update to the referral authority be captured in the review, however it is likely that VIDA Health will be seeking a PSA to update the provisions including the referral authority before the Shire proceeds with its own PSA to update local policy provisions to reflect the findings of the review. You may therefore choose to note our pending PSA as part of your review instead.

West Gippsland CMA

West Gippsland CMA made comments on the following local provisions:

Schedule 1 to Clause 44.04 LSIO

The schedule currently contains a 'Decision Guidelines' subheading under Section 4.0 Application Requirements. However, the text under this subheading specifies when referral of a permit to the relevant floodplain manager is not required and does not contain decision guidelines. WGCMA suggests this be amended for clarity.

Schedule 8 and 25 to Clause 43.04 Development Plan Overlay

These schedules contain requirements to address how waterways will be protected. Consider strengthening these by also requiring information on how they will be revegetated and by specifying the minimum corridor width required to be protected (50 metres wide along each side of a waterway as per clauses 12.03-1S and 14.02-1S).

Schedule 9 Clause 43.04 Development Plan Overlay

The third last dot point of the schedule specifies the following requirement:

Prior to works being undertaken on designated waterways within the vicinity of the above property, a Works on Waterways application for a permit be completed and sent to the Authority for assessment.

Works on waterways require a permit under the *Water Act* 1989. In this area, these permits are assessed and issued by the WGCMA. This requirement should be amended to reflect this.

Other authorities

Replies were received from the APA and the EPA but both agencies had no comment.

No responses were received from:

- Comdain Infrastructure / Multinet Gas
- AusNet Electricity Services Pty Ltd
- Multinet Gas (part of the Jemena group)
- CFA
- WorkSafe
- Head, Transport for Victoria
- Melbourne Water
- South East Water
- South Gippsland Region Water Corporation
- Southern Rural Water
- Westernport Water

7.5 Registered Aboriginal Parties

The *Victorian Aboriginal Heritage Act 2006* recognises Traditional Owners as the primary guardians, keepers and knowledge holders of Aboriginal cultural heritage. At a local level, Registered Aboriginal Parties are the voice of Aboriginal people in the management and protection of Aboriginal cultural heritage in Victoria.

Council engages with the Bunurong Land Council Aboriginal Corporation (BLCAC) in accordance with the Bass Coast First Nations Framework. Council will engage with the BLCAC as their capacity allows on relevant projects.

7.6 Internal referrals

Feedback from Council staff who provide advice on applications for planning permits was sought. Responses were received from subdivision engineering, planning arborist, infrastructure services and recreation.

7.7 Applicants

Council provided a list of five applicants who frequently lodge applications with Council.

Emails were sent to five frequent applicants with a request to make time available to respond to four questions (included in the email). The questions were:

- Do you believe the Bass Coast Planning Scheme strategic directions are being effectively achieved?
- Are there any strategic gaps that are impacting upon the achievement of the scheme's strategic directions?

- Are there any local policies or local controls that are causing any concern because of lack of clarity or open to interpretation?
- Are there any other issues you wish to raise?

Four responses were received from planning consultants, with one of the consultants also practising as an arborist.

Many of the applicants raised a broader concern that the BCPS contains too many environmental controls and fails to strike a balance between need for development and environmental protection. There were also some criticisms of the statutory planning departments, with concerns raised about lack of resources, poor communication and mistakes on permits.

With respect to the performance of the BCPS,the following issues were raised:

- The policy matrix on vegetation protection is proving increasingly challenging to navigate and achieve infill development within the existing township boundaries to fulfil the housing targets.
- A number of structure plans/strategic framework plans are well out of date and out of keeping with current and future needs.
- There are a number of plans/guides listed that are not incorporated documents or listed background documents, or many of the ones that are listed are very out of date or not available online.
- Battle-axe lots are discouraged under cl 15.01-3L, however many battle-axe subdivisions have been approved (noting that 1,000 sqm lots in Wonthaggi are suitable for such subdivisions).
- Web page could be enhanced.
- Duplication between Local law on tree protection and vegetation protection controls in planning schemes.
- Local law should not override exemptions for tree removal in planning scheme (e.g. BMO).
- Local law does not contain decision guidelines on tree removal – it is too arbitrary.
- DDO9 (Residential Areas near the Coast) poorly worded, site coverage and building envelope requirements not consistent.
- San Remo Structure Plan – third structure plan has been prepared, but Council has not progressed with recommendations of previous structure plans.
- No strategic alignment between San Remo structure plan and capital works program.

7.8 Summary of issues raised through engagement

There was a wide range of issues raised through the engagement process. Notwithstanding, common themes to emerge included the following:

External referral authorities/government departments/agencies

- Agricultural Victoria commented on State planning policy, not local planning policy.
- DEECA's suggested changes to ESO1 to address artificial lighting impacts on fauna requires more detailed discussion with DEECA and may require strategic justification before the BCPS could be amended.

- DEECA's suggested changes to VPO1 to undertake contemporary mapping of known areas of significant vegetation would require funding and preparation of a project brief, and therefore be subject to a future separate amendment.
- Parks Victoria's request that the coastal reserves from south of San Remo to west of Inverloch be referred to Yallock-Bulluk Marine and Coastal Park is supported. Changes have been made to Clause 02.01 (MPS - Context) Clause 02.03-1 (MPS - Settlement), Clause 02.03-2 (MPS – Environmental and landscape values), Clause 12.05-2L-02 (PPF – Landscape Settlement Areas), Clause 17.04-1R (PPF – Tourism – Gippsland), Clause 36.03 (Public Conservation and Resource Zone Schedule), Clause 42.01-1 (ESO1) and Clause 42.01-3 (ESO3).
- Parks Victoria's request to replace to Western Point with Western Port is supported as it is an obvious error. Clause 02.03-1 (Settlement – Temby) has been corrected.
- VIDA's proposed changes to the BSC to protect flight paths at Cowes and Wonthaggi are noted, and do not require any changes to the BCSP as part of this review.
- As requested by West Gippsland CMA, the decision guidelines in the LSIO have been relocated from Application Requirements to Decision Guidelines (section 5.0) (See Appendix One).
- West Gippsland CMA's suggestions to amended schedules 8 and 25 to the DPO to require information on how waterways will be revegetated and by specifying the minimum corridor width required to be protected (50 metres wide along each side of a waterway as per clauses 12.03-1S and 14.02-1S) may require strategic justification before the BCPS could be amended to address these issues.
- West Gippsland CMA's suggestion that the third last bullet point in schedule 9 to the DPO to make it clear that works on waterways require a permit under the *Water Act 1989* is supported.

Internal referrals

- There were no major issues raised about the internal referral processes, however it was acknowledged at the Planner's Workshop that the success of the processes is largely dependent on the commitment of individual officers to provide timely and helpful advice.

ApplicantsThe broader concerns raised by applicants on the restrictive nature of the BCPS and the concerns with statutory planning have been referred to Council's planning leadership team.

- Perhaps the issue of most concern of consultants acting for applicants is the local law on the protection of trees. As acknowledged by Council's planners, vegetation protections across townships may be more appropriate through the application of various vegetation protection controls, such as the SLO, VPO, and ESO.
- Council officers agree that DDO9 should be reviewed to provide clearer guidance in the assessment of planning applications.
- Concerns about lack of implementation of the San Remo structure plan are subject to Council resources, and aligning the structure plan's recommendations on public works is a matter that can be subject to discussions between relevant Council departments and the Executive team.
- Council is aware that some structure plans and some overlays are outdated, which are to be addressed in the future work program.

8. New strategic work

New strategic work that has been adopted by Council and prepared for the Council was reviewed to identify whether any policy should be incorporated into the planning scheme.

The intention of this part of the review process is to incorporate policy that may have been developed by another part of Council and that is unlikely to be incorporated into the planning scheme through a stand-alone amendment.

The scope of this does not include significant strategic land use planning projects such as urban growth strategies or rural residential strategies, which should go through a separate dedicated planning scheme amendment process.

Regional documents are also reviewed, to identify if there are any Council specific proposals that should be reflected in the planning scheme.

8.1 Council projects and strategies

Council provided the planning-related strategies that have been developed over the past four years. Each of these strategies are adopted positions of Council and have been through a consultation process. There is strategic justification for the policies outlined in these documents that have a planning relevance to be included in the planning scheme.

Each strategy was reviewed by Transect Planning. It was found that policy outlined in some documents should be bought across to the BCPS as they relate to matters that applicants and decision makers should be considering in order to achieve the objectives set out in those strategies.

8.1.1 Strategies reviewed

The strategies below have a direct planning implication that justifies their inclusion into the BCPS, either through changes to the MPS or local policies in the PPF:

- Council Plan 2025-2029 and Community Vision 2045
- Economic Development Framework 2030
- Connected Bass Coast Integrated Transport Strategy 2025-2045

Other strategies reviewed by Transect Planning that may have some planning reference but do not direct implications on the BCPS include:

- Open Space and Pathway Asset Management Plan 2024
- Environmentally Sustainable Design Policy 2025
- A Circular Economy Framework for Bass Coast 2025-2035

Completed planning related planning strategies that have direct implications on the BCPS but are subject to separate planning scheme amendments include:

- Housing Strategy
- Affordable Housing Strategy
- Neighbourhood Character Strategy
- Industrial Land Use Strategy
- Urban Forest Strategy

Council Plan 2025-2029

The *Local Government Act 2020* requires that Council prepare and adopt a Council Plan. The Council Plan outlines how the Community Vision will be delivered through the Council Plan, the Annual Budget and other key Council plans and strategies.

Across 2024-2025, Council undertook the 'Towards a Better Bass Coast' project to inform the development of Council's new key strategic documents for 2025-2029 and beyond. As part of this project, Council completed extensive community engagement to inform the strategic direction and development of the Council Plan 2025–2029.

Recommendation

Amend the vision at Clause (02.02) to reflect the updated vision for the Council, to:

From its flowing hills to its coastal woodlands and wild unspoiled coastlines, the Bass Coast is a source of celebration for all who live in and visit the region.

Our townships are vibrant, rich with culture and full of life, each with its own distinct character. Drawing on our creativity, innovation and resilience we've created a thriving and diverse economy that supports sustainable agriculture and industry.

We live proudly on Bunurong Country, and build on learnings from our First Peoples and their knowledge. We coexist in harmony with our environment, and are prepared for future challenges and changes.

We are the people of the Bass Coast. Experience our cultures and history, and contribute to our story.

This is supported by four strategic objectives:

- ***Naturally beautiful** - Together we build resilience and protect and enhance our natural environment.*
- ***Thriving Places** - Facilities and infrastructure meet current and future needs. Growth is sustainable and well planned. Our economy, agriculture, tourism and industries are resilient. Unique character is preserved.*
- ***Vibrant Communities** - Communities are healthy, inclusive, safe and socially connected. Communities celebrate opportunity, recreation, diversity, heritage and reconciliation.*

Economic Development Framework 2030

The Economic Development Framework has been developed to outline Council's plan to increase opportunities for business activity and investment, facilitate participation in employment and education, build the competitiveness, diversity and resilience of our economy, and support the ongoing economic wellbeing of the community.

Recommendations

Create new local policy in Commercial centres – Bass Coast (17.02.1L) and add the following strategies:

- *Develop and implement place- based revitalisation strategies to unlock investment, facilitate economic growth and create great places for the community.*
- *Facilitate the activation of outdoor trading in urban areas*

Connected Bass Coast Integrated Transport Strategy 2025-2045

This strategy is designed to provide a better set of transport choices for residents and visitors. Extensive data analysis and stakeholder engagement conducted as part of the development of revealed a set of common challenges for the transport system.

The BCPS currently contains broad strategic directions in Clause 02.03-8 (Transport) in the MPS and a number of strategies in Clause 18.01-3L (Sustainable personal transport) of the PPF.

Recommendations

Delete the following strategic direction in Clause 02.03-8:

- *Support the provision of a variety of tracks for pedestrians and cyclists that offers recreational opportunities as well as direct paths of travel between and within towns.*

Relocate the following strategy from Clause 02.03-8 to Clause 18.02-4L:

- *Support the provision of car parking facilities close to tourist attractions, recreation destinations, the coastline and activity centres that meet the needs of users.*

Add the following strategic directions to Clause 02.03-8:

- *Develop a comprehensive and walking cycling network within and between townships, forming an extensive shared path network.*
- *Encourage less traffic in the centre of townships.*
- *Apply the mode hierarchy in road space allocation decisions in conjunction with the Movement and Place Framework, to create safer, more sustainable transport outcomes and people-focused destinations and tourist locations.*

Create a new local policy Cycling – Bass Coast (18.02.2L) and insert the following strategy:

- *Install high quality cycling infrastructure in new developments before people move in, that connects to the existing cycling network.*

Relocate the following strategy from Clause 02.03-8 to Clause 18.02-4L (Car parking)

- *Support the provision of car parking facilities close to tourist attractions, recreation destinations, the coastline and activity centres that meet the needs of users*.

8.2 Current and future strategic planning scheme amendments

As noted above, Council is currently working on a number of strategic planning scheme amendments as well as a number of strategic projects that will be subject to future amendments. Current amendments include:

- Amendment C175basc – Housing Strategy, Affordable Housing Strategy, Neighbourhood Character Strategy, Urban Forest Strategy and Residential Development Framework, which is currently being reviewed to ensure compliance with PPN90 *Planning for Housing* and PPN91 *Using the residential zones* and HCAP.
- Amendment C177basc – Industrial Land Use Strategy, including industrial land use and development guidelines.
- Amendment C178basc – Wonthaggi North East EAO Removal following preparation of Preliminary Risk Screen Assessments.
- Amendment C179basc – Phillip Island Sporting Precinct to rezone land in Cowes to the Public Park and Recreation Zone.
- Amendment C181basc – Request for an interim ESO over the Western Port Woodlands Investigation area as shown in the 2025 Bass Coast Statement of Planning Policy.

Future amendments will be prepared for:

- Implementation of Bass Coast Statement of Planning Policy – note, this amendment is being led by DTP
- Wonthaggi Structure Plan review
- San Remo Structure Plan and Urban Design Framework
- Environmental protection of the Western Port Woodlands

9. Key issues and opportunities

From the above analysis, the following key issues have emerged for further consideration by Council:

9.1 Policy issues

Council has made significant progress on completing a number of significant strategic planning projects since the last planning scheme review in 2023, notably the Housing and Neighbourhood Character Strategy, the Affordable Housing Strategy, the Urban Forest Strategy, Residential Canopy Improvement Strategy and Residential Development Framework and the Industrial Land Use Strategy.

Work has also commenced on the Environmental Values Mapping Project, which will be important in reviewing environmental values relating to landscapes and vegetation in rural areas.

These projects have been achieved whilst Council's planners have been extensively involved in state government led projects, particularly the DALSPP and the Wonthaggi North East PSP and DCP.

Over the next four years it is considered the focus should be on the implementation of a number of important projects, including:

- Working with DTP on the Minister's Directions on Housing Targets using the HCAP tool;
- Working with DTP on implementing the Bass Coast Statement of Planning Policy through changes to the BCPS;
- Working with Melbourne Water and West Gippsland CMA on the updated flood modelling studies;
- Implementing the Housing and Neighbourhood Character Strategy and related strategies through a planning scheme amendment;
- Completing the Wonthaggi Structure Plan review; and
- Implementing the Industrial Land Use Strategy through a planning scheme amendment.

In addition, it is considered that Council should give high priority to reviewing the local law on Significant Trees and Protected Trees. From feedback received from applicants and discussions with Council's planners, there is some confusion in having two different regulatory systems operating on tree protection in the municipality.

Tree protection under the local law also does not allow integrated decision-making, which is a feature of the planning system.

Any review should be considered in the context of Clause 52.37, which is a state control introduced in September 2025 that requires a planning permit to remove, destroy or lop a canopy tree in specified circumstances on residential land.

Other strategic projects that should be given priority over the next four years are listed in the table in section 9.3 of this report.

9.2 Planning scheme issues

With the translation of the BCPS into the PPF, the review of zone and overlay schedules and the planning scheme amendment that implemented the recommendations of the 2023 planning scheme review, the BCPS ordinance largely complies with the MDFC and other relevant guidelines.

The ordinance has been further reviewed as part of this planning scheme review project and a number of changes are proposed. A summary of these changes is found in section 5 of this report and the proposed changes are found in Appendix One.

Council's planners have identified a number of issues with some provisions in overlay schedules. Some DPO schedules are considered redundant with the completion of development and some provisions, particularly in the ESO's, DDO's and SLO's schedules, are poorly worded and are open to interpretation, making decision-making more difficult.

Priority should be given to reviewing all overlay schedules given their important role in assessing applications for planning permits.

Council's planners have also developed a list of issues with other provisions in the BCPS that may require review, these are found in section 5.9 of this report.

9.3 Top priorities for CounciThrough the review process, Council has prepared a Future Strategic Work Program using a detailed methodology to identify a priority list of projects. This Program is found in Appendix Two.

The priority list of six tiers has been developed. In total, 32 projects have been identified.

Tier 1 High Importance Projects (Must be included) are:

- Wonthaggi Structure Plan Review
- San Remo Structure Plan
- Housing and Neighbourhood Character
- Environmental Values Mapping Study
- "Green Streets" IDM Updates
- Inverloch Structure Plan
- Environmental Values Mapping Implementation
- Rural Land Use Strategy
- Ongoing DALs Implementation
- Bass Coast Heritage Review Program Tranche 1: Heritage Refresh
- **Tier 2: Important Moderate Cost Projects (Should be included)**
- Chicory Kilns Heritage Review
- Industrial Precinct Design Controls
- Phillip Island Sporting Precinct
- Industrial Land Supply Rezoning
- Newhaven West Expansion Area
- Wonthaggi and Kilcunda Subsidence
- Flooding Implementation
- ESO Review
- DPO Review

- MPS Review

Tier 3: Important High Cost Projects (Include as budget allows)

- Open Space Strategy Implementation
- Grantville and Waterline Structure Plan
- Bass Coast Heritage Review Program Tranche 2 – Wonthaggi Priority Heritage Study
- Bass Coast Heritage Review Program Tranche 3 – San Remo Priority Heritage Study
- Bass Coast Heritage Review Program Tranche 4 - Cowes Priority Heritage Study

Tier 4: Minor Projects (Include as capacity allows)

- Wonthaggi Secondary College Master Plan Scheme Amendment
- Car Parking Strategy Implementation
- Restructure Plan Review
- Acid Suphate Soil Study
- Wastewater Infrastructure

Tier 5: High Cost Projects (Include as budget allows)

- Cultural Heritage Values Study
- Environmentally Sustainable and Biodiversity Sensitive Design Policy Development

Tier 6: Other Projects (Pursue in future years)

- Phillip Island South Coast Structure Plan
- Newhaven and Cape Woolamai Structure Plan Review
- Kilcunda and Dalyston Structure Plan
- Ventnor, Cowes and Wimbledon Heights Structure Plan Review
- Cape Paterson and Harmers Haven Structure Plan

Whilst the number of projects is very ambitious, and with a number subject to the allocation of a budget, Council has included all 32 projects as being within a four year time period (i.e 2027-2030). As such, Clause 74.02 lists the 32 projects.

Appendix One

Recommended marked-up changes to the Bass Coast Planning Scheme ordinance

See separate document

Appendix Two

Future Strategic Work Program

See separate document

Appendix Three

VC and GC Amendments

Amendment VC271 - supports the provision of energy-related infrastructure by facilitating the creation of new smaller lots for utility installations that transmit, distribute or store electricity in the Farming Zone and Rural Activity Zone.

Amendment VC248 - improves bushfire planning by updating terminology and measures, increasing and clarifying planning permit exemptions for dwellings and other buildings, and updating decision guidelines that apply to the Bushfire Management Overlay. The amendment also inserts decision guidelines for specified development within the bushfire prone area at clause 53.02 Bushfire Planning.

Amendment VC307 - The Victoria Planning Provisions and all planning schemes are amended to increase the estimated cost of development thresholds for classes of VicSmart application to account for increased building construction costs in Victoria since their introduction and to provide for future cost inflation. Increasing the thresholds enables more applicants to benefit from the time, cost savings and certainty of the VicSmart application process.

Amendment VC300 - changes the VPP and all planning schemes in Victoria by implementing the Mid-Rise Code to introduce new deemed to comply assessment provisions for four to six storey residential development in residential zones.

Amendment VC289 - introduces a planning permit requirement to remove, destroy or lop a canopy tree in residential areas at clause 52.37 (Canopy trees) into the VPP and all planning schemes.

Amendment VC283 - changes the VPP and all planning schemes in Victoria to implement Plan for Victoria (Department of Transport and Planning, 2025), update and introduce policy, remove reference to Plan Melbourne 2017-2050: Metropolitan Planning Strategy.

Amendment VC286 - changes the VPP and all planning schemes in Victoria by removing the requirement for a planning permit for licensed premises.

Amendment VC280 - introduces the Great Design Fast Track into the VPP and all planning schemes in Victoria. The Great Design Fast Track implements a new planning assessment pathway to facilitate the delivery of high-quality townhouse and apartment developments.

Amendment VC253 - introduces a new land use term and siting, design and amenity requirements for a small second dwelling into the VPP and all planning schemes to implement Victoria's Housing Statement.

Amendment VC267 - implements new residential development planning assessment provisions to boost housing construction to meet the housing needs of Victorians.

Amendment VC263 - makes changes to state policy relating to special water supply catchments and water quality, as well as improving references to the Catchment and Land Protection Act 1994 and updating references to policy documents.

Amendment VC261 - expands the operation of the existing Development Facilitation Program (DFP) planning provisions that fast-track the assessment of significant economic development by enabling an application for renewable energy facility, utility installation and associated subdivision to be assessed.

Amendment VC243 - makes changes the Victoria Planning Provisions (VPP) and all planning schemes to codify residential development standards, implement the Future Homes project across Victoria,

remove permit requirements for single dwellings on lots of 300 square metres or more and introduce VicSmart permits for single dwellings on lots less than 300 square metres.

Amendment VC034 - introduces a new clause 12 with consequential changes to other clauses in the State Planning Policy Framework, including clauses 14, 15, 17, 18 & 19.

Amendment VC221 - facilitates all-electric developments to support implementation of Victorias Climate Change Strategy 2021 (Strategy) and Gas Substitution Roadmap 2022 (Roadmap). GC267 – updates the Alpine, Ararat, Frankston, Moyne and Warrnambool planning schemes by amending the Bushfire Management Overlay (BMO) to ensure it remains relevant, accurate and commensurate with the bushfire hazard. Updated 1 April 2026.

Amendment VC277 - amends car parking requirements to align car parking rates with demand and reduce the number of car parks required in locations well-serviced by public transport.

Amendment GC269 – corrects obvious or technical errors and makes consequential changes to local schedules to align with VC286. Gazetted 24 February 2026.

Amendment GC112 - amends a number of rural planning schemes to recognise the Infrastructure Design Manual in the Municipal Strategic Statements, and introduces the Infrastructure Design Manual as a background document in the Schedule to clause 72.08 of the respective Planning Schemes.

The way in which the BCPS should respond at a local level to these changes to the VPPs and how they should be applied has been considered in this review.

Significant C Amendments

Amendment C176basc - rectifies various technical errors within the planning scheme, specifically regarding the Heritage Overlay (HO). It does so by implementing the recommendations provided within the Bass Coast Shire Heritage Audit Report 2025. The specific changes recommended in this report vary from by site and are considered administrative only as they do not change the context or intent of the Heritage Overlay.

Amendment C172basc - amends the Wonthaggi North East PSP and DCP to correct the description of infrastructure items and make minor clerical errors to ensure alignment with the recommendations of the VPA Projects Standing Advisory Committee (SAC) Final Report (August 2022) as introduced by Amendment C152basc.

Amendment C174basc - implements Section 56 of the Heritage Act 2017 to ensure that places in the Planning Scheme are consistently identified with places in the Victorian Heritage Register.

Amendment C170basc - amends Map No.61EAO to remove the Environmental Audit Overlay from eight (8) properties and one (1) parcel of common property on Regency Drive, Wentworth Road and Oates Road in the Wonthaggi North East precinct where a preliminary risk screen assessment (PRSA), completed pursuant to Part 8.3 of the *Environment Protection Act 2017*, shows it is unlikely there is contamination on site and that an environmental audit is not required.

Amendment C167basc - amends Map No.61EAO and Map No.64EAO to remove the Environmental Audit Overlay from land where a preliminary risk screen assessment (PRSA), completed pursuant to Part 8.3 of the *Environment Protection Act 2017*, shows it is unlikely there is contamination on site and that an environmental audit is not required.

Amendment C168 basc - amends Map No.57EAO, Map No.61EAO and Map No.64EAO to remove the Environmental Audit Overlay from land within Northern Views Estate, Summerfields Estate, Parklands Estate and Powlett Ridge Estate where a preliminary risk screen assessment (PRSA),

completed pursuant to Part 8.3 of the *Environment Protection Act 2017*, shows it is unlikely there is contamination on site and that an environmental audit is not required.

Amendment C164basc - facilitates the Isle of Wight development, a regionally significant tourism and accommodation destination at 9-11 The Esplanade and 2-8 Bass Avenue, Cowes by applying a Specific Controls Overlay to the land.

Amendment C152basc - Implements the Wonthaggi North East Precinct Structure Plan (PSP), Development Contributions Plan (DCP) and Native Vegetation Precinct Plan (NVPP) by incorporating these documents into the Bass Coast Planning Scheme, rezoning areas within the precinct to the Urban Growth Zone (UGZ), General Residential Zone (GRZ) and Industrial 3 Zone (IN3Z), and making associated changes to the scheme.

Amendment C140basc - implements the recommendations of the Bass Coast Rural Land Use Strategy (2013) and the Bass Coast Shire Review of Rhyll Wetland May 2015 by updating the Municipal Strategic Statement at Clause 21 and introducing four new local policies| rezoning land at Coronet Bay/Corinella The Gurdies and Inverloch/Cape Paterson| rezoning an area west of Rhyll Wetland and applying the Environmental Significance Overlay Schedule 1 to this land| and updating the Schedules to the Rural Activity Zone and Farming Zone and the Schedule to Clause 61.03.

Practice notes

PPN37 Rural Residential Development (February 2025)

PPN39 Using the Integrated Management Provisions of Clause 56 – Residential Subdivision (December 2022)

PPN40 Using the Residential Subdivision Provisions of Clause 56 – Residential Subdivision (October 2025)

PPN41 – Using the Site Management Provisions of Clause 56 – Residential Subdivision (December 2022)

PPN42 Applying the Rural Zones (June 2024)

PPN46 Strategic Assessment Guidelines (September 2025)

PPN54 Referral and Notice Provisions (August 2023)

PPN55 Planning in Open Drinking Water Catchments (June 2024)

PPN59 Mandatory Provisions in Planning Schemes (August 2023)

PPN86 Applying for a planning permit for a pig farm (December 2022)

PPN87 Preparing a planning permit application for animal production (December 2022)

PPN89 Extractive Industry and Resources (November 2023)

PPN90 Planning for Housing (January 2026)

PPN91 Using the Residential Zones (January 2026)

PPN92 Managing Buffers for Land Use Compatibility (February 2025)

PPN97 Strategic Planning for Waterways (December 2025)

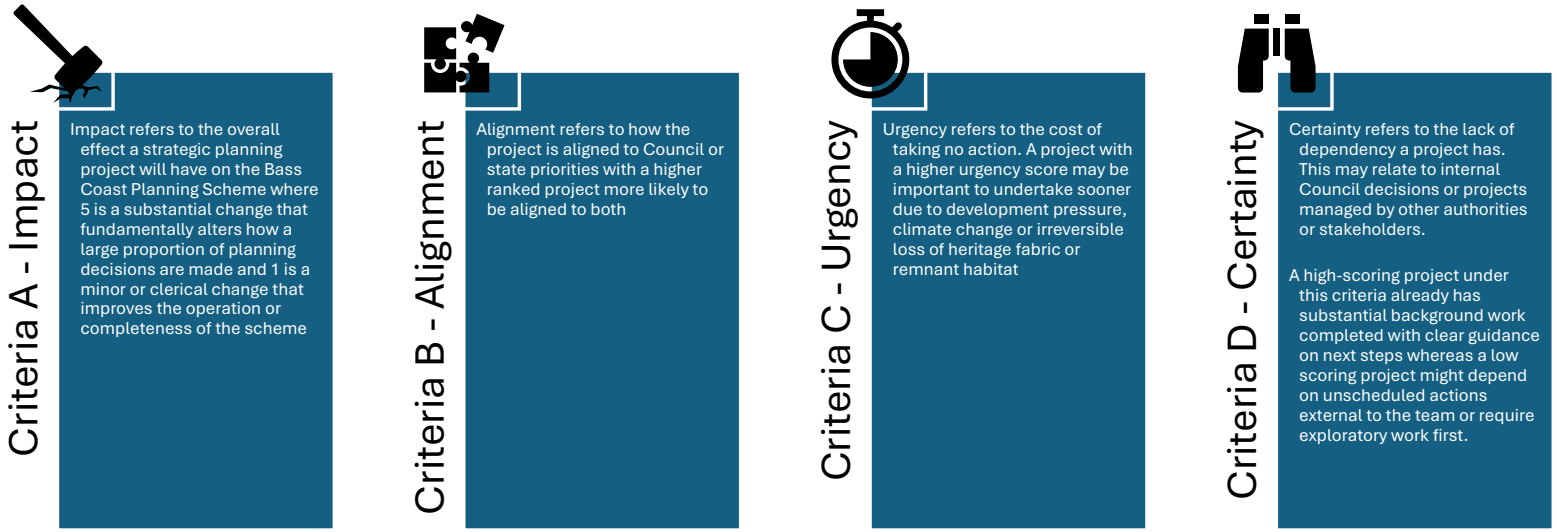
PPN99 Implementing a Strategic Settlement Boundary (March 2026)

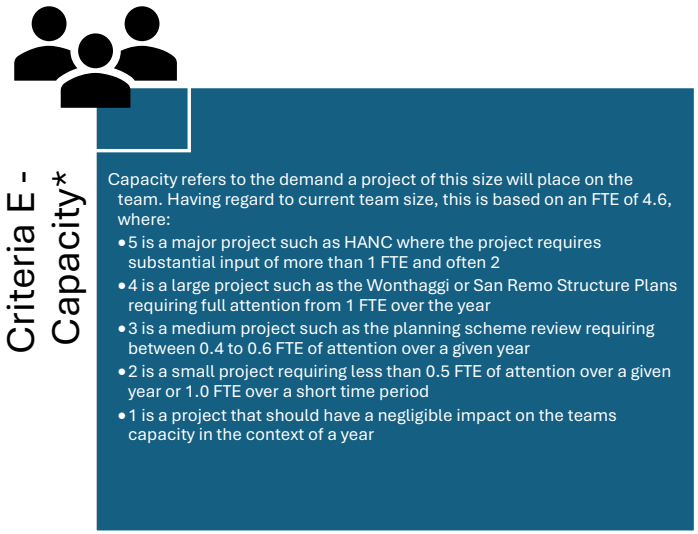
Appendix 2: Future Work Program

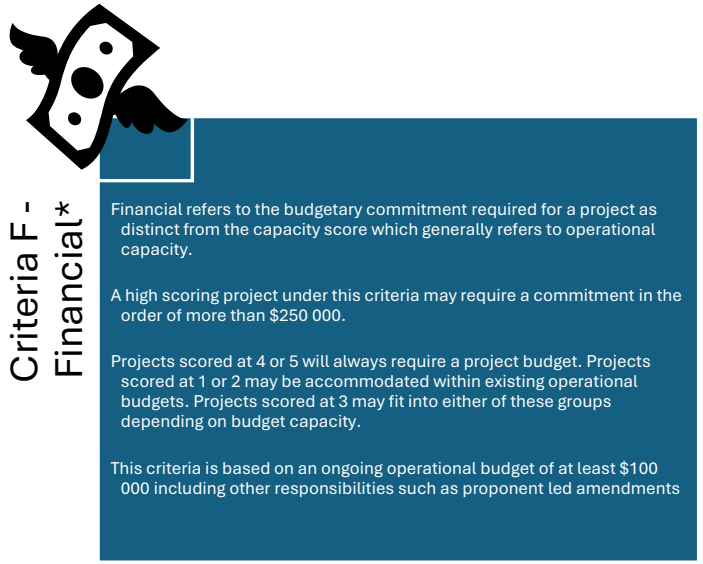
Part A: Methodology

In preparing the 2026 Planning Scheme Review, 38 future strategic planning projects to improve the operation of the Bass Coast Planning Scheme were identified. This is beyond the workload capacity and financial commitment of Council to deliver over the next four year. These projects are also not intended to encompass all work of the team and does not include general planning scheme administration responsibilities, process improvement or proponent-led proposals.

In considering the next steps following the Planning Scheme Review, the following criteria has been developed to prioritise projects in the Strategic Planning Future Work Program:

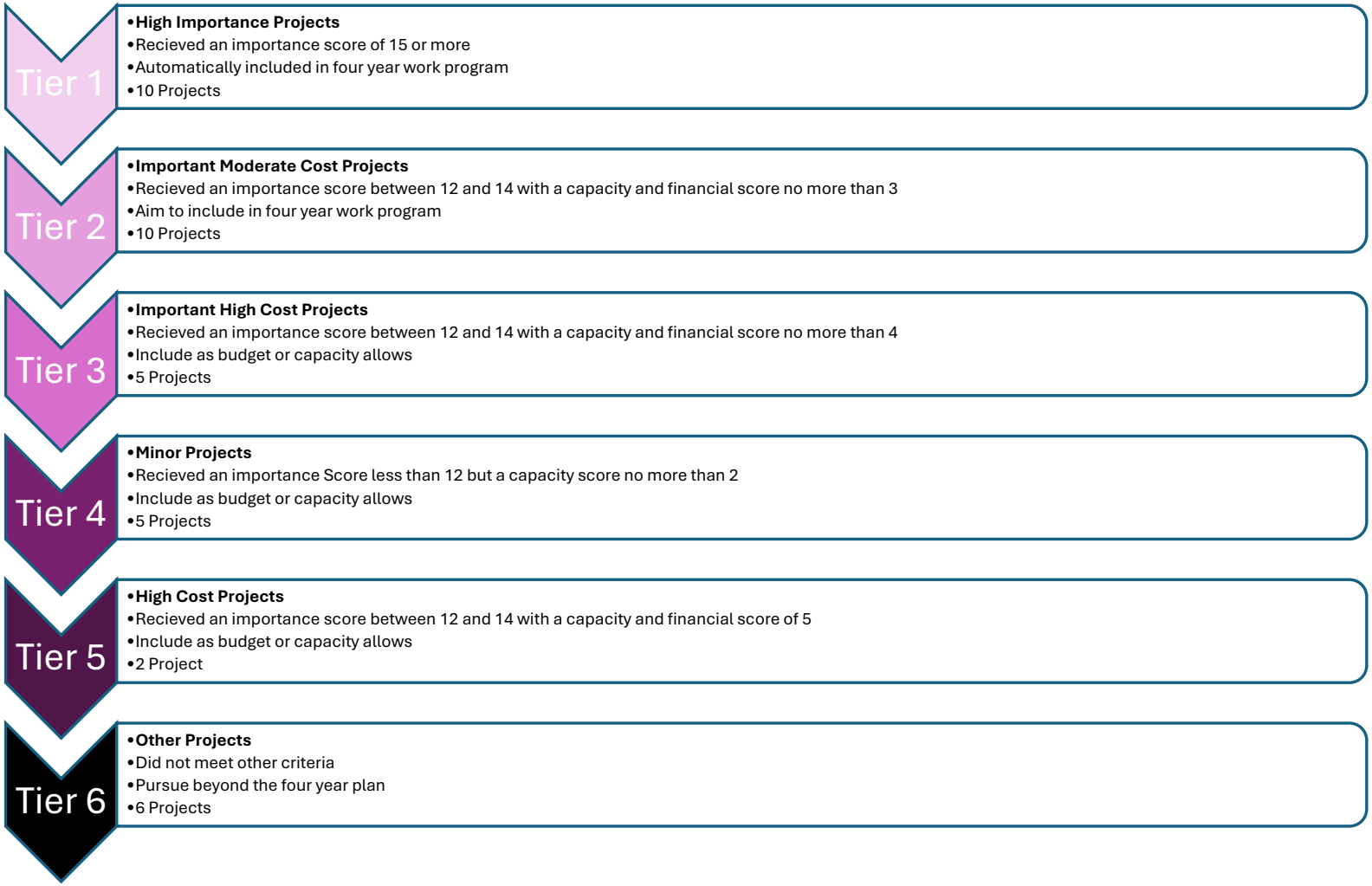






Criteria A to D are added together to get an "Importance" score while criteria E and F are kept separate to allow separate consideration against the team's expected budget and operational capacity.

Following the assessment, the project were sorted into six tiers:


Tier 1
•High Importance Projects
•Recieved an importance score of 15 or more
•Automatically included in four year work program
•10 Projects
Tier 2
•Important Moderate Cost Projects
•Recieved an importance score between 12 and 14 with a capacity and financial score no more than 3
•Aim to include in four year work program
•10 Projects
Tier 3
•Important High Cost Projects
•Recieved an importance score between 12 and 14 with a capacity and financial score no more than 4
•Include as budget or capacity allows
•5 Projects
Tier 4
•Minor Projects
•Recieved an importance Score less than 12 but a capacity score no more than 2
•Include as budget or capacity allows
•5 Projects
Tier 5
•High Cost Projects
•Recieved an importance score between 12 and 14 with a capacity and financial score of 5
•Include as budget or capacity allows
•2 Project
Tier 6
•Other Projects
•Did not meet other criteria
•Pursue beyond the four year plan
•6 Projects

Full list of projects below:

Project Name	A Impact	B Alignment	C Urgency	D Certainty	Importance Score	E Capacity	F Financial	Tier
Tier 1: High Importance Projects (Must be included)								
Wonthaggi Structure Plan Review	4	4	3	5	16	4	4	1
San Remo Structure Plan	4	4	3	5	16	4	4	1
Housing and Neighbourhood Character	5	4	3	4	16	5	5	1
Environmental Values Mapping Study	4	5	5	3	17	4	5	1
"Green Streets" IDM Updates	4	4	3	4	15	4	4	1
Inverloch Structure Plan	5	5	5	2	17	4	4	1
Environmental Values Mapping Implementation	5	5	5	3	18	4	5	1
Rural Land Use Strategy	5	5	3	3	16	5	5	1
Ongoing DALs Implementation	4	5	4	4	17	3	3	1
Bass Coast Heritage Review Program Tranche 1: Heritage Refresh	3	3	4	5	15	2	3	1
Tier 2: Important Moderate Cost Projects (Should be included)								
Chicory Kilns Heritage Review	2	2	3	5	12	2	3	2
Industrial Precinct Design Controls	3	3	1	5	12	3	3	2
Phillip Island Sporting Precinct	2	5	2	5	14	2	3	2
Industrial Land Supply Rezoning	3	3	2	4	12	2	3	2
Newhaven West Expansion Area	3	3	4	4	14	3	3	2
Wonthaggi and Kilcunda Subsidence	3	2	2	5	12	3	3	2
Flooding Implementation	4	4	4	1	13	3	2	2
ESO Review	2	5	2	3	12	3	3	2
DPO Review	3	3	2	5	13	3	3	2
MPS Review	3	5	1	5	14	3	3	2

Tier 3: Important High Cost Projects (Include as budget allows)								
Open Space Strategy Implementation	3	4	2	3	12	3	4	3
Grantville and Waterline Structure Plan	4	2	3	3	12	4	4	3
Bass Coast Heritage Review Program Tranche 2: Wonthaggi Priority Heritage Study	3	3	3	5	14	2	4	3
Bass Coast Heritage Review Program Tranche 3: San Remo Priority Heritage Study	3	3	3	5	14	2	4	3
Bass Coast Heritage Review Program Tranche 4: Cowes Priority Heritage Study	3	2	3	5	13	2	4	3
Tier 4: Minor Projects (Include as capacity allows)								
Wonthaggi Secondary College Master Plan Scheme Amendment	2	3	3	2	10	2	3	4
Car Parking Strategy Implementation	3	3	2	3	11	2	3	4
Restructure Plan Review	2	2	1	4	9	2	2	4
Acid Sulphate Soil Study	2	3	3	3	11	2	3	4
Wastewater Infrastructure	2	2	1	1	6	2	2	4
Tier 5: High Cost Projects (Include as budget allows)								
Cultural Heritage Values Study	4	5	3	1	13	4	5	5
Environmentally Sustainable and Biodiversity Sensitive Design Policy Development	4	4	3	2	13	4	5	5
Tier 6: Other Projects (Pursue in future years)								
Phillip Island South Coast Structure Plan	3	1	2	3	9	3	3	6
Newhaven and Cape Woolamai Structure Plan Review	4	1	2	3	10	3	3	6
Kilcunda and Dalyston Structure Plan	2	1	1	3	7	3	3	6
Ventnor, Cowes and Wimbledon Heights Structure Plan Review	3	1	2	3	9	4	4	6
Cape Paterson and Harmers Haven Structure Plan	2	1	1	3	7	3	3	6

Bass Coast Heritage Review Program Tranche 5: Priority Heritage Gaps Study	3	2	2	4	11	4	5	6

The Strategic Planning Future Work Program aims to include all work within current operational and budget capacity prioritising the higher tier projects first and having regard to:

- Recommendations of the Planning Scheme Review
- Expected operational capacity in a given financial year
- Expected overall budget impact in a given financial year
- Dependencies on other projects internal to the organisation or other authorities or agencies external to the organisation
- Feedback from internal stakeholders at Bass Coast Shire Council
- Feedback from councillors on project alignment with other strategic objectives

Changes made following an October workshop with Councillors include:

- The splitting of recommended heritage work into 5 tranches to ensure a more manageable program of delivery budget and capacity-wise.
- The deferring of Bass Coast Heritage Review Tranche 2 (Wonthaggi Heritage Study) due to budget concerns.
- Bringing forward the Newhaven West Structure Plan Review with capacity savings from deferring the Wonthaggi Heritage Study
- ESD and BSUD policy projects have been combined and scheduled for 29/30. Previously these projects were separate and unscheduled due to lack of certainty from state government and anticipated budget impact. This project will be considered through standard budget processes during the 29/30 budget cycle.
- Cultural Values Study has been scheduled for 29/30. Previously this was unscheduled due to the early stage of Bass Coast's First Nations Framework and anticipated budget impact. This project will be considered through standard budget processes during the 29/30 cycle.

Part B: Program

Strategic Work Program 2026 – 2030

#	Project	27'	28'	29'	30'
Short term					
1	DAL Implementation post VC310 * Partner with the state government to continue implementation of the Statement of Planning Policy				
2	Wonthaggi Structure Plan Review (Tier 1) Undertake Technical Studies for commercial land supply, land subsidence and stormwater management. Review the Wonthaggi Structure Plan to determine settlement boundary and implement recommendations into planning scheme				
3	San Remo Structure Plan Implementation (Tier 1) Implement adopted plan into Planning Scheme through built form controls and rezonings and provide policy guidance for future growth area				
4	Chicory Kilns Heritage Amendment (Tier 2) Peer review and adopt existing work by Phillip Island Historical Society to implement into Planning Scheme				
5	**HANC Implementation (Carry-Forward) (Tier 1)** Implement adopted plans (Housing Strategy, Neighbourhood Character Study, Affordable Housing Strategy, Urban Forest Strategy) into Planning Scheme				
6	Industrial Land Use Strategy Implementation (Tier 2) Implement design controls for industrial areas into Planning Scheme				
7	Phillip Island Sporting Precinct (Tier 2) Rezone council-owned land to facilitate masterplan				
8	**Environmental Values Mapping (LTFP) (Tier 1)** Undertake a shire-wide study of environmental values using field surveys, collating existing data and models to produce a consolidated report				
9	Industrial Supply (WSPR Rezoning) (Tier 2) Finalise investigation of Wonthaggi industrial expansion areas and commence rezoning if demand identified in short term				
Medium term					
10	**Bass Coast Heritage Review Program Tranche 1: Heritage Refresh (Tier 1)**				

	Review existing heritage content including studies and existing controls to update in line with new guidelines Undertake a planning scheme amendment with public consultation to apply new overlays and update existing heritage overlays	
11	Car Parking Strategy Implementation (Tier 4) * Implement Sustainable Transport team-led Strategy to guide car parking across shire into planning scheme if required	
12	Wonthaggi Secondary College Master Plan Scheme Amendment Major Projects team-led work which may require planning scheme amendment to facilitate development	
13	**Inverloch Structure Plan (Tier 1)** * Year 1: Settlement Scoping Study – undertake a study of existing information relevant to settlement planning including coastal processes to identify the missing gaps and external responsibilities and dependencies. Year 2: Undertake a structure planning process to determine a long-term settlement boundary for Inverloch as recommended by the SPP. Year 3: Implement into Bass Coast Planning Scheme	
14	**Environmental Values Mapping Implementation (LTFP) (Tier 1)** Investigate tools for implementing environmental values including Environmental Significance Overlays and implement into planning scheme	
15	Newhaven West Structure Plan Review (Tier 2) Review 2010 Newhaven Structure Plan and undertake environmental risk study to determine Council aspiration for expansion area added to boundary by state government	
16	*WGCMA + Melbourne Water Flooding Implementation * (Tier 2)* Supporting implementation of catchment flood studies prepared by catchment management authorities	
Long term		
17	Wonthaggi & Kilcunda Subsidence (Tier 2) Following existing Wonthaggi work, undertake Kilcunda Land Subsidence Study to inform comprehensive update to planning scheme	
18	Open Space Strategy Implementation (Tier 3) * Recreation team-led strategy under development which may require planning scheme implementation to inform planning decisions	
19	Newhaven West Structure Plan Review (Tier 2) Review 2010 Newhaven Structure Plan and undertake environmental risk study to determine Council aspiration for expansion area added to boundary by state government	
20	Review ESO Schedules (Tier 2) *	

	Following (or as part of) the Environmental Mapping Project, review existing ESO1, 2 and 3 Consider translating existing studies into planning scheme including Giant Gippsland Earthworm surveys	
21	**Rural Land Use Strategy (Tier 1) *** Following the Environmental Mapping Project, review the management of rural land in Bass Coast, with consideration to o Agricultural Land Quality o Environmental Values o Dwellings in farm zones o Supply of Rural Living Land o Rural Activity Zone function o Minimum subdivision sizes	
22	**Heritage Review Program Tranche 2: Wonthaggi Priority Heritage Study (Tier 3)** Undertake a heritage study and planning scheme amendment to investigate and protect the heritage significance of around 30 places in Wonthaggi identified as "Very High Priority" and one place identified as "High Priority" in the 2020 Heritage Prioritisation Framework	
23	**Environmentally Sustainable and Biodiversity Sensitive Design Policy Development (Tier 5)** Develop and implement ESD and BSUD policy into planning scheme to influence private development to consider sustainability and wildlife impacts	
24	**Cultural Heritage Values Study (BLCAC) * (Tier 5)** Partner with the Bunurong Land Council to ensure cultural heritage values are protected in the planning scheme	
Future		
25	Review Development Plan Overlay Schedules (Tier 2) Review Development Plans to remove redundant controls and modernise to current aspirations	*Unscheduled – Insufficient Operational Capacity*
26	Restructure Plans Review (Tier 4) Review Restructure Plans and remove redundant controls	*Unscheduled – Insufficient Operational Capacity*
27	MPS Review (Tier 2) Undertake a comprehensive review of the municipal planning strategy and local planning policy framework in the planning scheme	*Unscheduled – Insufficient Operational Capacity*
28	**Heritage Review Program Tranche 3: San Remo Priority Heritage Study (Tier 3)** Undertake a heritage study and planning scheme amendment to investigate and protect the heritage significance of around 22 places in San Remo identified as "Very High Priority" and one place identified as "High Priority" in the 2020 Heritage Prioritisation Framework	*Unscheduled – Significant Budget Commitment*
29	**Heritage Review Program Tranche 4: Cowes Priority Heritage Study (Tier 3)**	*Unscheduled – Significant Budget Commitment*

	Undertake a heritage study and planning scheme amendment to investigate and protect the heritage significance of around 25 places in Cowes identified as "Very High Priority" in the 2020 Heritage Prioritisation Framework	
30	Acid Sulphate Soils Study (Tier 4) Investigate controls for acid sulphate soil hazards	*Unscheduled – Insufficient Operational Capacity*
31	**Heritage Review Program Tranche 5: Priority Heritage Gaps Study (Tier 6)** Undertake a heritage study and planning scheme amendment to investigate and protect the heritage significance of around 146 places identified as "High Priority" across the shire in the 2020 Heritage Prioritisation Framework	*Unscheduled - Significant Budget Commitment*
32	*Planning Protection of Key Wastewater Infrastructure (Tier 4)* Support Westernport Water and South Gippsland Water to protect key wastewater infrastructure from incompatible land uses	*Unscheduled – Dependent on Water Authorities*
33	**Structure Plan Review Program (Tier 2)** Undertake an ongoing program of structure planning following Inverloch which incorporates urban design and environmental hazards with the following priorities: o Grantville and Waterline Settlements o Phillip Island South Coast o Newhaven and Cape Woolamai o Kilcunda and Dalyston o Ventnor, Cowes and Wimbledon Heights o Cape Paterson and Harmers Haven	*Unscheduled – Insufficient Operational Capacity*

Italics = Strategic Planning unlikely to be responsible for delivery factors * = Dependent on other projects or external

Bold = likely to require dedicated project budget

8.3 Murray Street wombat crossing

Division	**Future Places**
Council Plan Strategic Objective	**Thriving Places** *Facilities and infrastructure meet current and future needs. Growth is sustainable and well planned. Our economy, agriculture, tourism, and industries are resilient. Unique character is preserved.*

Declaration

The author has no general or material interests in relation to this report.

Summary

This report seeks Council's final determination on delivery of the planned pedestrian crossing on Murray Street, Wonthaggi. The project is fully funded through the Transport Accident Commission (TAC) Safer Local Roads and Streets Program, aligns with Council strategies, and has progressed to detailed design and construction readiness.

The report responds to a notice of motion from the 21 October 2026 Council meeting.

Recommendation

That Council deliver the Murray Street pedestrian crossing project in accordance with the signed funding agreement between Council and the Transport Accident Commission (TAC).

Background

At the 21 October 2026 Council meeting, Council resolved to:

1. *Pause further implementation of the proposed Murray Street, Wonthaggi pedestrian crossing;*
2. *Request officers prepare a report to the 18 November 2026 Council Meeting detailing:*
    a. *estimated project and lifecycle costs;*
    b. *funding opportunities;*
    c. *traffic and pedestrian safety implications;*
    d. *consultation outcomes;*
    e. *alternative design options; and*
    f. *recommended next steps.*
3. *Receive the report prior to making any final determination on project delivery.*

The TAC is partnering with the DTP to offer $2 million to every Victorian LGA through the Safe Local Roads and Streets Program.

The Program aims to:

- Transform the road network through the implementation of proven Safe System infrastructure implemented at the lowest practical cost to eliminate as far as practicable the risk of fatal and serious injuries on local roads
- Enhance or build Safe System capacity and capability in local government and other community-based organisations interested in road safety

The Murray Street pedestrian crossing project was initiated in response to community requests for a safer crossing near Aldi. Council officers investigated the issue and presented it to the TAC and DTP through program workshops, where it progressed to concept design. The initial location was the pedestrian refuge near McKenzie Street, but the crossing was moved west to avoid conflicts with turn lanes. The TAC and DTP have endorsed the project, and Council has approved an agreement to accept funding and deliver it by 31 March 2027.

Through the development of this project, Council staff and design consultants have looked at several different location options for a pedestrian crossing along Murray Street between McBride Avenue and McKenzie Street. The current design at the location adjacent to the Aldi supermarket has been selected as the preferred location due to the following reasons:

1. It is in a strong desire line for pedestrians that already cross at this location
2. It connects to an existing carpark and major pedestrian attraction facility (Aldi)
3. It is located away from the turn lanes (Aldi and McKenzie Street)
4. It provides adequate sight lines for pedestrians and motorists
5. It provides adequate queuing distance between the crossing and McKenzie Street intersection
6. It slows traffic along the street (mid-block) improving amenity, road safety, and sight lines
7. It utilises existing drainage and power pole infrastructure to reduce costs
8. It minimises impacts on street carparking

The project has already been significantly progressed with the following:

- Concept design
- Traffic counts
- Feature survey
- Detailed design
- Lighting design

- Underground service proving

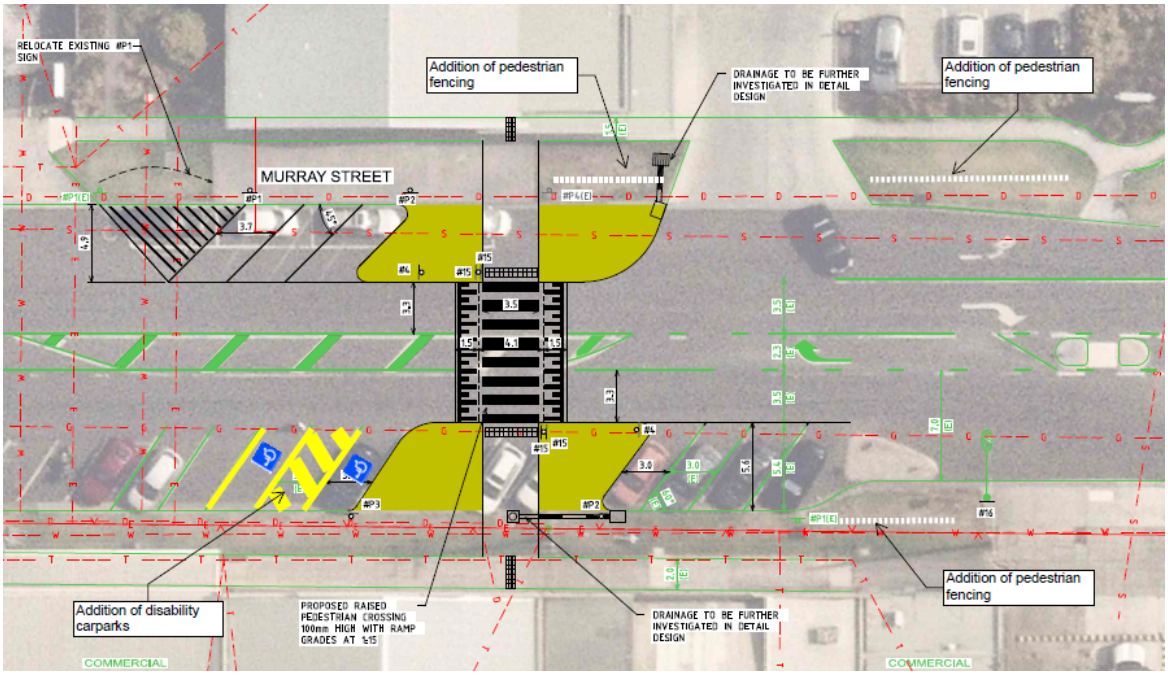
The project has completed the investigations and design work required to proceed to construction.

Discussion

The installation of a pedestrian crossing along Murray Street adjacent to Aldi is well supported by:

- The Council's Integrated Transport Strategy
- Council's Wonthaggi Activity Centre Streetscape Plan and
- Wonthaggi Access and Movement Study

The current designed location for the pedestrian crossing outside of Aldi is shown in the below image:

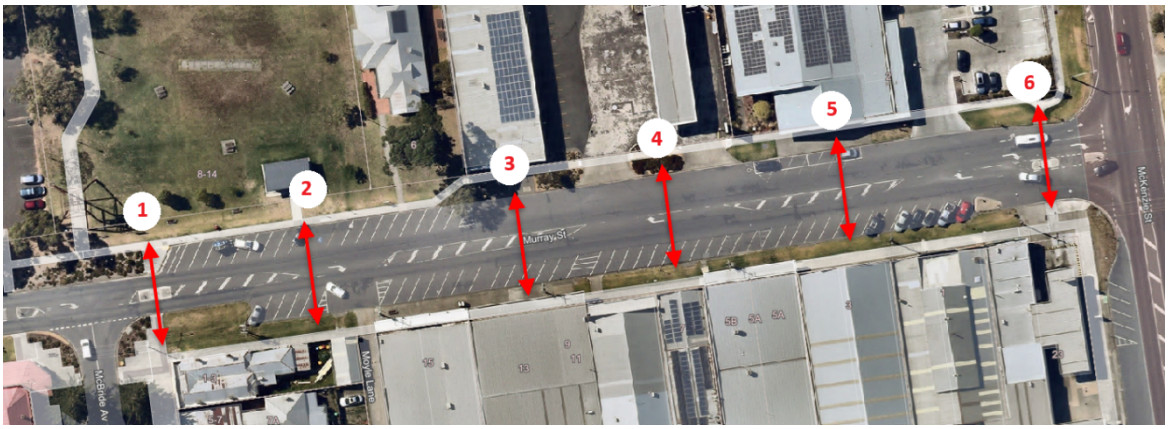


Risks for the Murray Street pedestrian crossing project have been investigated and are as follows:

- Some business owners are not supportive as they feel there would be less vehicles using the street, which equates to less business for them. It is not expected that there would be any less traffic using Murray Street due to this project.
- Some business owners are concerned that the pedestrian crossing will cause queuing of traffic that will frustrate motorists and then they would use other streets like Graham Street for business. The queuing of traffic has been analysed and it is only expected to generate 2-3 vehicles queuing at peak times.

- The current proposal would remove seven on-street parking spaces. Five replacement spaces could be created west of the site, reducing the net loss to two spaces. This replacement parking has not progressed as the business owner has requested reinstatement of vehicle access on the south side of its building from Murray Street; that request must be resolved before the five spaces can be confirmed.
- The project was originally scheduled for delivery by 31 March 2027. Approval delays are likely to require rescheduling to 30 June 2027, which remains achievable.
- Cost for this project has been evaluated and there has been a reasonable amount of contingency built into the design.
- There are no environmental impacts on this project.
- If the project is not delivered, Council risks losing funding through the Safer Local Roads and Streets Program and may need to return approximately $175,000 to the TAC. There is insufficient time remaining within the program to scope and deliver a new design at another location.

Alternative design location options analysed are shown below:



Commentary of the various location options are shown below:

Option 1:

Option 1 would upgrade the existing pedestrian refuge aligned with the eastern side of McBride Avenue and is consistent with Council's strategic documents. Pedestrian numbers were not counted at this location, and further traffic analysis would be required to confirm that a wombat crossing would not cause congestion. This option is furthest from the identified problem area and would provide minimal benefit to pedestrians crossing at the eastern end of Murray Street.

Option 2:

Option 2 recorded 38 pedestrians crossing during the 90-minute lunchtime count. However, this location is not supported for a pedestrian crossing due to turn lane complications.

Option 3:

Option 3 recorded nine pedestrians crossing during the 90-minute lunchtime count. A mid-block crossing at this location could slow traffic and improve amenity and road safety; however, the low existing pedestrian demand means it would provide less benefit than higher-use locations.

One business has also raised concern that a crossing here could interfere with potential vehicle access from the south side of its building to Murray Street.

Option 4:

No pedestrians crossing at this location at lunchtimes. Not supported at this location due to turn lane complications.

Option 5:

Option 5 is the current design location and recorded the highest observed demand, with 85 pedestrians crossing during the 90-minute lunchtime count. Its mid-block position avoids turn lanes, follows an established pedestrian desire line, and would slow traffic, improving road safety and street amenity. These factors make it a well-used and operationally suitable location.

Option 6:

Option 6 is not supported because turn-lane conflicts and its proximity to the McKenzie Street intersection could cause queues to extend into the intersection. Pedestrian numbers were not recorded at this location. Site observations suggest demand may be similar to Option 5, but this has not been verified through a count.

Sustainability Implications

The project provides a sustainable method to control traffic speeds, improve road safety, provide better connectivity, and improve the amenity of Murray Street with minimal ongoing costs for the Council and community. The project promotes active transport, which greatly assists sustainable transport.

Finances

The Murray Street pedestrian crossing project is expected to cost $212,000.

Council will be responsible for future maintenance of the crossing. The net change in maintenance costs is expected to be minimal because the project will reduce the area of road pavement through the removal of parking spaces.

Stakeholders

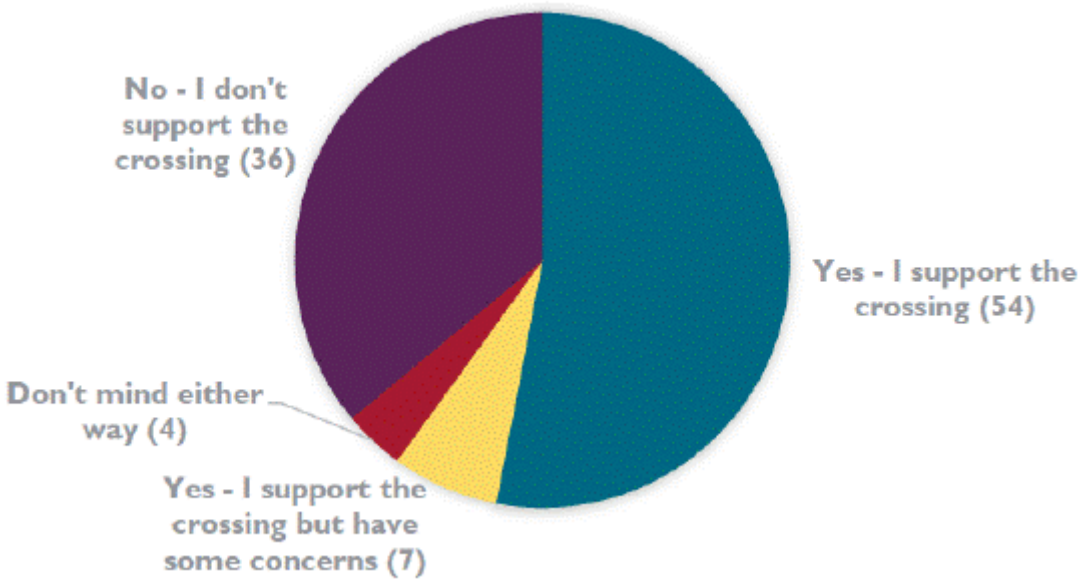
Council undertook community engagement on the project, which included the following:

- Letter to 22 business owners along Murray Street
- 4 weeks online engagement page with survey
- 2 pop up sessions on site surveying locals

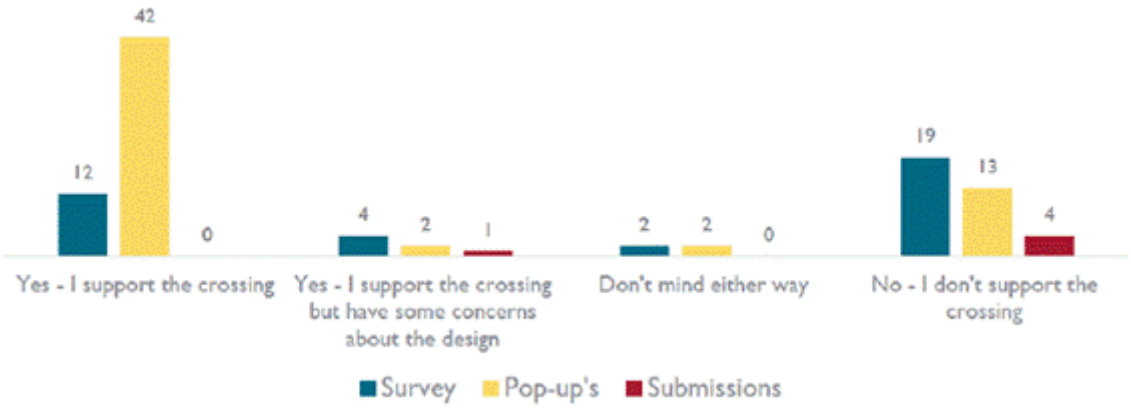
The results of the surveys are as follows:

- 37 submissions
- 284 visits to the engagement page
- 36 votes at session 1 pop up
- 23 votes at session 2 pop up

Overall, 53% of participants supported the crossing, 7% supported it but raised concerns, 36% did not support it, and 4% expressed no preference.



Most support was shown at the pop-up sessions, and most non-support was shown in the surveys. See below graph of results.



Following community consultation, there was disability parking added to the south west side of the pedestrian crossing. These disability parks will service the area and nearby businesses well.

Conclusion

The Murray Street pedestrian crossing project has been developed with the TAC, DTP, local business owners, and the community. The preferred location responds to observed pedestrian demand, avoids turn-lane conflicts, provides adequate sight distance and queuing space, and supports Council's strategic objectives. On this evidence, it is the safest and most practical location considered for delivering community benefit.

Some business owners have raised concerns about traffic movement, parking, and potential effects on trade. These concerns have been considered alongside Council's strategic objectives for Murray Street: slowing vehicle traffic, improving safety and amenity, and encouraging pedestrian activity. On balance, the project's safety and strategic benefits support proceeding with the current design.

Council should proceed with the current project in accordance with the signed funding agreement with the TAC. Delivery will address the identified pedestrian safety needs, support Council's strategic objectives for Murray Street, and secure the committed external funding.

Governing Documents

- The Council's Integrated Transport Strategy
- Council's Wonthaggi Activity Centre Streetscape Plan and
- Wonthaggi Access and Movement Study

Attachments

Nil

8.4 Council Meeting Schedule 2027

Division	**Innovation & Engagement**
Council Plan Strategic Objective	**Visionary Leadership** Our communities flourish through leadership that is open and responsible, ensuring decisions serve the community's best interests, and comply with legislative obligations.

Declaration

The author has no general or material interests in relation to this report.

Summary

The purpose of this report is to recommend the Council meeting schedule for 2027.

Recommendation

That Council adopt the meeting schedule for 2027 as follows:

Date	Venue	Time
17 February 2027	Wonthaggi, Civic Centre Chamber	1.00pm
17 March 2027	Cowes, Berninneit Large Meeting Room	1.00pm
21 April 2027	Wonthaggi, Civic Centre Chamber	1.00pm
19 May 2027	Wonthaggi, Civic Centre Chamber	1.00pm
16 June 2027	Wonthaggi, Civic Centre Chamber	1.00pm
21 July 2027	Cowes, Berninneit Large Meeting Room	1.00pm
18 August 2027	Wonthaggi, Civic Centre Chamber	1.00pm
15 September 2027	Wonthaggi, Civic Centre Chamber	1.00pm
6 October 2027	Wonthaggi, Civic Centre Chamber	1.00pm
27 October 2027	Cowes, Berninneit Large Meeting Room	1.00pm
17 November 2027	Wonthaggi, Civic Centre Chamber	1.00pm
8 December 2027	Wonthaggi, Civic Centre Chamber	1.00pm

Background

Chapter 2, Section 10 of Council's Governance Rules requires that "*Council may change the date, time and place of any Council meeting which has been fixed by it and must provide reasonable notice of the change to the public.*" The rules enable Council to set an annual schedule of meetings providing notice to all key stakeholders and planning of Council Business and decision making.

Officers recommend Council retain a meeting schedule of one per month excluding January. Meetings are held on the third Wednesday for most months and adjusted accordingly to meet Council decision making requirements.

The exception is the month of October. Due to the requirements of the *Local Government Act 2020* to endorse the Financial and Performance Statements and subsequently adopt the Annual Report by 31 October, Council will meet twice in October, on the first and fourth Wednesdays of the month.

Discussion

Livestreaming will remain a standard practice for all Council meetings to provide the community with options in viewing the meeting at their convenience or attending in person. Any required changes to meeting locations would be shared with the community on Council's website and through social media.

Sustainability Implications

There are no sustainability implications associated with this report.

Finances

There are no financial implications associated with the officer recommendation.

Stakeholders

- Councillors
- Community members
- Council Officers

Conclusion

It is recommended that Council adopt the proposed 2027 meeting schedule.

Governing Documents

Governance Rules 2025

Local Government Act 2020

Attachments

Nil

8.5 Appointment to Council Audit and Risk Committee

Division	**Governance & Finance**
Council Plan Strategic Objective	**Visionary Leadership** *Our communities flourish through leadership that is open and responsible, ensuring decisions serve the community's best interests, and comply with legislative obligations.*

Declaration

The author has no general or material interests in relation to this report.

Summary

Council appoints representatives to several Council committees and external committees to meet its legislative obligations, enhance its involvement in community activities, and advocate on behalf of the community.
This report recommends that Council appoints the Mayor and Councillor representative to the Audit and Risk Committee.
A report appointing Councillors to all other Council and external Committees will be tabled at the December 2026 Council Meeting.

At the 20 May 2026 Council Meeting, the below decision was made following the Mayor and Deputy Mayor elections held 29 April 2026.

8.11 Appointments to External and Council Committees

Council Decision Cr. Mat Morgan moved an alternative Moved:

Cr. Mat Morgan / Seconded: Cr. Jan Thompson

That Council:

1. Appoints Cr Brett Tessari and Cr Ron Bauer substitute to the Municipal Association of Victoria (MAV) external committee, until the 8 December 2026.
2. Appoints Mayor and Cr Ron Bauer to Audit and Risk Council Committee until the 8 December 2026.

CARRIED UNANIMOUSLY

Appointments to Audit and Risk Committee are being tabled with Council early to align with the 18 November 2026 Mayor and Deputy Mayor elections and allow for representation at the next Audit and Risk Committee meeting that occurs prior to the 9 December 2026 Council Meeting.

Recommendation

That Council appoints Councillor representatives to the following Council committees for a period of 1 year:

Audit and Risk Committee	**Mayor & One Councillor**

Background

The Audit and Risk Committee is established under s53 of the *Local Government Act 2020*. S53(3)(a) requires its membership to include Councillors.
The Audit and Risk Committee Charter requires two Councillors to be appointed to the Audit and Risk Committee, and stipulates that one of these members must be the Mayor.The remaining three committee members are independent members who have expertise in financial management and risk and experience in public sector management.

Discussion

The committees being tabled for Councillor appointments as part of this report are listed below.

Council committee:

Audit and Risk Committee	**Mayor & One Councillor**

Due to the timing of scheduled Audit and Risk Committee meetings, Councillor appointment to the Audit and Risk Committee is required prior to consideration of the full list of Committee appointments in December.

Sustainability Implications

There are no sustainability implications associated with this report.

Finances

Councillors participation in these committees is covered by their general reimbursement as outlined in the Council Support and Resources Policy. These costs are contained within Council's operating budget.

Stakeholders

- Councillors
- Community members
- Council Officers

Conclusion

An appointment to the Audit and Risk Committee is required prior to the December Council meeting. It is recommended that Council appoint the required delegates to provide representation and ensure the operation of the Committee.

Governing Documents

Local Government Act 2020

Audit and Risk Committee Charter

Attachments

Nil

8.6 Award of Tender No. 26024 Road and Drainage Renewal Works at Reed Crescent, Wonthaggi

Division	**Innovation & Engagement**
Council Plan Strategic Objective	**Visionary Leadership** *Our communities flourish through leadership that is open and responsible, ensuring decisions serve the communities best interests, and comply with legislative obligations.*

Declaration

The author has no general or material interests in relation to this report.

Summary

This report to Council presents the outcome of the tender evaluation for Tender No 26024 – Road and Drainage Renewal Works at Reed Crescent, Wonthaggi.

A panel, consisting of three (3) Council officers, was formed for the purpose of tender evaluation.

The objective of the Panel was to assess the submissions against the selection criteria and identify a preferred tenderer for the purpose of assisting the Council in reaching a tender award decision.

The Panel concludes that the tender submitted by Bass Coast Civil & Excavations Pty Ltd will satisfy the requirements of the works and will provide Council with best value for money.

This report recommends Council to accept the tender submission and award Contract No 26024 to Bass Coast Civil & Excavations Pty Ltd.

This Report contains an attachment which is declared to be confidential under Section 125, of the Local Government Act 2020 (the Act) in line with Council's Tender and Contract Confidentiality Policy. Sections 108 and 109 of the Act were considered as part of the tendering process.

Recommendation

That Council:

1. **Accept the tender from Bass Coast Civil & Excavations Pty Ltd and award Contract No 26024 Road and Drainage Renewal Works at Reed Crescent, Wonthaggi for the contract sum of $1,131,521.72 plus GST of $113,152.17 which includes lump sum and provisional amounts; and**
2. **Authorise the Chief Executive Officer to execute Contract 26024 between Council and Bass Coast Civil & Excavations Pty Ltd.**

Background and Context

Bass Coast Shire Council is committed to providing effective roads, drains, reserves and other public infrastructure within the Bass Coast Shire.

Following Roads to Recovery (R2R) program funding allocation, Council invited tenders from suitably qualified contractors for the road and drainage renewal works at Reed Crescent in Wonthaggi and water main relocation works.

Proposed works include earthworks, road pavement construction, road sealing, kerb and gutters, concrete footpath, drainage works and water main relocation.

Tender Process

This Tender was publicly advertised through the Age, and on Social Media channels including LinkedIn and Facebook.

Tenders closed at 2pm on Wednesday 30 September 2026 and Council received two conforming tender submissions.

Evaluation Process

The conforming tenders were assessed on the following evaluation criteria and weightings:

Table 1 – Evaluation Selection Criteria	
Criterion	**Weighting**
Mandatory	
Integrated Management System (Work Health & Safety and Quality Assurance)	Pass/Fail
Risk, Insurance and Registration	Pass/Fail
Weighted	
Price	30%
Previous Related Experience & Referees	20%
Construction Period & Methodology, Site Management (Traffic, Environmental and Communication	20%
Capacity – Proposed Contractor Resources, Sub-Contractors, Plant & Equipment & Current Contractual Commitment	20%
Benefit to Bass Coast Shire Local Economy & Social Procurement Outcomes	10%

An Evaluation Panel consisting of Council Officers was formed. The panel was chaired by an Officer from the Procurement Team who oversaw the process and did not score the tenders.

Each tenderer passed the mandatory selection criteria.

For the tender submissions received, each panel member scored the criteria out of a maximum possible five points. Following the initial independent evaluation, the Panel met to discuss their independent scores and arrived at a consensus on final scores for each criterion. The scores were then multiplied by the relevant weighting to obtain final scores.

The Panel assessed the technical worth of each tender against the specification requirements and the selection criteria, identified issues for further review, clarified issues with tenderers and sought additional information.

Further information was also requested to seek clarification and to assist the Panel in its understanding and assessment of their tender. The panel

The final weighted scores are set out in Table 2.

Table 2 – Final Weighting Scores

No.	Name	* Price Score %	# Non-Price Score %	Total Score %
1	Bass Coast Civil & Excavations Pty Ltd	23%	64%	87%
2	Tender B	30%	37%	67%

* The higher the price score – lower the tendered price.

The higher the non-price score – represents better capability and capacity to undertake the service.

Although Bass Coast Civil & Excavations Pty Ltd was not the lowest cost tender, the panel felt justified paying the additional amount due to the strengths of their strong understanding of the challenges associated with these works in accordance with the specification, their capacity and capability to complete the works within the required timeframes, their extensive relevant experience and sound methodology, which showed they have a sound and comprehensive understanding of the requirements of this project.

In accordance with the selection criteria the Evaluation Panel concluded Bass Coast Civil & Excavations Pty Ltd presents the best value to Council.

Contract Management

Senior Capital Project Engineer will act as Contract Superintendent for the contract and Project Manager Civil will act as the Contract Superintendent's Representative. Authorisations of variations will be in accordance with the Council's current Procurement Policy.

Contract Commencement: 15 February 2027

Anticipated Contract Completion: 30 April 2027

Finances

This project is in the 2026/27 capital program.

Funding of $900,000 was received from Roads to Recovery (R2R) and a Council Contribution of $500,000. The total budget adopted for this project is $1,400,000.

The total lump sum value of the contract is $1,131,521.72 (GST exclusive), which includes a provisional sum of $284,525.27.

	GST Exclusive
Construction including permits and approvals (lump sum components)	$846,996.45
Provisional Sums to be completed by Contractor	$284,525.27
Total Contract Sum	**$1,131,521.72**

* Normal practice for a capital project is to allow for a contingency sum of 10% of the contract value. This contingency refers to unforeseeable costs, likely to be incurred during the contract, if required.

This proposed contract amount is in line with the project estimate.

The budget available for the contract is $1,400,000 (GST exclusive), which includes contingency and project management fees.

Stakeholders

The stakeholders for this tender include:

- Bass Coast Shire Council
- Residents and Ratepayers
- Visitors and Tourists to Bass Coast Shire

Conclusion

The Tender Evaluation Panel Report is attached.

The panel report concludes that the tender submitted by Bass Coast Civil & Excavations Pty Ltd will provide Council with best value for money for the following reasons

- Achieves the highest score based of the method of evaluation.
- Demonstrates a strong site-specific understanding of the challenges associated with these works in accordance with the specification which provides confidence that they can manage site works and liaise effectively with the community and Council.
- Demonstrates the capacity and capabilities to complete the works within the required timeframes.
- Demonstrates extensive relevant experience in delivering projects of a similar scale and nature. and a sound methodology.
- Elements that achieve strong Quadruple Bottom Line (QBL) outcomes for Council.

Governing Documents

The entire tender process, commencing with development of the tender documents, through the invitation to tender, to evaluation of tenders received and culminating in the conclusion reached in this report, has been carried out in accordance with the provisions of:

- The Victorian Local Government Procurement Best Practice Guidelines
- Bass Coast Shire Council's Procurement Policy; and
- Bass Coast Shire Council Policy - Tender & Contract Confidentiality

Attachments

1. CONFIDENTIAL REDACTED - Tender Evaluation Report 26024 [**8.6.1** - 13 pages]

Statutory Reports

9 Statutory Reports

9.1 Informal Meeting of Councillors

Division	**Innovation & Engagement**
Council Plan Strategic Objective	**Visionary Leadership** *Our communities flourish through leadership that is open and responsible, ensuring decisions serve the communities best interests, and comply with legislative obligations.*

Declaration

The author has no general or material interests in relation to this report.

Summary

The *Bass Coast Shire Council Governance Rules 2025,* requires all Informal Meetings of Councillors records to be reported at the next practicable Council Meeting and to be recorded in the minutes of that meeting. The purpose of this report is to meet this requirement.

Recommendation

That Council receive the attached Informal Meeting of Councillors records.

Introduction

Chapter 6 of the *Bass Coast Shire Council Governance Rules 2025* defines an Informal Meeting of Councillors as a meeting of Councillors that:

1.1 is scheduled or planned for the purpose of discussing the business of Council or briefing Councillors and contains three or more Councillors;

1.2 is a meeting of a Council Committee that a Councillor is appointed to;

1.3 is attended by at least one member of Council staff; and

1.4 is not a Council meeting, Delegated Committee meeting or Community Asset Committee meeting.

the Chief Executive Officer must ensure that a summary of the matters discussed at the meeting are:

(a) tabled at the next convenient Council meeting; and

(b) recorded in the minutes of that Council meeting.

Governing Documents

Local Government Act 2020

Governance Rules

Attachments

1. IMOC 21 October 2026 [**9.1.1** - 2 pages]
2. IMOC 28 October 2026 [**9.1.2** - 2 pages]
3. IMOC 04 November 2026 [**9.1.3** - 2 pages]
4. IMOC 04 November 2026 CEO Employment Matters Committee Meeting [**9.1.4** - 2 pages]

Docusign Envelope ID: D56B1ADA-FC1F-8B42-8079-49E53E3C6921

Informal Meetings of Councillors Summary

Required pursuant to the Bass Coast Shire Council Governance Rules 2025 chapter 6 and the *Local Government Act 2020 (the Act)* sections 130 and 131.

Details of Informal Meetings of Councillors

Title of Meeting	Council Agenda Run Through		
Time commenced:	10.30am	Time concluded:	11.56am
Location:	Berninneit		
Division:	All	Date: 21/10/2026	

Attendees

Cr B Tessari (Mayor)	Cr R Bauer (Deputy Mayor)
Cr M Edwards	Cr T O'Brien
Cr M Morgan	Cr T Bell
Cr J Thompson	Cr J Temby
Cr R Halstead (Apology)	

Matters discussed	Attendees
Council Agenda Run Through	Greg Box, Donna Taylor, Jodi Kennedy, Patrick Dillon, Jade Glen, Kristy Grattan, Alice Anderson

Conflict of interest disclosures: General s127 or Material s128 of the Act

Nil

Form completed by:	Jade Glen	
Signature: Jade Glen		Date: 06 November 2026 | 9:31:43 PM PST
Received CEO's Office:		Date: 08 November 2026 | 9:38:39 PM AEDT

Governance Rules 2025

Chapter 6 – Miscellaneous

1. Informal Meetings of Councillors

If there is a meeting of Councillors that:

Docusign Envelope ID: D56B1ADA-FC1F-8B42-8079-49E53E3C6921

1.1 is scheduled or planned for the purpose of discussing the business of *Council* or briefing Councillors and contains three or more Councillors;

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(b) recorded in the minutes of that *Council meeting*.

Docusign Envelope ID: D56B1ADA-FC1F-8B42-8079-49E53E3C6921

Informal Meetings of Councillors Summary

Required pursuant to the Bass Coast Shire Council Governance Rules 2025 chapter 6 and the *Local Government Act 2020 (the Act)* sections 130 and 131.

Details of Informal Meetings of Councillors

Title of Meeting	Council Briefings		
Time commenced:	10.47am	Time concluded:	2.37pm
Location:	Council Chambers, Wonthaggi		
Division:	All	Date: 28/10/2026	

Attendees

Cr B Tessari (Mayor) (Apology)	Cr R Bauer (Deputy Mayor)
Cr M Edwards	Cr T O'Brien
Cr J Thompson	Cr T Bell
Cr J Temby	Cr R Halstead (Apology)
Cr M Morgan (Apology)	

Matters discussed	Attendees
Place Naming Advisory Update	Greg Box, Donna Taylor, Jodi Kennedy, Emma Sorensen, Jade Glen, Susie Nogic, Andrew Teasdale, Melody Stone
Cowes Kinder Options Report	Greg Box, Donna Taylor, Jodi Kennedy, Emma Sorensen Jade Glen, Susie Nogic, Andrew Teasdale External - Alastair Nicholson, Director, Hansen Partnerships
Wintersun Update	Greg Box, Donna Taylor, Jodi Kennedy, Emma Sorensen, Jade Glen, Susie Nogic
Major Projects Quarterly Update	Greg Box, Donna Taylor, Jodi Kennedy, Emma Sorensen, Jade Glen, Susie Nogic, Andrew Cashin, Gabrielle Pugh
Planning Reform	Greg Box, Donna Taylor, Jodi Kennedy, Emma Sorensen, Jade Glen, Nicholas Felstead, Austin Cram
Website Update	Greg Box, Donna Taylor, Jodi Kennedy, Emma Sorensen, Jade Glen, Johanna Radford, Alice Anderson

Conflict of interest disclosures: General s127 or Material s128 of the Act

Docusign Envelope ID: D56B1ADA-FC1F-8B42-8079-49E53E3C6921

Nil

Form completed by:	Jade Glen		
Signature: Jade Glen		Date:	06 November 2026 | 9:31:43 PM PST
Received CEO's Office:		Date:	08 November 2026 | 9:38:39 PM AEDT

Governance Rules 2025

Chapter 6 – Miscellaneous

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the *Chief Executive Officer* must ensure that a summary of the matters discussed at the meeting are:

(a) tabled at the next convenient *Council meeting*; and

(b) recorded in the minutes of that *Council meeting*.

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Informal Meetings of Councillors Summary

Required pursuant to the Bass Coast Shire Council Governance Rules 2025 chapter 6 and the *Local Government Act 2020 (the Act)* sections 130 and 131.

Details of Informal Meetings of Councillors

Title of Meeting	Council Briefings		
Time commenced:	10.45am	Time concluded:	12.23pm
Location:	Council Chambers, Wonthaggi		
Division:	All	Date: 04/11/2026	

Attendees

Cr B Tessari (Mayor)	Cr R Bauer (Deputy Mayor)
Cr T Bell	Cr J Temby
Cr M Edwards	Cr T O'Brien
Cr J Thompson	Cr M Morgan (Approved Leave of Absence)
Cr R Halstead (Approved Leave of Absence)	

Matters discussed	Attendees
Cowes Jetty Shed EOI	Greg Box, Donna Taylor, Jodi Kennedy, Patrick Dillon, Jade Glen, Susie Nogic, Andrew Teasdale
Wonthaggi Active Youth Space	Greg Box, Donna Taylor, Jodi Kennedy, Patrick Dillon, Jade Glen, Angus Cameron, Greg Polson, Ella Angarane
Council Meeting Schedule & Update on Local Government Amendment Act 2026	Greg Box, Donna Taylor, Jodi Kennedy, Patrick Dillon, Jade Glen, Lee-Anne Harmer

Conflict of interest disclosures: General s127 or Material s128 of the Act

Nil

Form completed by:	Jade Glen	
Signature: Jade Glen		Date: 06 November 2026 | 9:31:43 PM PST
Received CEO's Office:		Date: 08 November 2026 | 9:38:39 PM AEDT

Docusign Envelope ID: D56B1ADA-FC1F-8B42-8079-49E53E3C6921

Governance Rules 2025

Chapter 6 – Miscellaneous

1. Informal Meetings of Councillors

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(a) tabled at the next convenient *Council meeting*; and

(b) recorded in the minutes of that *Council meeting*.

Docusign Envelope ID: D56B1ADA-FC1F-8B42-8079-49E53E3C6921

Informal Meetings of Councillors Summary

Required pursuant to the Bass Coast Shire Council Governance Rules 2020 chapter 6 and the *Local Government Act 2020 (the Act)* sections 130 and 131.

Details of Informal Meetings of Councillors

Title of Meeting	Chief Executive Officer (CEO) Employment Matters Committee Meeting		
Time commenced:	2.39pm	Time concluded:	4.02pm
Location:	Councillor Meeting Room Wonthaggi		
Division:	Executive Office	Date: 4 November 2026	

Attendees

Cr B Tessari – Mayor	Cr R Bauer
Cr R Halstead (leave of absence)	

Matters discussed	Attendees
1. Acknowledgement of Country	Paul Buckley PSM, Greg Box, Linda Ryan
2. Previous Meeting Record – 28 April 2026	Paul Buckley PSM, Greg Box, Linda Ryan
3. CEO Performance Agreement 2025/26 – annual review	Paul Buckley PSM, Greg Box, Linda Ryan
4. CEO Remuneration review	Paul Buckley PSM, Greg Box, Linda Ryan
5. CEO Performance Agreement 2026/27	Paul Buckley PSM, Greg Box, Linda Ryan
6. General Business	Paul Buckley PSM, Greg Box, Linda Ryan
7. Next meeting	Paul Buckley PSM, Greg Box, Linda Ryan

Conflict of interest disclosures: General s127 or Material s128 of the Act

Councillor/Officer	General or Material	Item no	Left the room during the discussion ✓ (note time)	Form completed ✓
Nil				

Form completed by:	Linda Ryan, Executive Assistant to Chief Executive Officer	
Signature:		Date: 4/11/2026
Received CEO's Office:		Date: 08 November 2026 | 9:38:39 PM AEDT

ED20/145106 as at 16/12/2020

Docusign Envelope ID: D56B1ADA-FC1F-8B42-8079-49E53E3C6921

Governance Rules 2020

Chapter 6 – Miscellaneous

1. Informal Meetings of Councillors

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1.4 is not a *Council meeting*, *Delegated Committee* meeting or *Community Asset Committee* meeting

the *Chief Executive Officer* must ensure that a summary of the matters discussed at the meeting are:

(a) tabled at the next convenient *Council meeting*; and

(b) recorded in the minutes of that *Council meeting*.

9.2 Planning and Building Statistics - September 2026

Division	**Future Places**
Council Plan Strategic Objective	**Thriving Places** *Facilities and infrastructure meet current and future needs. Growth is sustainable and well planned. Our economy, agriculture, tourism, and industries are resilient. Unique character is preserved.*

Declaration

The author has no general or material interests in relation to this report.

Summary

The below provides a list of all Planning Permit, Amendment and VicSmart applications (i.e. both under delegation and by Council) refused or approved for this month.

PLANNING PERMITS, AMENDMENTS AND VICSMARTS REFUSED:

Application Number	Address	Proposal
PDPLANPER-2025/001210	5500 Bass Hwy, Wonthaggi	Two lot subdivision (boundary realignment) and the Use and Development of a dwelling in the Farming Zone (FZ), and the alteration to an access in a Transport Zone 2 (TRZ2)

PLANNING PERMITS, AMENDMENTS AND VICSMARTS ISSUED:

Island Ward

Application Number	Address	Proposal
PDPLANVIC-2026/000712	1/340-342 Church St, Cowes	Removal of one tree in a Vegetation Protection Overlay (VPO2)
PDPLANPER-2026/000118	56 Redwood Dr, Cowes	Construction of two dwellings on a lot in the General Residential Zone (GRZ1)
PDPLANPER-2026/000326	12 Hopetoun Cr, Surf Beach	Construction of a dwelling in the Design and Development Overlay

		(DDO1) and the removal of vegetation in a VPO2
PDPLANPER-2025/001202	19 Beach Rd, Rhyll	Two lot subdivision of land in the Mixed Use Zone (MUZ), removal on one tree in the Vegetation Protection Overlay (VPO2) and creation of a restriction
PDPLANVIC-2026/000781	23 Lansell Rd, Cowes	Removal of one tree in a Vegetation Protection Overlay (VPO2)
PDPLANVIC-2026/000520	57 Silverleaves Av, Silverleaves	Removal of a tree in the Vegetation Protection Overlay (VPO2)
PDPLANPER-2025/001016	2 Devon Av, Ventnor	Development of land for a dwelling in a Design and Development Overlay (DDO1) and removal of vegetation within the Vegetation Protection Overlay (VPO2)
PDPLANVIC-2026/000801	12a Diane Cr, Wimbledon Heights	Remove one tree
PDPLANPER-2026/000040	26 Grandview Gv, Cowes	Construct two or more dwellings in the General Residential Zone (GRZ1) and removal of vegetation in the Vegetation Protection Overlay (VPO2)
PDPLANPER-2026/000679	26 Heyley Av, Ventnor	Development of a Single Storey Dwelling in the Bushfire Management Overlay (BMO1)
PDPLANPER-2026/000282	63 Woolamai Beach Rd, Cape Woolamai	Removal of one tree in the Vegetation Protection Overlay (VPO2)
PDPLANPER-2026/000708	2-6 Casuarina Ct, Cowes	2 Lot Subdivision
PDPLANPER-2026/000524	55-67 Church St, Cowes	Removal of two trees in a Vegetation Protections Overlay (VPO2)

Western Port Ward

Application Number	**Address**	**Proposal**
PDPERAMD-2023/000115-2	2140 Korumburra Rd, Lance Creek	Amend permit Condition 8(h)

PDPLANPER-2026/000450	1036 Glen Alvie Rd, Glen Alvie	Construction of an out-building (shed) in a Rural Conservation Zone (RCZ) and removal of vegetation in a Significant Landscape Overlay (SLO1) and Erosion Management Overlay (EMO1)
PDPLANPER-2026/000545	29 Anderson St, San Remo	Buildings and works to construct a dwelling and associated outbuilding in Significant Landscape Overlay (SLO1)
PDPLANPER-2026/000507	19 Dorothea View, San Remo	Development of land for a dwelling in the Design and Development Overlay - Schedule 1 (DDO1)
PDPLANPER-2025/000438	18 Hurdy Gurdy Lane, The Gurdies	Use and development of land for dwelling
PDPLANPER-2026/000787	175 Mackay Rd, Woolamai	Alterations and extension to an existing dwelling in the Farming Zone (FZ)
PDPLANPER-2025/000993	1551 Bass Hwy, Grantville	Subdivision of land into 12 lots in the Mixed Use Zone (MUZ) and Alteration of Access to a Road in the Transport Zone 2 (TRZ2)
PDPLANPER-2025/001104	Almurta-Glen Forbes Rd, Almurta	Use and develop land for a dwelling in a Farming Zone (FZ1) and Significant Landscape Overlay (SLO1)

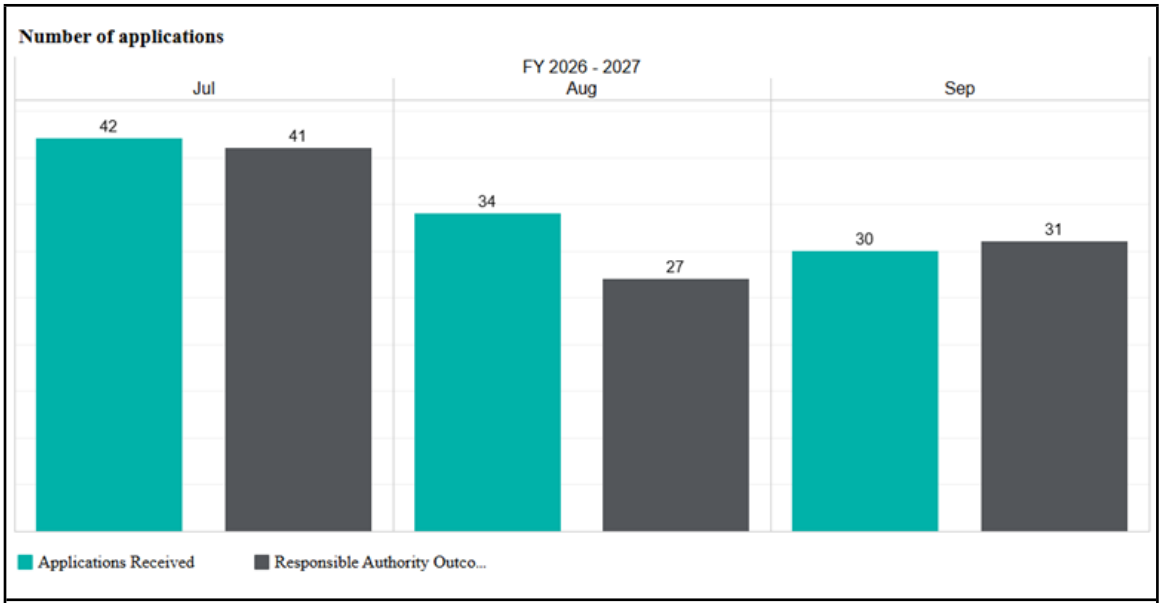
Bunurong Ward

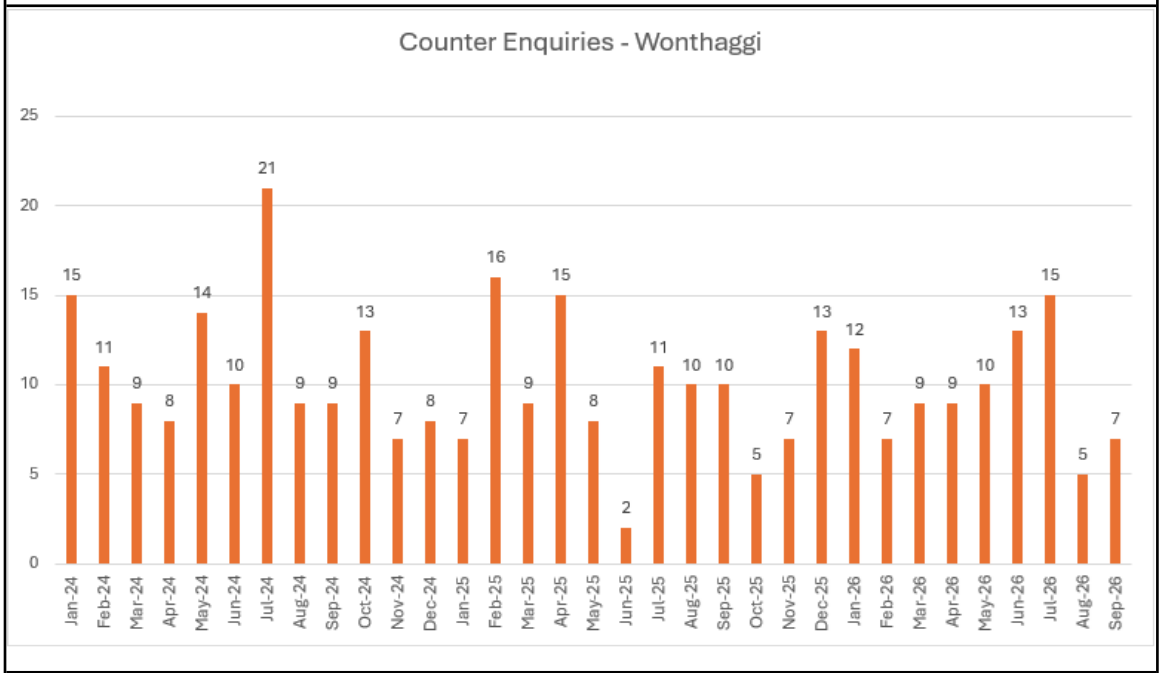
Application Number	Address	Proposal
PDPERAMD-2024/002125-1	1a Williams St, Inverloch	Seeking approval for subdivision of land in conjunction with approved development. Remove/Delete condition 3 of issued planning permit.
PDPLANPER-2026/000388	Pine Gr, Wonthaggi	Use and development of land for a dwelling in the Farming Zone (FZ)
PDPLANPER-2026/000187	98 Surf Pde, Inverloch	Construction of a single dwelling in the Design and Development Overlay (DDO1 & DDO9)

PDPLANVIC-2026/000670	27 Powlett St, Inverloch	Removal of one boundary canopy tree

PLANNING AND BUILDING ACTIVITY REPORT FOR SEPTEMBER 2026

Statutory Planning	This month (September)	Last month	Year to date (financial year)
% of applications determined within statutory timeframe	54.84%	51.61%	43.43%
Average Gross Days (Average processing days to RA Outcome)	145.8	135.7	139.2
Average Gross Days to final outcome (Average processing days to final outcome)	126.3	114.7	135.5
Number of live applications (Planning Permit, s72 Amendments, VicSmarts)	142	150	N/A
Number of applications received for the month (Planning Permit, Amendments, VicSmarts)	30	31	106
Number of Responsible Authority outcomes (Planning Permit, Amendments, VicSmarts)	31	31	99


Number of applications
FY 2026 - 2027
Jul
Aug
Sep
42
41
34
27
30
31
Applications Received
Responsible Authority Outco...


Counter Enquiries - Wonthaggi
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9
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7
8
7
16
9
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Apr-24
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Jun-24
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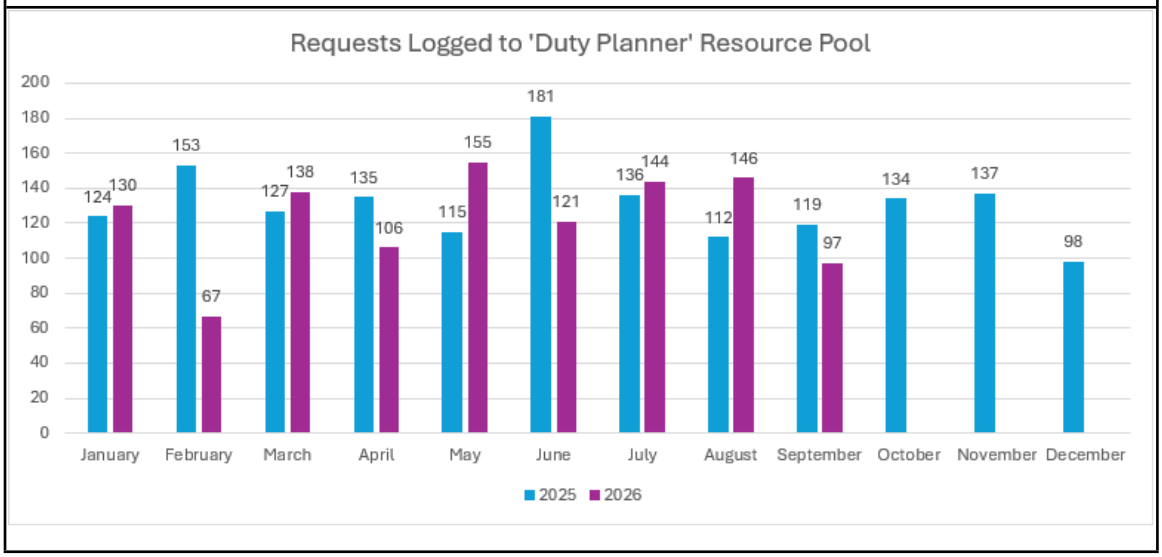
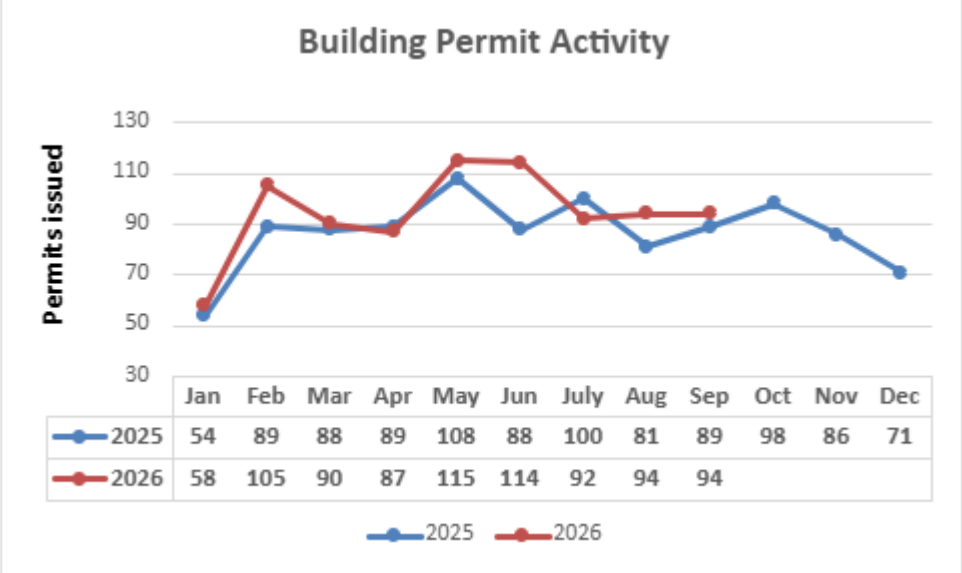
Sep-26


Requests Logged to 'Duty Planner' Resource Pool
200
180
160
140
120
100
80
60
40
20
0
124
130
153
67
127
138
135
106
115
155
181
121
136
144
112
146
119
97
134
137
98
January
February
March
April
May
June
July
August
September
October
November
December
2025
2026

Municipal Building Services & Enforcement	This month (Sept)	Last month	Year to date (financial year)
Essential Safety Measure inspections	0	1	3
Report & Consent applications • Siting • Build Over Easement • Demolitions • Building Plans	 18 7 6 12	 24 2 7 18	 55 15 21 45
POPE and Siting consents issued for temporary structures	2	1	3
Complaints received requiring investigation	13	10	26
New building enforcement cases	2	3	6
Number of open building enforcement cases	48	47	n/a
Building permits issued by Council	0	0	0



Planning Enforcement	This month (Sept)	Last month	Year to date (financial year)
New complaints/case files opened	4	11	24
Complaints/case files closed	5	3	10
Current open complaints/case files	14	15	14

STATUTORY PLANNING DEFINITION:

Statutory days: In accordance with the *Planning and Environment Act 1987*, a Council is permitted 60 statutory days to determine a planning application. The 60 statutory days includes weekends, public holidays and commences when the application is lodged. The legislation allows for the 60-day statutory clock to be stopped (e.g., when further information is requested) and re-started in certain circumstances (when further information or amended plans are received).

Gross days: The total number of days to determine a planning application inclusive of weekends and public holidays.

Recommendation

That Council:

1. Receives and notes the Planning Permits issued under delegation report for September 2026; and

2. Receives and notes the Planning and Building Activity Report for September 2026.

Attachments

Nil

9.3 Contracts Awarded and or Extended under CEO Delegation for October 2026

Division	**Innovation & Engagement**
Council Plan Strategic Objective	**Thriving Places** *Facilities and infrastructure meet current and future needs. Growth is sustainable and well planned. Our economy, agriculture, tourism and industries are resilient. Unique character is preserved.*

Declaration

The author has no general or material interests in relation to this report.

Summary

Contracts Awarded

For the period from 1 October 2026 to 31 October 2026, no contracts were awarded under the Chief Executive Officer's financial delegation in accordance with Council's Procurement Policy.

Contracts Extended

For the period from 1 October 2026 to 31 October 2026, no contracts were extended under the delegated authority for contract variations and extensions in accordance with Council's Procurement Policy.

Governing Documents

Procurement Policy 2026

Recommendation

That Council notes the above contracts were awarded and or extended under the delegated authorities in accordance with the Procurement Policy during October 2026.

Attachments

Nil

9.4 Councillor Allowances and Expenses for the Council Term 11 November 2024 to 30 September 2026

Division	**Innovation & Engagement**
Council Plan Strategic Objective	**Visionary Leadership** *Our communities flourish through leadership that is open and responsible, ensuring decisions serve the communities best interests, and comply with legislative obligations.*

Declaration

The author has no general or material interests in relation to this report.

Summary

The *Local Government Act 2020* provides for the Mayor and Councillors to be paid an allowance; to be provided with appropriate tools and support to enable them to properly fulfill their roles; and to be reimbursed for expenses reasonably incurred and necessary in performing their role as Councillor.

Recommendation

That Council receive the report on Councillor Allowances and Expenditure for the Council term between 11 November 2024 and 30 September2026.

Background

The Councillor Allowances and Expense Register includes:

- Mayor, Deputy Mayor and Councillor allowances
- Conferences and professional development expenses
- Information technology and telecommunication expenses
- Travel expenses
- Car mileage travel claims submitted by Councillors
- Vehicle expenses
- Carer expenses

The Council Support and Resources Policy prescribes the range of resources that must be provided to the Mayor and Councillors to enable them to effectively carry out their role.

Sustainability Implications

There are no sustainability implications associated with this report.

Finances

Attachment 1 sets out details of Councillor allowances and expenditure for the Council term between the dates 11 November 2024 to 30 Super 2026.

Stakeholders

Stakeholders include the ratepayers of the municipality and Council.

Governing Documents

The statutory requirements and standards relevant to the provision of resources to Councillors include:

- Sections 39, 40 and 41 of the *Local Government Act 2020*
- The provisions of the Council Support and Resources Policy.

Attachments

1. Councillor Allowances and Expenses Report 11 Nov 2024 to 30 Sep 2026 [**9.4.1** - 1 page]

COUNCILLOR ALLOWANCES AND EXPENSES FOR THE CURRENT COUNCIL TERM - 11 NOVEMBER 2024 TO 30 SEPTEMBER 2026

The following table contains details of the Councillor and Mayoral Allowance paid during the current term 11 November 2024 to 30 September 2026.

Councillor	Councillor & Mayoral Allowance
Cr Brett Tessari (Deputy Mayor 20 November 2024 - 28 April 2026; Mayor 29 April 2026 - present)	$ 132,167.11
Cr Meg Edwards	$ 65,538.03
Cr Mat Morgan	$ 65,538.03
Cr Ron Bauer (Councillor 20 November 2024 - 28 April 2026; Deputy Mayor 29 April 2026 - present)	$ 74,451.08
Cr Tracey Bell	$ 65,538.03
Cr Tim O'Brien	$ 65,538.03
Cr Rochelle Halstead (Mayor 20 November 2024 - 28 April 2026; Councillor 29 April 2026 - present)	$ 180,454.74
Cr Jon Temby	$ 65,538.03
Cr Jan Thompson	$ 65,538.03
Grand Total	**$ 780,301.11**

The details of the expenses including reimbursement of expenses for each Councillor paid by Bass Coast Shire Council during the current term 11 November 2024 to 30 September 2026 are set out in the following table.

Councillor	Car Mileage	Conferences & Training expenses	Information & Communication expenses	Travel	Vehicle	Child Care	Other	Total Expenses
Cr Brett Tessari (Deputy Mayor 20 November 2024 - present)	6,335.45	8,966.17	731.63	11,827.11	6,459.99	-	1,920.25	36,240.60
Cr Meg Edwards	6,135.18	5,809.17	731.63	390.40	-	-	760.15	13,826.53
Cr Mat Morgan	-	6,285.53	731.63	112.22	-	-	432.66	7,562.04
Cr Ron Bauer	-	5,309.17	731.63	1,524.14	-	-	525.35	8,090.29
Cr Tracey Bell	8,313.85	9,759.17	731.63	621.05	-	410.21	671.12	20,507.03
Cr Tim O'Brien	8,551.65	5,059.17	731.63	363.13	-	-	646.75	15,352.33
Cr Rochelle Halstead (Mayor 20 November 2024 - present)	290.47	10,436.21	731.63	7,277.21	23,585.59	-	2,805.12	45,126.23
Cr Jon Temby	-	5,059.16	3,113.76	363.13	-	-	428.58	8,964.63
Cr Jan Thompson	-	5,159.16	731.63	363.14	-	-	2,488.48	8,742.41
Total	**29,626.60**	**61,842.91**	**8,966.80**	**22,841.53**	**30,045.58**	**410.21**	**10,678.46**	**164,412.09**

10 Urgent Business

There was no Urgent Business.

11 Mayoral Announcement of Next Meeting of Council

The next Council Meeting will be held on 9 December 2026 in the Bass Coast Civic Centre Council Chamber, Baillieu Street East, Wonthaggi commencing at 1.00pm.

12 Meeting Closed

That the meeting be closed.