

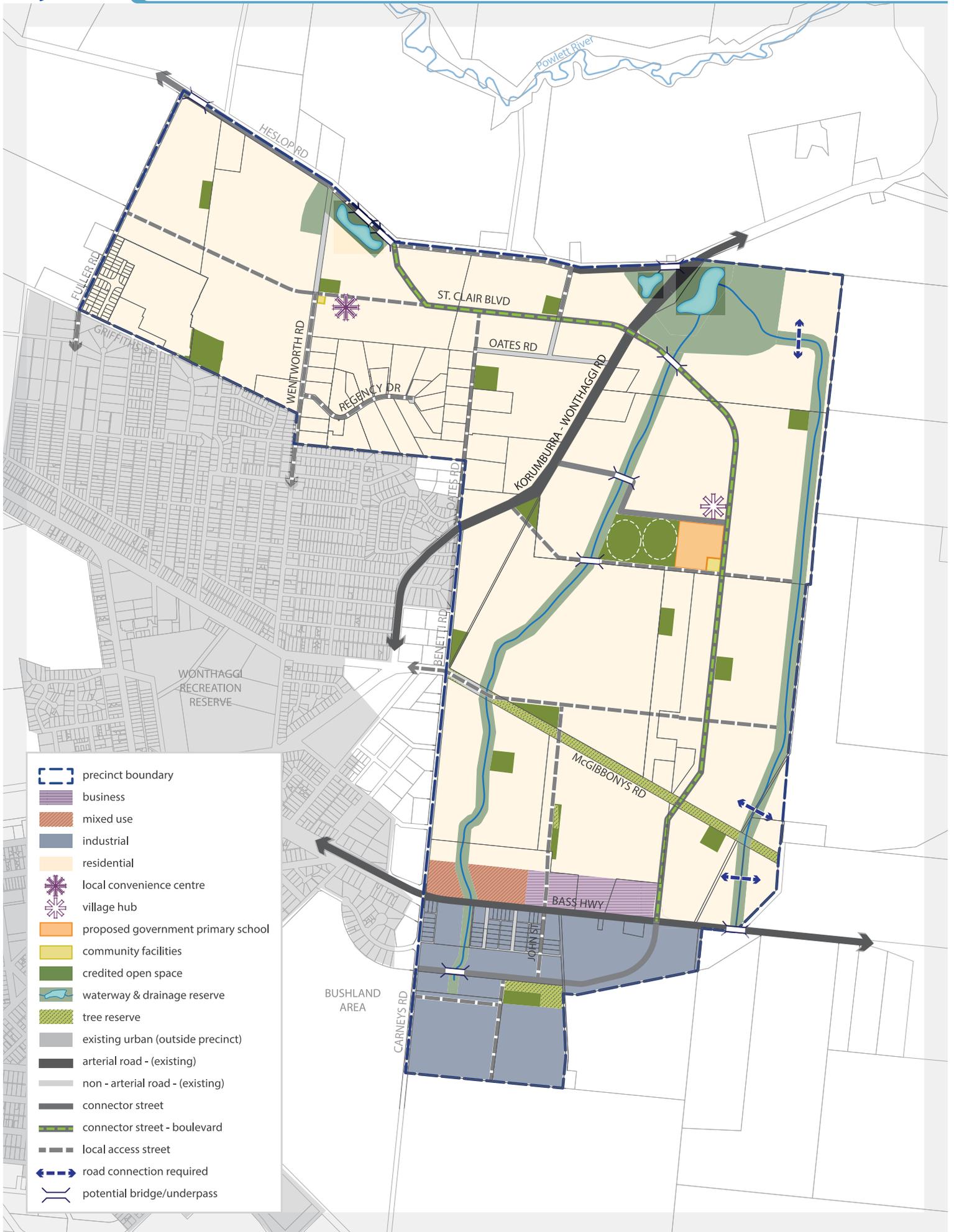
Have your say on the future of **WONTHAGGI NORTH EAST**

November 2020



The Victorian Planning Authority (VPA) and Bass Coast Shire Council are planning for the future of Wonthaggi.

We have drafted an amendment to the Bass Coast Planning Scheme to implement the final aspects of the Wonthaggi North East Precinct Structure Plan (PSP), a Development Contributions Plan (DCP), and a Native Vegetation Precinct Plan (NVPP) to guide the development of Wonthaggi over the next 30 to 50 years.



- precinct boundary
- business
- mixed use
- industrial
- residential
- local convenience centre
- village hub
- proposed government primary school
- community facilities
- credited open space
- waterway & drainage reserve
- tree reserve
- existing urban (outside precinct)
- arterial road - (existing)
- non - arterial road - (existing)
- connector street
- connector street - boulevard
- local access street
- road connection required
- potential bridge/underpass

The Vision for Wonthaggi North East

The Wonthaggi North East PSP will create an attractive extension to the existing Wonthaggi township, providing long term residential and employment growth for Bass Coast Shire. The PSP will allow a significant expansion to Wonthaggi, including community facilities, parks, trails and a new sports reserve. The PSP will also provide employment opportunities by allowing commercial and industrial businesses to establish on the Bass Highway.

The PSP will ensure that new communities are integrated with the existing town through road connections and tree-lined streets connecting to St Clair Boulevard. The extensive pathway network will connect residents to parks, sporting and community facilities, bushland, the existing township and the Bass Coast Rail Trail.

Protection and enhancement of Wonthaggi's natural assets will be a crucial component of the PSP, through the retention and rehabilitation of native vegetation, and improvement of existing waterways.

The introduction of an extensive waterway and wetland system will anchor the new community, providing a natural thoroughfare through the precinct and allowing for recreational opportunities. The significant wetland and waterways areas for stormwater management will include landscaping and pathways.

The urban structure concept supports an engaged community with development opportunities that encourage access to local employment, participation in community and recreation activities, and contribute positively to the physical and social health and well-being of all members of the community.

The plan for Wonthaggi North East

Wonthaggi North East has been identified as a key growth area for Bass Coast Shire and the area around Melbourne.

Planning for growth in the right places ensures the long-term protection and enhancement of the assets we value, such as coastal settlements, coastal reserves and rural hinterland.

The Wonthaggi North East PSP will capture the benefits of growth while maintaining Wonthaggi as a strong regional centre with attractive new communities and surrounding farmland. It creates a framework that will guide the town's growth from 8,000 to 20,000 residents through the construction of approximately 5,000 new homes over the next 30 to 50 years.

This PSP presents an exciting opportunity for Wonthaggi to grow and realise its potential. Future growth will provide greater investment opportunities, improve and deliver new infrastructure as well as provide new services and create more local jobs.

PSP highlights

The PSP plans for an expansion of the town's existing infrastructure to service the increased population, including:

- A new road network that provides alternative routes through and around the town.
- An expanded business and industry precinct to create more local jobs in Wonthaggi.
- New pedestrian and cycle paths linking to and building on the significant Bass Coast trail network.
- 98 hectares of new open space including waterways and wetlands.
- Provision for a new community and village hub.

The approval process

The VPA has been directed by the Minister for Planning to assist Bass Coast Shire Council with finalising the Wonthaggi North East PSP, DCP and NVPP. Subject to reviewing and addressing submissions the VPA and Bass Coast Shire Council intend to recommend that the Minister for Planning amend the Bass Coast Planning Scheme as shown in the attached draft amendment provisions.

Have your say

This document is only an overview of the draft planning scheme amendment. Please read the draft Explanatory Report for proposed planning scheme changes in detail.

You are invited to submit comments and feedback on the PSP and accompanying draft planning scheme amendment C152 documents.

You can provide feedback until **5:00pm 30 November 2020**.

VPA staff will be available throughout this period to speak with you about the plan and answer any questions you may have.

WRITTEN SUBMISSIONS

Submissions must be made in writing to the VPA and sent by email or post.

Email: amendments@vpa.vic.gov.au

Post: Victorian Planning Authority
c/- Wonthaggi North East PSP
Level 25, 35 Collins Street
Melbourne VIC 3000

Before deciding whether to approve the draft amendment, the Minister for Planning may seek the advice of the VPA Projects Standing Advisory Committee on submissions. Submitters will be notified if the Minister makes such a request.

PHONE

You can call the project team at any time during business hours, Monday to Friday on **(03) 9651 9600**.

VIRTUAL MEETING

Register your interest to attend an online session on **Wednesday 25 November** from **5:30pm** until **6:30pm** at engage.vic.gov.au/wonthaggi-north-east

The session will commence with a short presentation, followed by the opportunity to ask questions of the project team in small break-out groups. You are welcome to leave the meeting at any time.

Next steps



Find out more

Visit engage.vic.gov.au/wonthaggi-north-east to find out more about the plan for Wonthaggi North East including a full set of draft planning scheme amendment documents, frequently asked questions and instructions on how to make a submission.

For more information, please contact

VICTORIAN PLANNING AUTHORITY

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The Victorian Planning Authority is the Victorian Government's specialist authority for land use and infrastructure planning in growing urban areas across the state.

Disclaimer: Submissions provided to the Victorian Planning Authority are part of an open public process where all parties affected by the planning scheme can provide input into the draft amendment.

If you choose to make a submission, you consent to your submission being made public, and being identified as the author of the submission.

Your submission will be made available for public inspection on the VPA website until two months after gazettal of the resulting planning scheme amendment and will also be made available to relevant Ministers and local councils, and other involved government agencies. In addition, your submission will be made available to developers, landowners, other submitters and interested parties on request.

Your submission may be provided in its entirety to a Standing Advisory Committee appointed to advise the Minister for Planning on referred projects and plans and associated draft planning scheme amendments.

If you are a private individual, your personal information will be removed from your submission before it is released to parties outside government or local councils. Contact details do not include the address of land which is the subject of your submission.

By making a submission, you also give permission for copyright material to be copied and made public.

Visit the VPA website at www.vpa.vic.gov.au for more information or phone the VPA (9651 9600).