

Town

Grantville

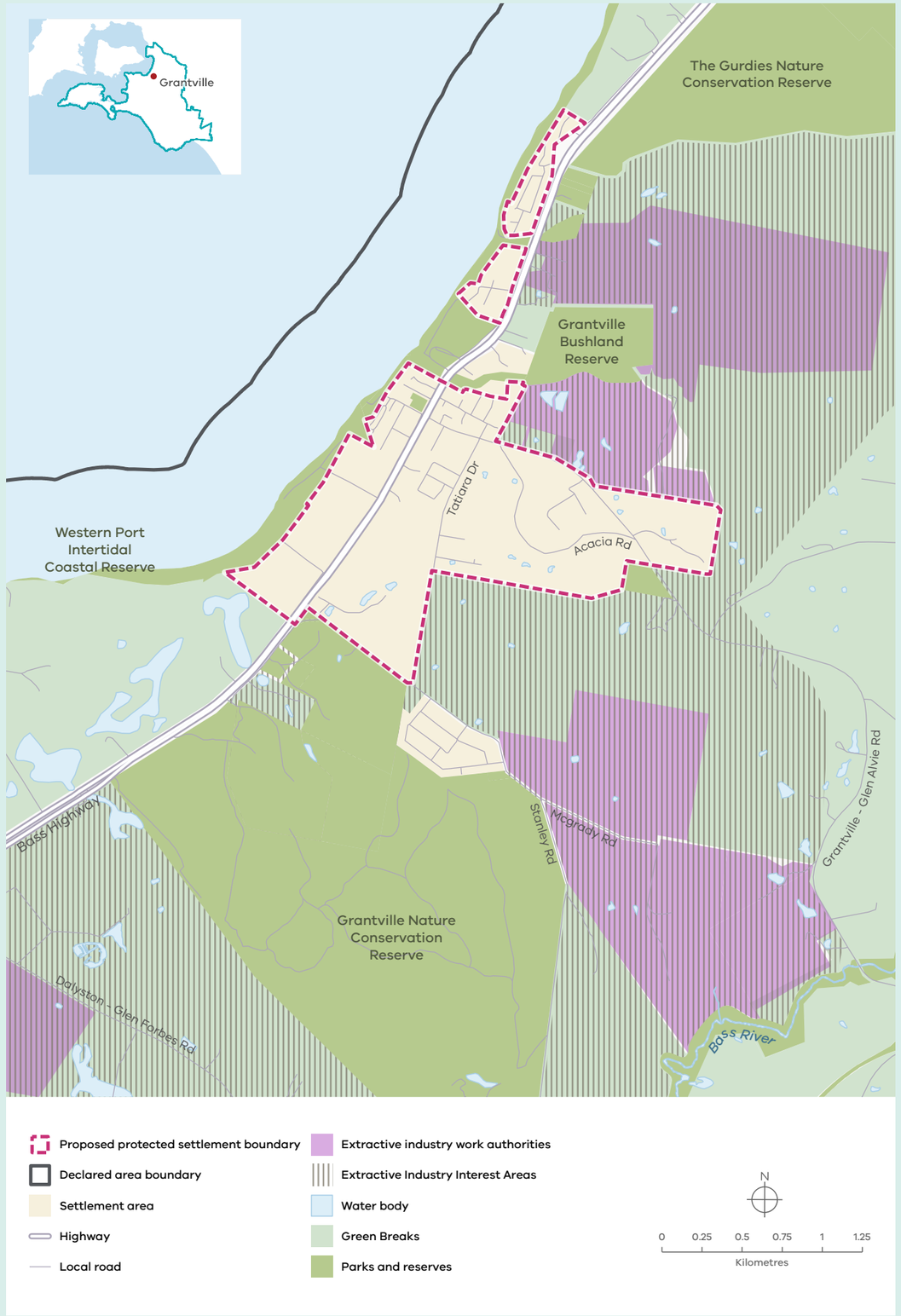
Grantville is a town serviced by a small commercial strip along Bass Highway with retail, community and industrial uses on either side of the highway. It has widely spread residential areas and nearby vacant land and extractive industry.

The part of Grantville between the Bass Highway and Western Port is within the Eastern Westernport Bay Coastal Flatlands landscape, which is regionally significant due to its low-energy coastline of intertidal mangroves interspersed with shallow, sandy beaches and areas of low, eroding sandstone cliff. The part east of the highway is within the Strzelecki Foothills landscape, which is regionally significant.

Growth will be accommodated by developing infill and greenfield land within the protected settlement boundary shown on **Map 18**.

The foreshore precinct should be clearly connected to the town centre. Development within the northernmost precinct at Stewart Street, Malcolm Court and Panoramic Drive should build on the heavily vegetated foreshore character, such as through landscaping the streetscape.

Map 18: Grantville protected settlement boundary. (Source: DTP)





Villages

Cape Paterson

Cape Paterson is a village that is a popular holiday and recreation destination. Its few commercial facilities mostly service the local population.

Cape Paterson, Wonthaggi and Inverloch are within convenient commuting distance of each other. Cape Paterson relies on Wonthaggi and Inverloch for higher-level and local-scale services (such as retail, commercial, education and health services).

The settlement is located within the state-significant and regionally significant San Remo to Inverloch Coast and Coastal Hinterland landscape. This is a well-known, highly valued landscape of stunning contrasts and iconic features, including Cape Paterson headland, nearby sea cliffs and offshore rock formations (such as Eagles Nest).

The settlement's residential character is evolving in stages. Older areas have a modified grid of mainly unsealed roads with vegetated verges and much coastal vegetation. Newer development on land rising to the north is more diverse, while still influenced by existing development and the coastal character.

Growth will be accommodated through development within the protected settlement boundary shown on **Map 19**.

Development should respect the coastal character of the established areas: there are generous open spaces, native plantings, minimal hard surfaces, and water sensitive urban design treatments. Streetscapes should be informally designed and pedestrian and cyclist-friendly. The built form, materials and colours should respect and complement the landscape setting.

Map 19: Cape Paterson protected settlement boundary. (Source: DTP)





Cape Woolamai

Cape Woolamai is a village that sits behind a fragile dune on the south-east tip of Phillip Island. It is mainly residential with a small commercial area.

Cape Woolamai is adjacent to the state-significant Phillip Island Western and Southern Coast landscape, characterised by a varied, dramatic coastline of sea cliffs, granitic headlands, rocky platforms and beaches and by its elevated, gently rolling hinterland.

The settlement is generally uniform in character, with a grid of consistently sized lots and houses of a similar style. The streets are narrow, with coastal trees and vegetation. It is strongly related to its fragile coastal environmental setting with defined and sensitive pedestrian connections to beaches and foreshores.

Limited development will be accommodated within the protected settlement boundary shown on **Map 20**, which will provide long term protection for Cape Woolamai's environs.

Development should utilise building materials and colours that reinforce the coastal setting.

Map 20: Cape Woolamai protected settlement boundary. (Source: DTP)



Corinella

Corinella is a historic coastal village located at Settlement Point at the head of a prominent peninsula with views to French Island and Phillip Island. It comprises mainly residential uses and relies on other settlements for commercial and community facilities.

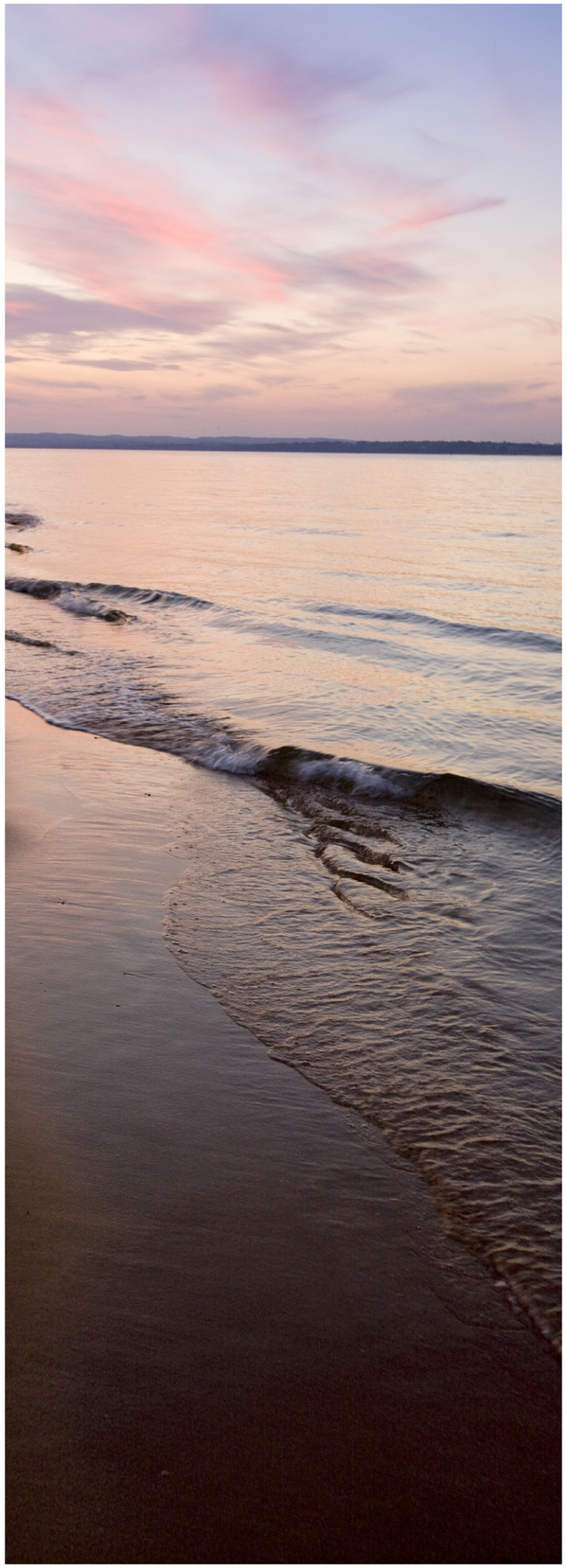
Corinella is located within the regionally significant Eastern Westernport Bay Coastal Flatlands landscape, a low-energy coastline of intertidal mangroves interspersed with shallow, sandy beaches and areas of low, eroding sandstone cliffs.
The internationally significant Ramsar wetland borders both sides of the settlement.

Corinella's informal street layout is a modified grid, reflecting its location on a headland. It is clearly separated from Coronet Bay to the south.

Limited development will be accommodated within the protected settlement boundary shown on **Map 21**, which will protect the green break between Corinella and Coronet Bay and the hinterland. It will also prevent further linear development along the Western Port coastline.

Development should be designed to be sympathetic to its surrounds. Lot sizes should be consistent with those in the established residential areas, except in the Heritage Bay estate, which has smaller lots and more intense development.

Dwellings should fit in with the coastal character, with choices of materials and colours reflecting coastal themes.



▼ Map 21: Corinella protected settlement boundary. (Source: DTP)





Coronet Bay

Coronet Bay is a residential village located on the eastern shore of Western Port. It has a small commercial centre servicing local needs, a community hall and a reserve in the town centre.

Coronet Bay is located within the regionally significant Eastern Westernport Bay Coastal Flatlands landscape, characterised by intertidal mangroves and mudflats at its coastal edge and a flat, low-lying rural hinterland of cleared, marshy paddocks. The village also fronts the internationally significant Ramsar wetland.

Development extends from the shore to a nearby ridge and adjacent farmland. Streets on the western side of Agar Road are in a grid pattern and on the eastern side are more diverse: larger lots provide for low-density residential development.

Limited development will be accommodated within the protected settlement boundary shown on **Map 22**. This will prevent further linear development along the Western Port shoreline and protect the green breaks south of the settlement between Coronet Bay and Corinella.

Development should be designed to be sympathetic to its surrounds and the village's distinctive character. Development should utilise materials and styles that respect and complement the village's low-rise, coastal, holiday feel.

Development east of Agar Road should be differentiated from the established area, and create a new sense of entry to the village, reinforced by urban design treatments.

▼ Map 22: Coronet Bay protected settlement boundary. (Source: DTP)

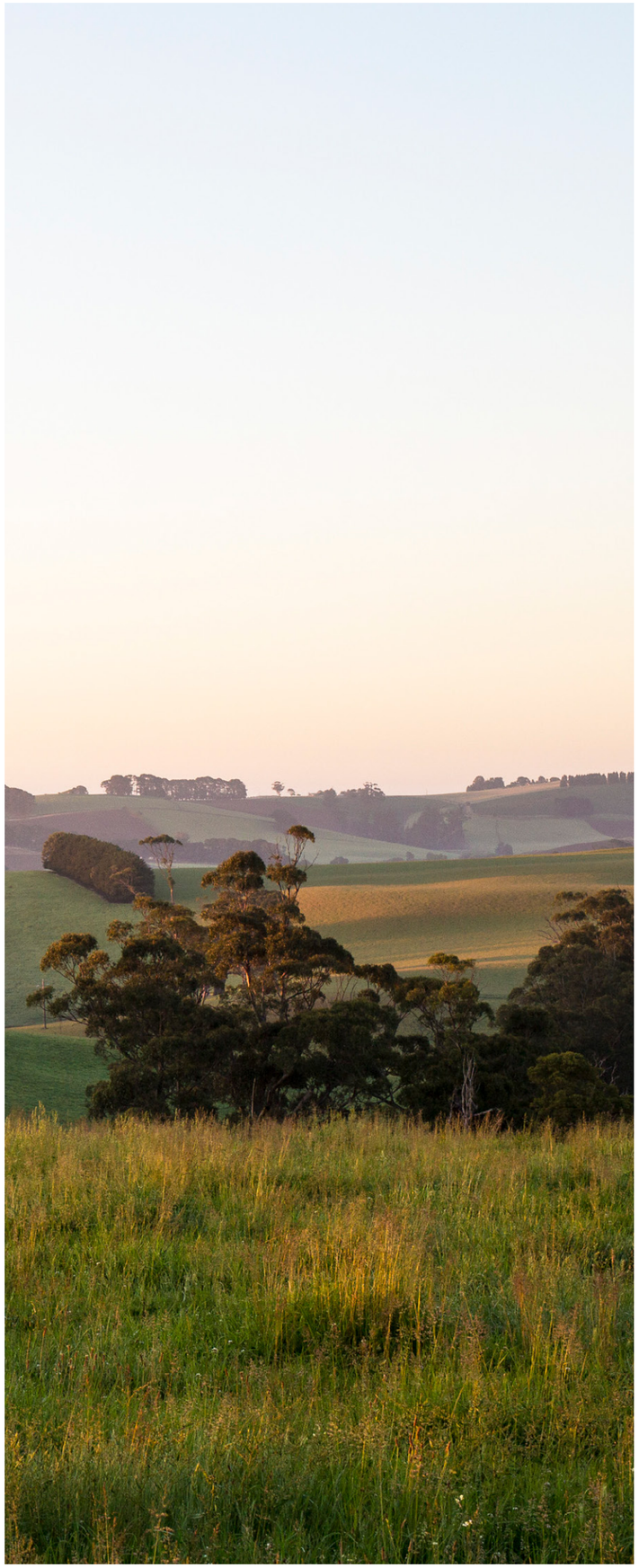


Dalyston

Dalyston is an inland village surrounded by farmland, and it relies on nearby Wonthaggi for most services.

It adjoins the regionally significant Strzelecki Foothills landscape, which takes in the Bass Hills and The Gurdies Hills: the Bass River Valley lies between them. The landscape is characterised by the undeveloped, rolling Bass Hills, clusters of remnant native vegetation and expansive views to Western Port.

Limited development will be accommodated by developing vacant land within the protected settlement boundary shown on **Map 23**.



Map 23: Dalyston protected settlement boundary. (Source: DTP)





Kilcunda

Kilcunda is a coastal holiday and residential village with some commercial uses and community facilities. Residents rely on nearby Wonthaggi for most services.

Kilcunda sits in an elevated, undulating landscape, with development on both sides of the Bass Highway. Most of Kilcunda is within the regionally significant Strzelecki Foothills landscape, characterised by rolling hills and clusters of remnant native vegetation. Part of Kilcunda is within the state-significant San Remo to Inverloch Coast and Coastal Hinterland landscape, characterised by exposed headlands and rock shelves with the spaces between forming sandy coves and beaches.

As well as its stunning and contrasting natural beauty, Kilcunda offers views of iconic structures in the landscape (such as the Kilcunda Trestle Bridge and the turbines of the Wonthaggi Wind Farm).

Limited development will be accommodated on vacant residential land within the protected settlement boundary shown on **Map 24**.

Kilcunda's foreshore, community gathering space, residential hinterland and rural landscape setting should be safeguarded and enhanced through development and streetscapes designed in keeping with the topography and retaining a sense of spaciousness.

Map 24: Kilcunda protected settlement boundary. (Source: DTP)



Newhaven

Newhaven is a village on the eastern tip of Phillip Island on Western Port, and it is the island's arrival and departure gateway over the Phillip Island Bridge.

Newhaven is distinguished by its narrow, treed, informal foreshore road that follows a series of small coves and promontories.

Part of the village is located within the regionally significant Phillip Island Swan Bay Coast and Churchill Island landscape, which is tranquil and low-lying and comprises wetlands with a rural hinterland.

Newhaven's growth will be accommodated by developing infill and greenfield areas within the protected settlement boundary shown on **Map 25**.

The settlement mostly comprises development in garden settings, conveying a relaxed holiday destination. Land close to the coast subject to inundation and a rising sea level is unsuitable for conventional development.

Phillip Island Road provides a sense of arrival to Phillip Island.



Map 25: Newhaven protected settlement boundary. (Source: DTP)





Bass Coast Statement of Planning Policy / 2025

Rhyll

Rhyll is a village with panoramic outlooks over Western Port and a strong relationship to its foreshore. It sits on a hill, and its extent of tree cover and coastal vegetation reinforces its character. Many streets are unsealed and have grassed, vegetated verges.

Rhyll is located within the regionally significant Phillip Island Swan Bay Coast and Churchill Island landscape, characterised by a marshy, intertidal coast and a rolling hinterland with patterns of indigenous riparian vegetation and exotic shelterbelts.

Limited development will be accommodated on vacant residential land within the protected settlement boundary shown on **Map 26**.

Rhyll should retain a strong visual contrast between its built environment and the adjacent rural landscape. Streetscapes should have an informal feel and incorporate water sensitive urban design.

▼ Map 26: Rhyll protected settlement boundary. (Source: DTP)



Hamlets

Bass

Bass is a historic hamlet located at the junction of the Bass River and Bass Highway. It has few services and relies on San Remo and Wonthaggi for most services.

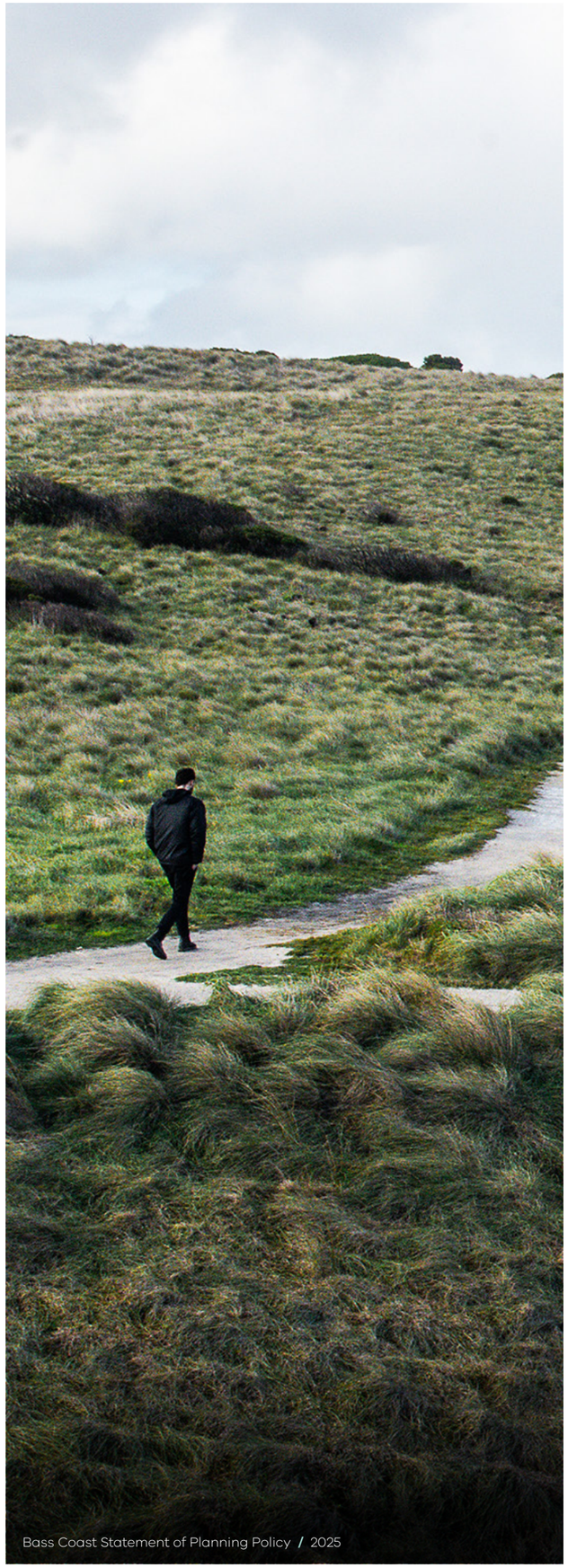
Parts of Bass sit within the regionally significant Strzelecki Foothills landscape, which contains the Bass Hills and The Gurdies Hills, with the Bass River Valley between them. The landscape adjoining Bass is flat to gently undulating and includes a largely cleared, rural, coastal hinterland.

Limited development will be accommodated within the protected settlement boundary shown on **Map 27**. Bass may accommodate residential development east of Statter Mission Road within the protected settlement boundary.



▼ Map 27: Bass protected settlement boundary. (Source: DTP)





Harmers Haven

Harmers Haven is a coastal hamlet with no services and limited infrastructure; residents rely on nearby Wonthaggi for their services.

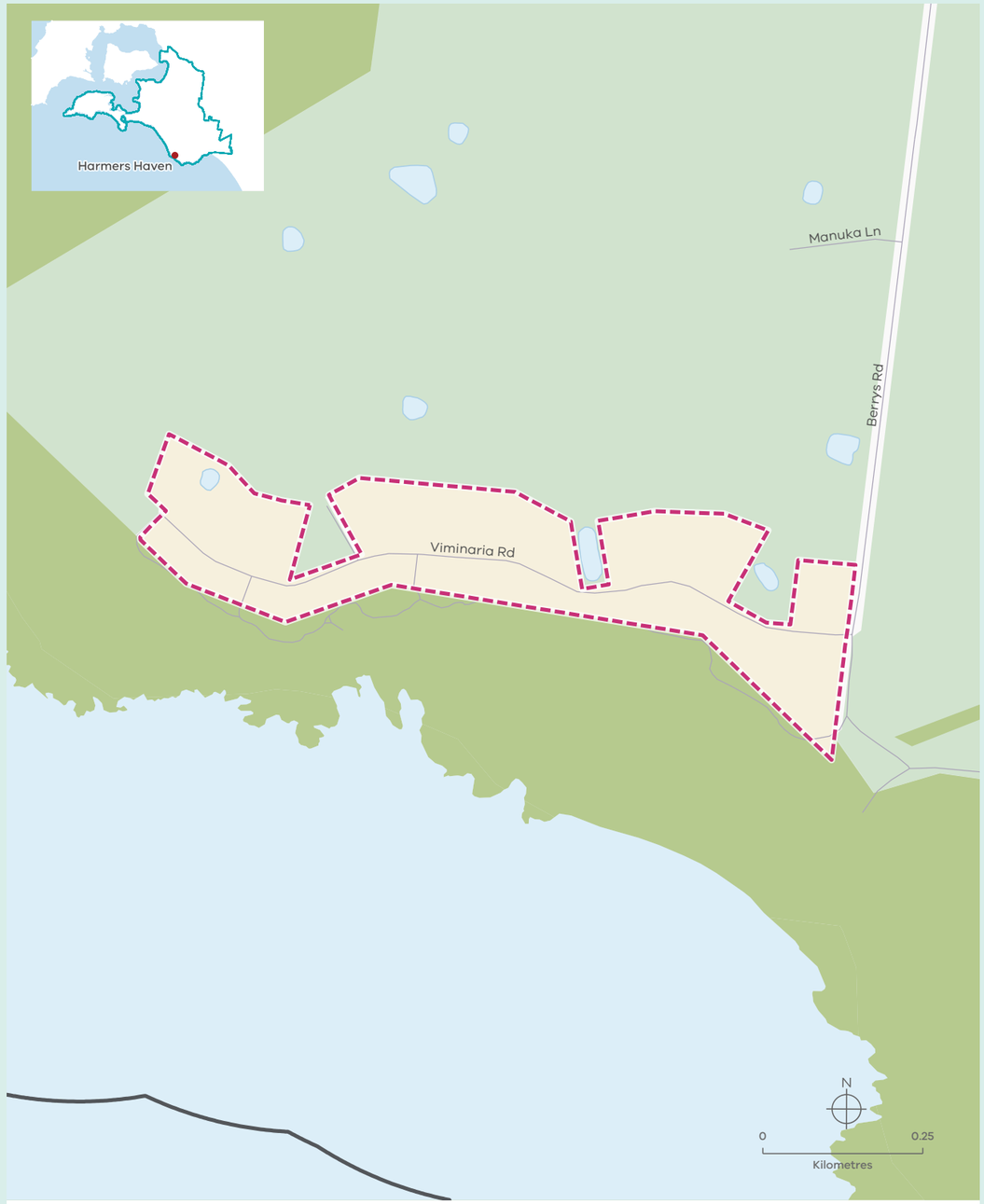
Harmers Haven sits high above Bass Strait and is sheltered by dense foreshore vegetation. Housing in the settlement is diverse, and development transitions into the agricultural landscape to the north.

The hamlet is located within the regionally significant part of the San Remo to Inverloch Coast and Coastal Hinterland landscape. The hinterland is a mostly open, elevated pastoral landscape with commanding views of the coastline and beyond. The hamlet borders the state-significant part of the same landscape, characterised by exposed, jagged headlands and rock shelves battered by the powerful Bass Strait seas.

New development will be carefully accommodated within the protected settlement boundary shown on **Map 28**.

Development south of Viminaria Road should retain a coastal, rural-hamlet character, with varied dwellings well set back from the street among established coastal vegetation. This character contrasts with the area to the north, which has larger dwellings on larger, less-vegetated lots.

Map 28: Harmers Haven protected settlement boundary. (Source: DTP)



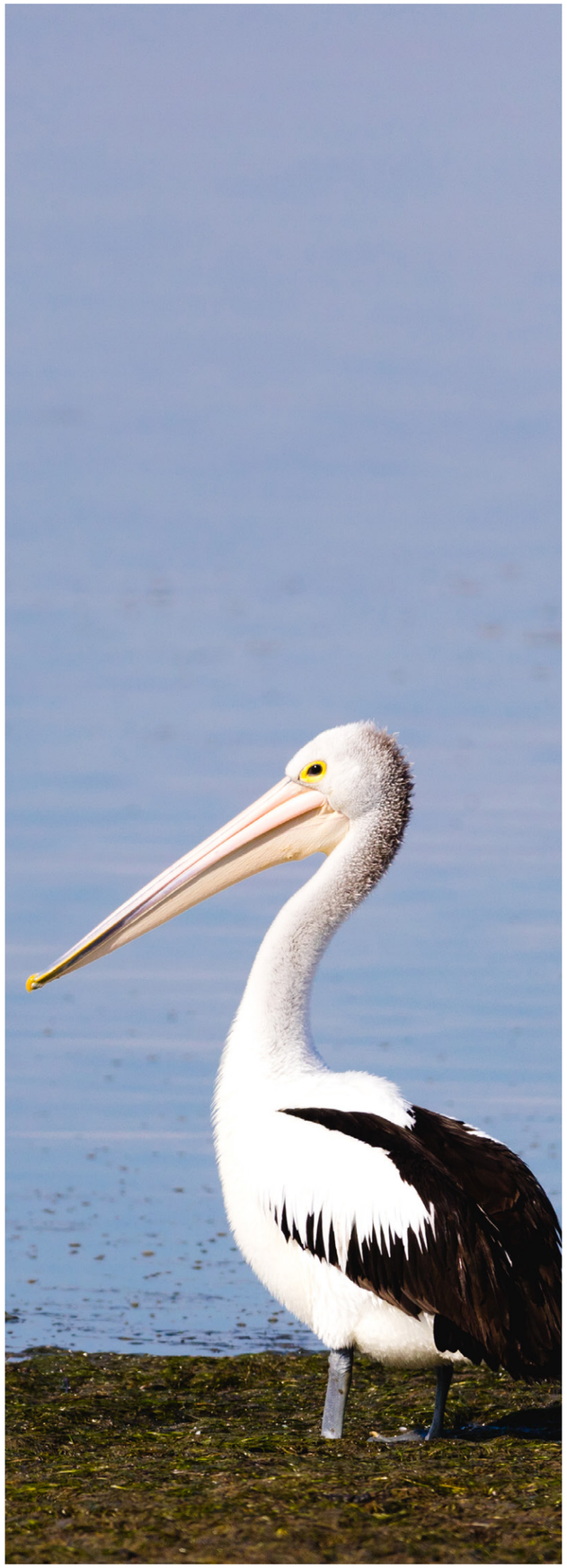
Jam Jerrup

Jam Jerrup is a residential hamlet fronting the Western Port coast. It has no services or facilities.

Jam Jerrup sits within the regionally significant Eastern Westernport Bay Coastal Flatlands landscape, a low-energy coastline of intertidal mangroves interspersed with shallow, sandy beaches and areas of low, eroding sandstone cliffs. It is located on an escarpment and has informal, well-vegetated streets. Many dwellings are oriented to and have an outlook over the foreshore reserve and the eastern reach of Western Port.

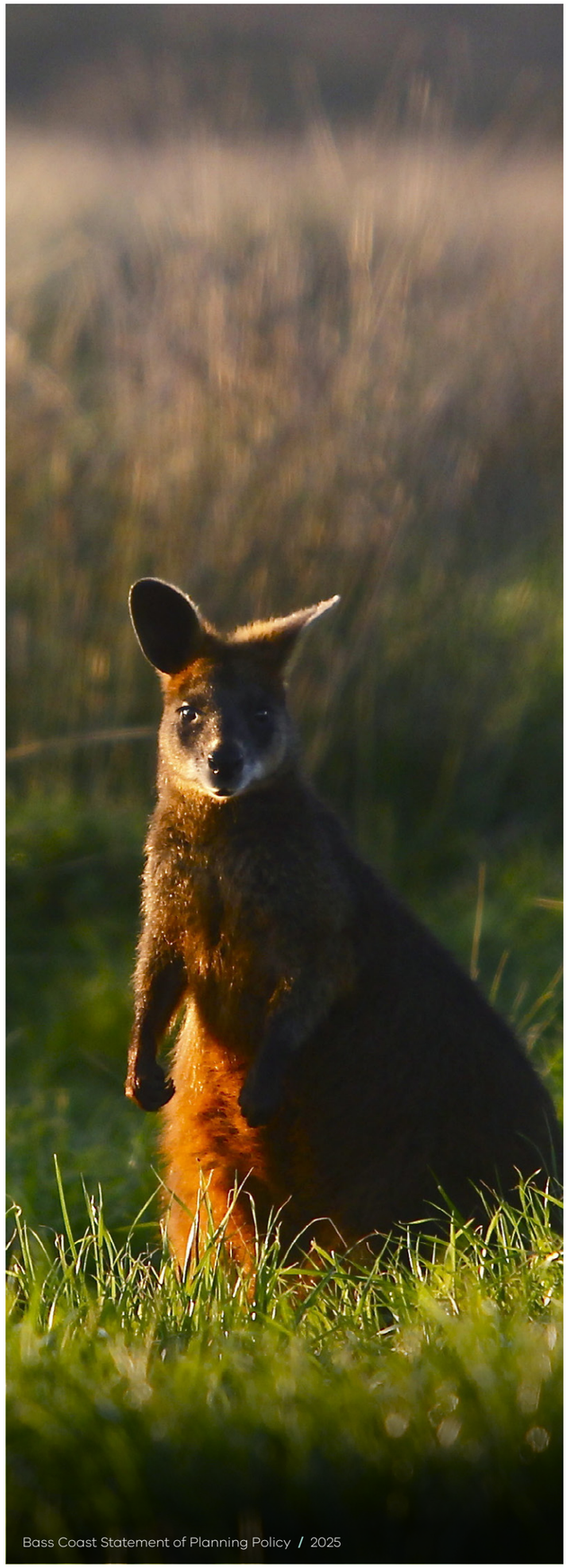
New development will be carefully contained within the protected settlement boundary shown on **Map 29**.

Development should respect Jan Jerrup's distinctive character as a small, 'hidden' residential hamlet. It should be kept in scale and height with existing buildings and facilitate views over Western Port. Foreshore Road defines the westernmost extent of development and protects the foreshore. Any enhancement of the road reservation should retain a sense of coastal informality and rely on natural (rather than engineered) systems and treatments.



▼ Map 29: Jam Jerrup protected settlement boundary. (Source: DTP)





Pioneer Bay and The Gurdies

Pioneer Bay and The Gurdies are residential hamlets with no commercial or community facilities; residents rely on Grantville for services.

Pioneer Bay is located between the Bass Highway and Western Port and is bounded by a vegetated ridge. The Gurdies follow this ridge inland to the north-east. The surrounding landscape of Pioneer Bay includes a reserve and a well-vegetated foreshore area. Pioneer Bay has an informality to its street network.

Pioneer Bay sits within the Eastern Westernport Bay Coastal Flatlands landscape, which is regionally significant due to its low-energy coastline of intertidal mangroves interspersed with shallow, sandy beaches and areas of low, eroding sandstone cliff. The Gurdies is set back from Western Port within the Strzelecki Foothills landscape, which is regionally significant because of the landform features of the Bass Hills and The Gurdies Hills.

New development will be contained within the protected settlement boundaries shown on **Map 30**.

The built form should be low-scale and fit in with the coastal setting and nearby nature conservation reserves.

Map 30: Pioneer Bay and The Gurdies protected settlement boundaries. (Source: DTP)



Silverleaves

Silverleaves is a coastal hamlet located immediately east of Cowes. It is a sensitive, highly vegetated residential area.

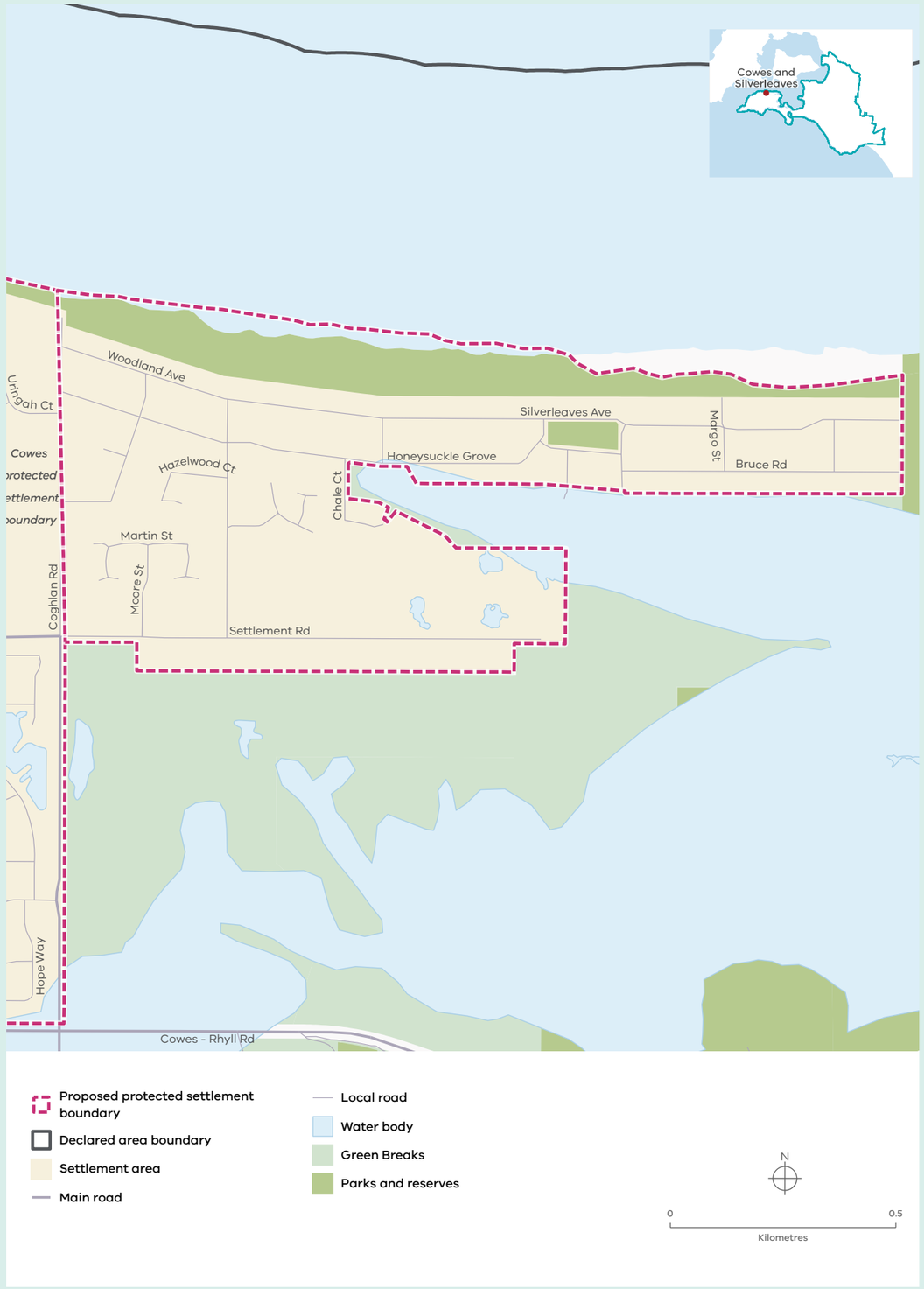
Silverleaves adjoins the Phillip Island Swan Bay Coast and Churchill Island landscape, which is of regional significance due to its marshy intertidal coast, rolling hinterland with cultural patterns of indigenous riparian vegetation and exotic shelterbelts, and visual contrasts.

New development will be accommodated through infill development and by developing vacant greenfield land within the protected settlement boundary shown on **Map 31**.

Development at Silverleaves should retain and enhance its distinctive, highly vegetated, bush residential character in an informal setting. Development should be sited to maintain the existing coastal and tree canopy vegetation.



▼ Map 31: Silverleaves protected settlement boundary. (Source: DTP)





Bass Coast Statement of Planning Policy / 2025

Smiths Beach, Sunset Strip, Sunderland Bay and Surf Beach

These four, close-by hamlets are located along a section of Phillip Island's southern coastline renowned for its excellent surf beaches. Residents rely on nearby Newhaven, San Remo and Cowes for most services.

Smiths Beach, Sunderland Bay and Surf Beach adjoin the state-significant Phillip Island Western and Southern Coast landscape, characterised by its gently rolling hinterland adjoining volcanic cliffs and headlands 30–50 metre high above rocky shore platforms and beaches. Sunset Strip is within the regionally significant Phillip Island North Coast and Hinterland landscape, in the undulating hinterland, which is sparsely populated and has various vegetation.

The protected settlement boundaries shown on **Map 32** will contain the four hamlets' growth.

The streetscapes should be informal, with soft edges and verges and minimal fencing.

Map 32: Smiths Beach, Sunset Strip, Sunderland Bay and Surf Beach protected settlement boundaries.



(Source: DTP)

Tenby Point

Tenby Point is a coastal hamlet with a narrow strip of dwellings extending along Bayview Road, which terminates at a headland and the foreshore. There are no services: residents rely on surrounding settlements for them.

The hamlet is within the Eastern Westernport Bay Coastal Flatlands landscape, which is regionally significant due to its low-energy coastline of intertidal mangroves interspersed with shallow, sandy beaches and areas of low, eroding sandstone cliff.

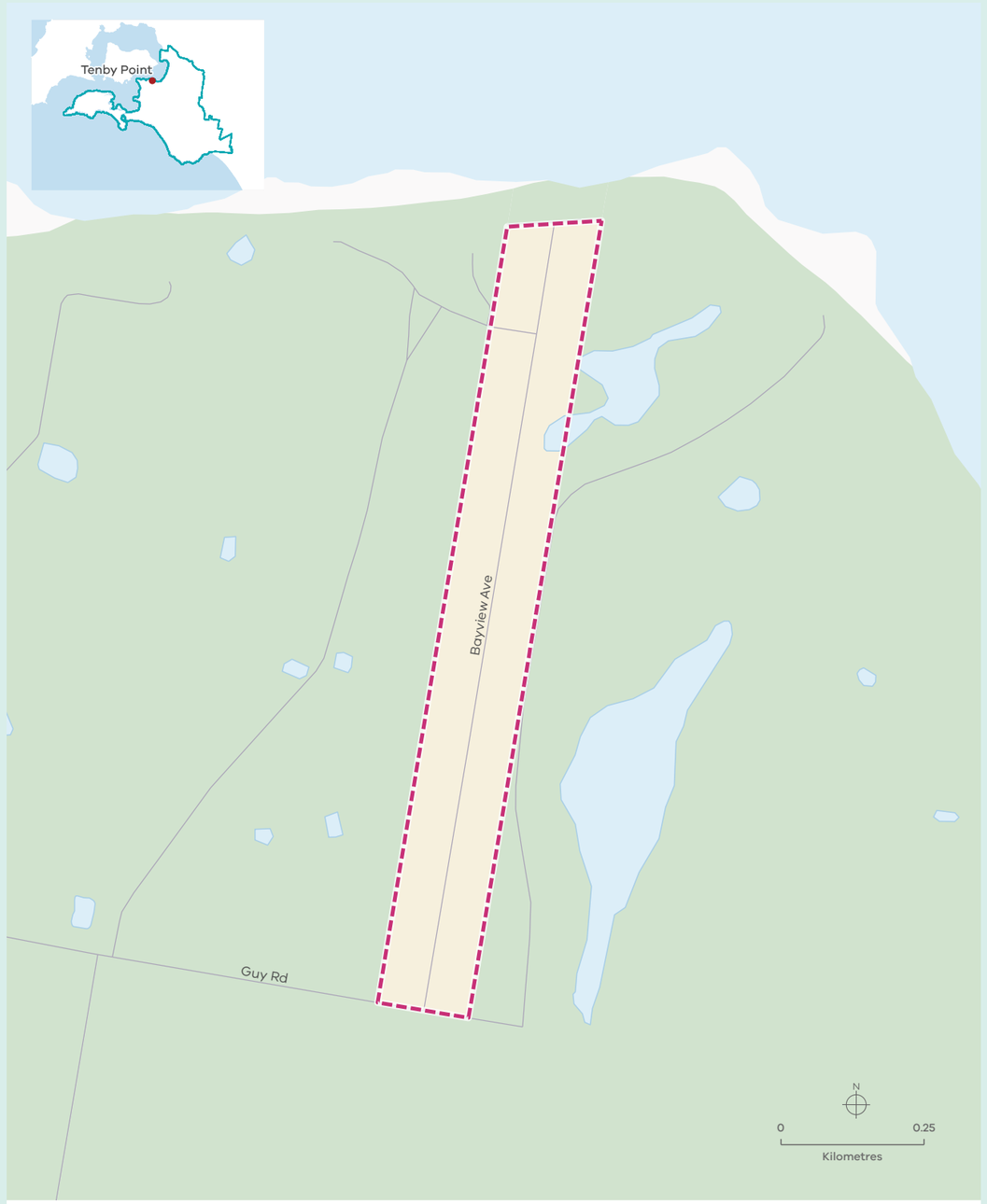
It is characterised by deep, regularly shaped lots, with native vegetation surrounding dwellings that distinguish the settlement from the surrounding agricultural landscape.

New development will be accommodated within the protected settlement boundary shown on **Map 33**.

Tenby Point's structure and character are defined by Bayview Avenue, which terminates at the coastal foreshore. Development should respect the mainly low-scale dwellings by using simple building forms, pitched roofs and timber materials. The visual impact of development should be minimised by using sympathetic materials and generous front and side setbacks. Streetscapes should be well-vegetated and have an informal nature. Minimal fencing should allow for views through to dwellings and unstructured native gardens.



Map 33: Tenby Point protected settlement boundary. (Source: DTP)



Proposed protected settlement boundary
Settlement area
Declared area boundary
Local road
Water body
Green Breaks
Parks and reserves



Ventnor

Ventnor is a hamlet located immediately west of Cowes on the west coast of Phillip Island. It is mainly a holiday destination with limited commercial and community services due to its proximity to Cowes.

Ventnor is located within the Phillip Island North Coast and Hinterland landscape, which is regionally significant due to its contrasting combination of basaltic headlands, low-energy beaches, offshore rock platforms and undulating hinterland, which is sparsely populated and contains a variety of vegetation.

Ventnor Road is a non-urban corridor traversing the settlement and linking to some of Victoria's primary tourist attractions: The Nobbies, the Penguin Parade and the rugged coastline around them.

The hamlet has two distinct residential pockets screened by foreshore vegetation. Its grid of mainly unsealed streets has generous grassed, vegetated verges.

New development will be accommodated within the protected settlement boundary shown on **Map 34**.

Development should respect the existing built form with informally sited, simple, coastal dwellings.

Map 34: Ventnor protected settlement boundary. (Source: DTP)



Wimbledon Heights

Wimbledon Heights is a hamlet in the middle of Phillip Island with few services and facilities. Residents rely on Cowes for most services.

Wimbledon Heights is located within the regionally significant Phillip Island North Coast and Hinterland landscape area in the undulating hinterland, which is sparsely populated and has a variety of vegetation. The rural landscape around the settlement is an important aspect of the area's landscape character, and it forms part of an important green break between Phillip Island's settlements.

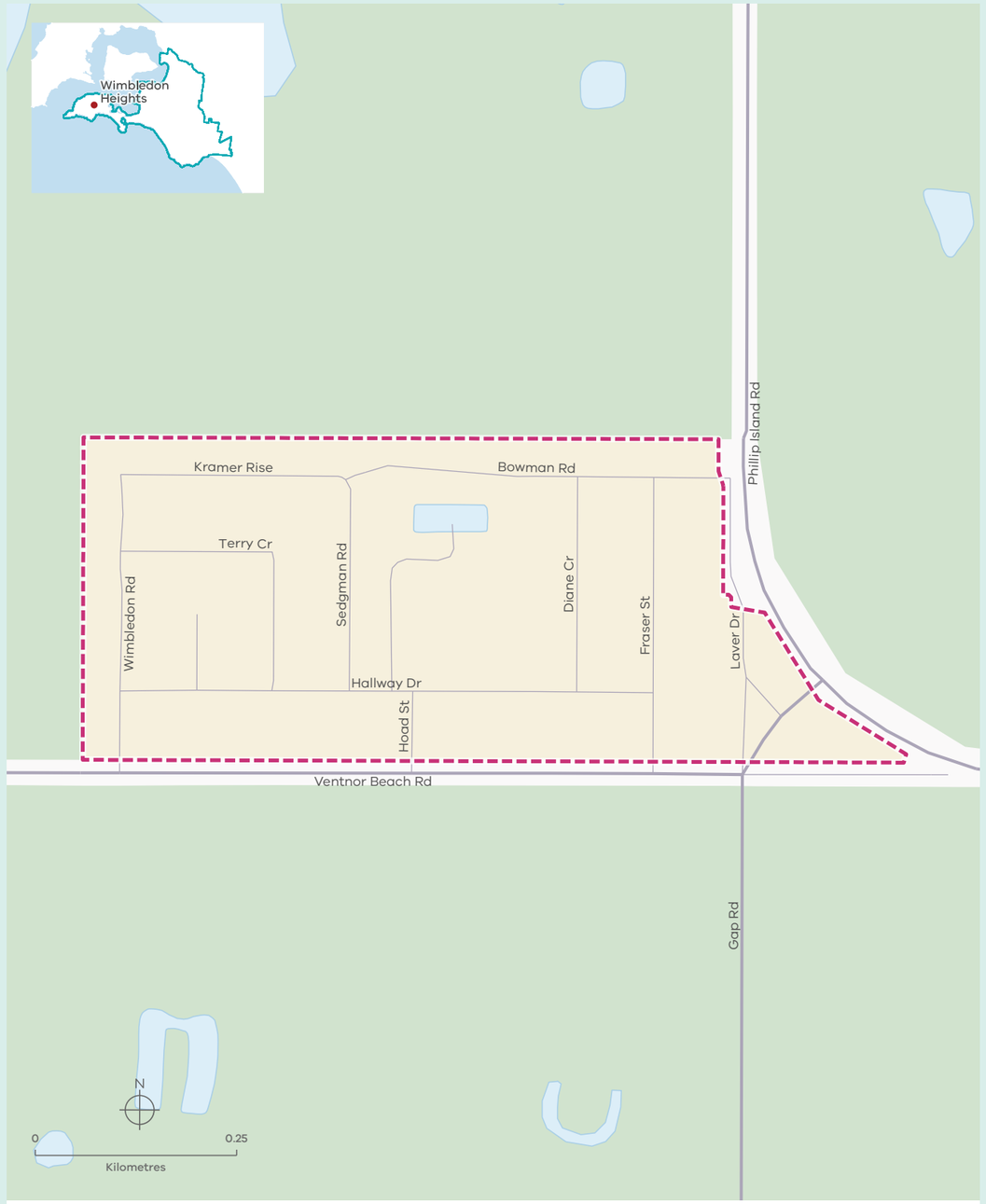
New development will be contained within the protected settlement boundary shown on **Map 35**.

Localities

The localities of Archies Creek, Wattle Bank and Woolamai are clusters of houses where new development will protect the area's landscape character, and environmental and biodiversity values.



Map 35: Wimbledon Heights protected settlement boundary. (Source: DTP)





GLOSSARY

TERM	DEFINITION
Aboriginal cultural heritage	Tangible heritage – Aboriginal places, objects and ancestral remains — and intangible heritage – knowledge of or expression of Aboriginal tradition, including oral traditions, performing arts, stories, rituals, festivals, social practices, craft, visual arts and environmental and ecological knowledge (not including anything that is widely known to the public), as set out in the *Aboriginal Heritage Act 2006*.
Agritourism	Tourism that brings visitors to rural areas and provides them with opportunities to experience and participate in activities related to food, food production and agricultural practices. Examples include visiting wineries and breweries and tours and fruit-picking at farms.
Biodiversity	All components of the living world: the number and variety of plants, animals and other living things, including fungi and micro-organisms, across land, rivers, coasts and oceans.
Built form	The combination of features of a building including its style, façade treatments, setbacks, height and site coverage.
Biolink	A set of linkages through a landscape joining two areas of 'core habitat': high- quality habitat essential for the survival and well-being of species. Biolinks are essential to maintaining landscape connectivity for many animal species.
Circular economy	A model of production and consumption that involves sharing, leasing, reusing, repairing, refurbishing and recycling materials and products for as long as possible. This extends the life cycles of products.
Coastal acid sulphate soils	Soils in low-lying coastal areas and the marine environment that contain high concentrations of iron sulphates. They are relatively harmless in their undisturbed (submerged) state but produce and release large quantities of sulfuric acid when exposed to oxygen through excavation, dredging or drainage, harming coastal and marine environments.
Declared area	An area to which an order under the *Planning and Environment Act 1987* section 46AO applies. Map 2 shows the Bass Coast declared area.
Declared area framework plan	A plan required by the *Planning and Environment Act 1987* section 46AV(2) to provide a framework for decision-making in relation to the future use and development of land in the declared area.
Ecosystem services	The benefits people obtain from healthy ecosystems. These include provisioning services (such as food and water), regulating services (such as flood and disease control), cultural services (such as spiritual, recreational and cultural benefits) and supporting services (such as nutrient cycling that maintains the conditions for life on earth).

TERM	DEFINITION
Environmentally sustainable design	Design that maximises efficiency and sustainability with respect to water resources, stormwater management, transport, waste management and urban ecology.
Extractive Industry Interest Areas	An area established to raise awareness that extractive industry is a potential land use and to afford protection of the industry from competing land uses.
Green break	Mostly rural land located between settlement boundaries may have various non-urban land uses (such as agriculture, hobby farms and agritourism businesses).
Greenfield land	Undeveloped land identified for development, generally on the fringe of a settlement.
Habitat	The place or type of site where an organism or population naturally occurs.
Historic heritage	Historic types of heritage places, including archaeological sites and artefacts, buildings, structures, precincts, gardens, trees, cemeteries, cultural landscapes, shipwrecks and their artefacts and significant objects and objects associated with places. 'Historic' can refer to a range of periods or eras.
Indigenous vegetation	Vegetation local to the area.
Landscape character	The sum of the physical features of an area (such as its topography, geology, waterbodies, vegetation and urban development).
Landscape significance	The designation of a landscape as special or important due to its visual, Aboriginal cultural and historic heritage, environmental, scientific, social and other values.
Marine and coastal environment	The outer limit of Victorian coastal waters and five kilometres inland of the high-water mark of the sea: a. the land (whether or not covered by water) to a depth of 200 metres below the surface of that land b. any water covering the land referred to in paragraph (a) from time to time c. the biodiversity associated with the land and water referred to in paragraphs (a) and (b).
Native vegetation	Plants indigenous to Victoria, including trees, shrubs, herbs and grasses.
Peri-urban area	The area beyond Melbourne's Urban Growth Boundary and comprising local government areas with a mostly rural character, located all or partially within a 100-km radius of Melbourne.
Planning authority	Any person or organisation given the power to prepare a planning scheme or an amendment to a planning scheme. The Minister for Planning is a planning authority and may authorise any other Minister or public authority to prepare an amendment to a planning scheme.





TERM	DEFINITION
Protected settlement boundary	A long-term settlement boundary in a declared area intended to protect the valued attributes of the rural hinterland surrounding a settlement by containing its growth. Both Houses of Parliament must ratify any proposed amendment to a SPP to change a protected settlement boundary.
Ramsar (wetland, site)	An area subject to the Convention on Wetlands of International Importance, which was the first modern treaty between nations aimed at conserving natural resources. It was signed in Ramsar, Iran in 1971 and came into force in 1975. The convention's mission is 'the conservation and wise use of all wetlands through local, regional and national actions and international cooperation, as a contribution towards achieving sustainable development throughout the world'. Once a wetland is listed under the convention, a country agrees to maintain or improve its ecological character as it was when listed.
Regional service centre	A pivotal town in Victoria's regional development, fostering economic activity and providing a key network of service hubs. The final draft Bass Coast SPP and *Plan for Victoria* both classify Wonthaggi as a regional service centre for the declared area.
Responsible authority	The organisation that manages and enforces the planning laws for an area. This is usually the local council. It decides whether a planning permit application is approved or refused and ensures compliance with the planning scheme, permit conditions and agreements.
Responsible public entity (RPE)	An agency or body responsible for managing land in the declared area. In the context of declared areas, responsible public entity means any of: – the Secretary (within the meaning of the *Conservation, Forests and Lands Act 1987*) – the water corporation responsible for the area in which the declared area is located – a municipal council whose municipal district contains land in the declared area – Parks Victoria – the Victorian Planning Authority – a catchment management authority for a catchment and land protection region that contains land in the declared area – Department of Transport – Victorian Rail Track – any committee of management or trustees in relation to land in the declared area – any Traditional Owner Land Management Board in relation to land in the declared area – any other public entity prescribed to be a RPE in relation to the declared area.

TERM	DEFINITION
Retreat	The decommissioning or relocation of existing structures, assets or uses away from areas that are or will be harmed by natural hazards. Retreat of natural systems may also be required. For example, saltmarsh habitat that would naturally migrate landward in response to rising sea levels may be obstructed by the built environment, and corridors of undeveloped land may be required to allow for the movement of species and functioning of habitats.
Settlement	An area comprising settlement- or urban-related land uses that includes housing, community facilities, commercial and industrial areas and other uses.
Settlement boundary	A boundary that marks the limit of urban development in an area.
State significance	A quality of environmental, landscape, economic and Aboriginal cultural and historic heritage value important to the State of Victoria.
Statement of Planning Policy (SPP)	A Statement of Planning Policy approved under part 3AAB of the *Planning and Environment Act 1987* in relation to a declared area
Stationary energy	Electricity (including renewable energy generated and exported to the grid), LPG bottled gas, mains gas and firewood.
Traditional owners	An Australian Aboriginal group with Country in an area. The Bunurong people are the Traditional Owners of the Bass Coast declared area.
Urban heat island	An urban area significantly warmer than surrounding peri-urban areas, mainly because of land use changes — vegetation removal and development — that result in land absorbing more heat from the sun. Waste heat generated by energy use also contributes.





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