

Information on planning and building in Bass Coast is available on Council's website. Information includes development requirements, permits and zoning information as well as statistical data.

Planning		
	Scheme	<p>The <u>Bass Coast Planning Scheme</u> is a legal document that sets the objectives of planning in our Shire. It provides direction about how land should be used, developed, protected or conserved.</p> <p>The Municipal Strategic Statement (MSS) can be found at Clause 21 and Clause 22 in the Bass Coast Planning Scheme. The MSS provides policy direction specific to Bass Coast.</p> <p><a href="http://planningschemes.dpcd.vic.gov.au/schemes/basscoast">http://planningschemes.dpcd.vic.gov.au/schemes/basscoast</a></p>
	Permits	<p>Assessing planning permit applications against the various requirements of the Bass Coast Planning Scheme and the Planning and Environment Act 1987 ensures the development across the Shire is appropriately planned and controlled,</p> <p><a href="http://www.basscoast.vic.gov.au/Services/Building_Development/Planning/Statutory_Planning">http://www.basscoast.vic.gov.au/Services/Building_Development/Planning/Statutory_Planning</a></p>
	Zoning	<p>All land in Bass Coast is divided into different zones to control how the land is used. Zones can include controls over development such as subdivision lot size, setbacks from roads, dam capacity and outbuilding dimensions.</p> <p><a href="http://www.basscoast.vic.gov.au/Services/Building_Development/Planning/Strategic_Planning">http://www.basscoast.vic.gov.au/Services/Building_Development/Planning/Strategic_Planning</a></p>

Building		
	Permits	<p>Building permits are needed for a range of works including pergolas, verandahs, swimming pools, sheds, demolitions, alterations and more</p> <p><a href="http://www.basscoast.vic.gov.au/Services/Building_Development/Building">http://www.basscoast.vic.gov.au/Services/Building_Development/Building</a></p>
	Approvals	<p>In Bass Coast Shire there were 338 residential buildings (19 commercial) approved to be built in the financial year 2013-14.</p> <p>Bass Coast Shire's building approvals are used as a leading indicator of the general level of residential development, economic activity, employment and investment. Residential building activity depends on many factors that vary with the state of the economy including interest rates, availability of mortgage funds, government spending, and business investment.</p> <p><a href="http://profile.id.com.au/bass-coast/building-approvals?WebID=10&amp;DataType=en">http://profile.id.com.au/bass-coast/building-approvals?WebID=10&amp;DataType=en</a></p>