THE MUNICIPAL STRATEGIC STATEMENT

Bass Coast Shire Council applies an integrated approach to land use planning which takes into account sustainable economic, social and environmental perspectives.

The Municipal Strategic Statement (MSS) sets out the vision, objectives and strategies for managing the use and development of land within the municipality of Bass Coast. It provides the basis for the application of the local policies, zones and overlays and other provisions in the Bass Coast Planning Scheme.

The MSS must be considered in the assessment of planning applications or a plan approval. It must also be taken into account by planning authorities in preparing amendments to the Bass Coast Planning Scheme.

Themes

The objectives and strategies are set out under five themes:

- Settlement at Clause 21.05
- Land uses at Clause 21.06
- Environment at Clause 21.07
- Landscape and Built Form at Clause 21.08
- Infrastructure at Clause 21.09

Local areas

Detailed objectives and strategies for specific local areas of Bass Coast are provided in Clause 21.10. The local areas are:

- Inverloch
- San Remo
- Rhyll
- Newhaven
- Cowes
- Ventnor
- Smiths Beach, Sunderland Bay, Sunset Strip and Surf Beach
- Cape Woolamai
- Grantville
- Wonthaggi
- Dalyston
- Jam Jerrup
- Pioneer Bay & The Gurdies
- Tenby Point
- Corinella
- Coronet Bay
- Bass
- Kilcunda
- Harmers Haven
- Cape Paterson