

From: [REDACTED]
To: [John Petrakos](#)
Subject: Re: Wonthaggi PSP Engage website no information
Date: Saturday, 31 October 2020 10:40:26 AM
Attachments: [1604039236548blob.jpg](#)

Hi John, thank you for your prompt response email.

Yes as you say it is now at the correct link.

John, I have read both the PSP and the DCP thoroughly from 2018 and now 2020 and I am very concerned about how both documents leave out the Directional Management and Protocols of putting the utility services and roads into the current Employment/Industrial area of John St and the other 2 streets that are currently formed Industrial Blocks.

This problem has been forgotten or simply past over for over 20 years by the Bass Coast Council.

These blocks currently have a Development Overlay which makes it impossible to develop as there is no services or sealed roads

The Development Overlay has hamstrung the Owners of these blocks of land and made it impossible. I have current documentation from 1 year ago from the Bass Coast Council highlighting the scope of work I as a single block owner had to perform not only on my block but the whole area. At the time my costing was 300k and above.

The PSP and the DCP as I take it has been designed to supersede the Development Plan Overlay that is currently in place on the Industrial block that I mentioned above.

The PSP and DCP clearly defines for everything that is new in the precinct what is expected and who is responsible but all it states for John St Wonthaggi is a 20m wide sectional road view.

John St Wonthaggi road reserve is only 17m wide.

There is no mention of this in the PSP and there is no direction management in the PSP of how this is to be widened.

There is no mention in the PSP that land owners land in John St will need to be acquired for the widening of this road, who will be responsible for the management of this process and the timeframes from when the proposed John St round about goes in.

The PSP just cant stick a round about at the start of a very small street and then not address the issues in John St there is no power, sewer and stormwater. The round about replaces 1/3 of John St and then its a dirt road for 150m.

I really struggle when reading both of these documents (PSP and the DCP) that once again the above issues have raised are not outlined in the current PSP and DCP.

This is a very good opportunity to put into the PSP and DCP the Directional Management of the current Employment Area within this precinct.

This is my submission, please forward my concerns onto the planning Minister.

I tried talking to yourself and the Planning Minister 2 years ago raising these concerns and everyone just shut me down and made me feel worthless in what I was trying raise.

I have 84 pages of emails of myself just trying to get my concerns heard and trying to get the much needed area that has been neglected for 20 years the right planning passage that these Industrial

blocks can actually be developed into Industrial Businesses.

John, please send a quick reply that you have read this email and forwarded my Submission to the right department at VPA and also forwarded my email onto the Planning Minister for Victoria.

I Just hope the highest level of the Minister for Planning Victoria, I have all the emails from them don't treat me the way they treated me last time.

Kind Regards,

██████████.

On Saturday, 31 October 2020, 09:13:41 GMT+11, John Petrakos <john.petrakos@vpa.vic.gov.au> wrote:

G'day ██████████,

Thank you very much for alerting me to this.

I have entered the link into my browser and it works now. I suspect the page hadn't been "switched on" because consultation doesn't officially start until Monday 2nd November. Regardless, it is live now.

Let me know if you have any issues downloading documents.

Regards,

John Petrakos | Strategic Planning Manager
Regional Victoria
T: 03 9651 9670

From: ██████████
Sent: Friday, October 30, 2020 5:32:14 PM
To: John Petrakos <John.Petrakos@vpa.vic.gov.au>
Subject: Wonthaggi PSP Engage website no information

Hi John, VPA sent me a letter regarding PSP Wonthaggi.

As I own a block in the proposed area.

This letter advised me to look-up amendment at the below address for full details.

Surely someone would make sure the information is at the right location before instructing the public to look it up?

Please could you personally respond back to me in a timely manner with the amendment via email,

Thank you ██████████

Inline image



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From: [REDACTED]
To: john.petrakos@vpa.vic.gov.au
Cc: Naomi.Coast@vpa.vic.gov.au
Subject: Re: Wonthaggi PSP Engage website no information
Date: Thursday, 5 November 2020 9:14:37 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Hi John, thank you for your reply email.

I am sure Naomi also alerted you to my special request please for you to send a copy of my Submission to the Hon Richard Wynne Planning Minister Victoria (for him to read it personally).

John you thanked me in your last email for being patient.

I have worked for the past 2 years trying to voice my concerns to the Bass Coast Council, Regional Planning Victoria, Regional Roads Victoria, Minister for Planning Victoria's Office and yourself being the office for the VPA.

John I have emailed correspondence from yourself on 13/5/19 regarding getting Bass Coast Council to address the same issues that you have now decided will take you another week or 2 to read and think about and respond.

So I am now officially asking you on the record for my Submission to be emailed and read by Hon Richard Wynne.

As my patience has now run a little thin with yourself who has been aware of my issues regarding this PSP DCP structure for over 1.5 years.

To be honest I nearly fell over myself when the current leaflet regarding the PSP came in the mail with your name on it as the go to person with any questions.

You weren't even interested in my questions and all you wanted to do was direct me back to Chris from Bass Coast Council 1.5 years ago, at that stage my assumption of your action was this was not your area of Managing the PSP for Wonthaggi.

John please respond that you have forwarded my Submission to the Minister personally and he will read it.

I have 84 pages of emails that show how his highest executives of his team and yourself shut me down and made me wait for 1.5 years more and still I don't have the answers to my issues.

I am sure once the Minister takes a look at my Submission he will be asking yourself and the Bass Coast Council for the answers in a very prompt manner as he will know you all have been aware of these issues for 1.5 years.

Thank you for your time,

Kind Regards,

[REDACTED]

On Thursday, 5 November 2020, 16:00:04 GMT+11, John Petrakos <john.petrakos@vpa.vic.gov.au> wrote

Dear Sam,

Just confirming I have received your submission.

As Naomi may have mentioned when you spoke to her on the phone, I will be in touch after I have had a chance to properly read and think about your submission which will be in a week or two.

Thank you for your patience.

Regards,

John Petrakos | Strategic Planning Manager

Regional Victoria

Level 25, 35 Collins Street, Melbourne VIC 3000

T 03 9651 9670



The VPA acknowledges the Traditional Owners of Country throughout Victoria and pays its respects to them their Elders past and present.

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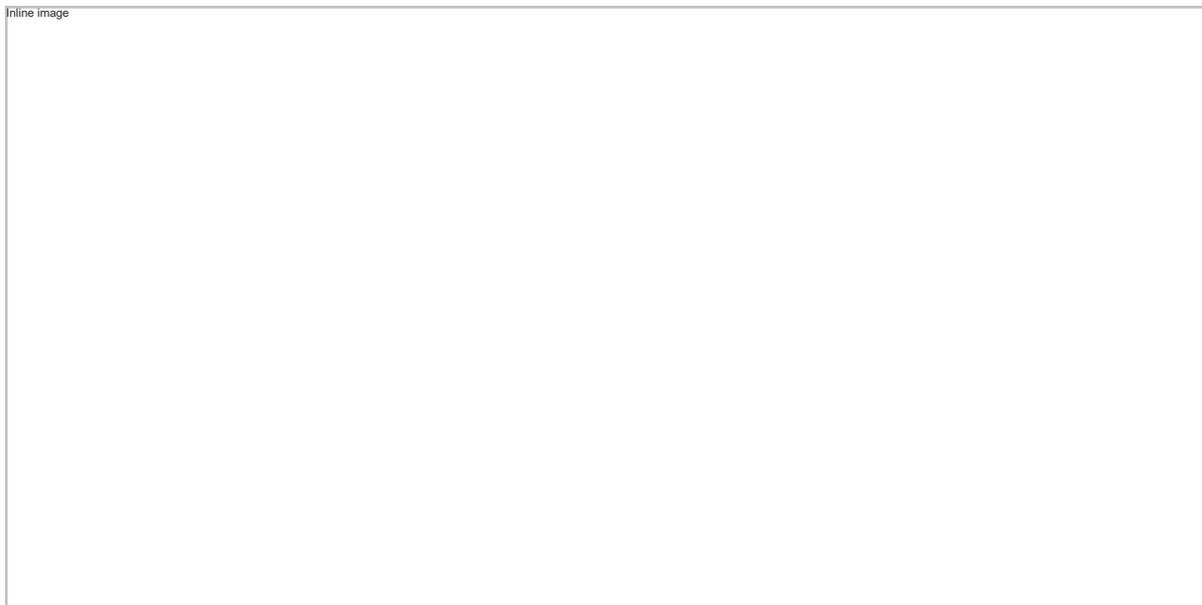
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Thank you [REDACTED]

Inline image



Click [here](#) to report this email as spam.

From: [amendments](#)
To: [John Petrakos](#)
Subject: FW: Submission [REDACTED] PSP DCP Admendment Change
Date: Monday, 16 November 2020 2:35:29 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Afternoon John,

Are you the correct person to be forwarding this to?

Regards

Lydia Binder | Accounts and Administrative Assistant
Corporate Services
Level 25, 35 Collins Street, Melbourne VIC 3000
T: 03 8644 8815

I am working remotely and available to connect via MS Teams.



*The VPA acknowledges the Traditional Owners of Country throughout Victoria and pay our respects to them, their Elders past and present.
My personal commitment is to plan for great places that are welcoming and inclusive of all people.*

From: [REDACTED]
Sent: Monday, 16 November 2020 12:59 PM
To: amendments <amendments@vpa.vic.gov.au>
Cc: Richard Wynne (PARL) <richard.wynne@parliament.vic.gov.au>; Graeme J Emonson (DELWP) <graeme.emonson@delwp.vic.gov.au>; Jane J Homewood (DELWP) <jane.homewood@delwp.vic.gov.au>; Alan E Freitag (DELWP) <alan.freitag@delwp.vic.gov.au>; Cr Brett Tessari <brett.tessari@basscoast.vic.gov.au>; Angela Gleeson <Angela.Gleeson@basscoast.vic.gov.au>
Subject: [REDACTED] PSP DCP Admendment Change

Submission for [REDACTED]

Special request to be personally read by Hon Richard Wynne.

Dear Richard,

I have tried to raise my below concerns with your top executives 1.5 years ago, and was completely shut down. (All of who I have attached in this email)

I have now got an avenue from the VPA to express what I been trying to get heard for 1.5 years

I received the brochure and letter for the Wonthaggi North East Amendment Change in the DCP & PSP.

I have done extensive research of the PSP and the DCP.

I have a block of land at [REDACTED].

I am very concerned that the PSP and the DCP has no Directional Management in the PSP outlining the planning and constructing of new roads and services in John St Wonthaggi.

I have been in contact with Senior Management at South Gippsland water and I have an email from South Gippsland water stating that the extension of the Sewer and the Water Main is not included in their Master Plans for this new Precinct under the PSP and DCP.

South Gippsland water has quoted \$33,000 to bring water to 51 John St.

The Sewer they weren't prepared to quote as the line is 1/2 kilometer away down Carney's Rd Wonthaggi.

Widening and construction of John St Wonthaggi Road, Bass Coast Council is not willing to price.

I paid \$2200 to have a quote of \$120,000 from Ausnet to bring Electricity to [REDACTED]

I have also been in contact with Ausnet and the Bass Coast Council, they both have stated and I have sent emails stating John St Wonthaggi - Electricity, Road Widening and Road Construction are not in their Master Plans.

I would like this Amendment of the PSP and DCP to include the Master Plans from South Gippsland Water (Sewer and Water), Ausnet (Power) and the Bass Coast Council (Widening, Aquiring of Land from Owners) Road Construction.

The PSP design (adding a \$1.7m roundabout into the start of John St Wonthaggi has added undue future expenses on the Land owners of John St Wonthaggi and the DCP needs to be amended to subsidize these future expenses.

Their also needs to be Directional Management included within the PSP to guide the upgrade of John St Wonthaggi.

The above all needs clarification in the PSP and the DCP of who is responsible to Manage and pay for these upgrades.

I have raised all of this above and John Petrakos from the VPA and he has stated in an email that the VPA and the Bass Coast Council both agree that this can get worked out at a later date.

Does the Bass Coast Council agree with what John has emailed me?

Do you the Victorian Planning Minister agree with what John has emailed me?

I totally disagree with John from the VPA and Bass Coast Council that in my opinion this is what the PSP and DCP has been designed for and used as a Planning Instrument.

I have tried for 1.5 years raising these concerns with the Bass Coast Council but I have been shut down.

I have also sent a copy of this email to the Mayor of Wonthaggi, (Brett could you also please send a email response that you have received this email)

Please send a quick reply email that you have received this email.

Thx Kind Regards [REDACTED]

Click [here](#) to report this email as spam.

From: [REDACTED]
To: [amendments](#)
Cc: [Richard Wynne \(VICMIN\)](#); [John Petrakos \(VPA\)](#); [Ali Wastie](#); [Cr Brett Tessari](#); [Angela Gleeson](#); investigations@ewov.com.au
Subject: Submission [REDACTED]
Date: Monday, 30 November 2020 9:30:26 AM
Attachments: [South Gippsland Water CEO letter to Sam Brotheridge 27 Nov 20 \(3\).pdf](#)

Dear Hon Richard Wynne, John Petrakos and the Bass Coast Council,

Attached is a letter from South Gippsland Water stating their support to work with the Bass Coast Council, Ausnet and Rural Roads Victoria to plan and implement services into the Industrial/Employment Area of the PCP for Wonthaggi.

Could this letter please be added to my Submission.

I have written to the Bass Coast Council Angela Gleeson and the Mayor of the Bass Coast Council Brett Tessari over the last 2 weeks asking if they agreed with the VPA's John Petrakos's view that the Industrial/Employment Area does not need a Services Master Plan in the PSP and this can all be worked out at a later stage.

I have yet to get a reply back. Could the Bass Coast Council please reply to me.

Ali Wastie, could the Bass Coast Council please reply with their planned view and timeline of implementing the Services and building the roads for the Industrial/Employment Area of the PSP.

Please note there is a Master Plan for the Services and Roads in the rest of the 95% of the new development of the PSP.

John Petrakos even made comment on the Master Service Plan in the new part of the PSP at VPA's live meeting last Wednesday night.

I again please ask the VPA to have included in the PSP Directional Management and a Master Plan for Services and Roads for the Industrial/Employment Area of the PSP.

Also, I please ask the VPA to put into the DCP the funding cost of building the new road in John St Wonthaggi to be paid by the DCP and not the owners.

The new Roundabout that the DCP is funding in John St Wonthaggi, puts a financial strain on the current block owners and it's not fair that the owners of John St Wonthaggi must build and Industrial Access St when John St is currently only 250m long and is a dead end street.

Could all parties CC'd into this email please reply that they have got this email and read it.

Could the Bass Coast Council and the Mayor of the Bass Coast Council Brett Tessari please reply that they have got this email and read it.

Thank You,

Kind Regards, [REDACTED].

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OFFICIAL

Friday, 27 November 2020

Our File: 452/003/838



[REDACTED]

[REDACTED]

Wonthaggi VIC 3995

Email: [REDACTED]

CC: John Petrakos, VPA

Dear [REDACTED]

RE: Proposed Wonthaggi North East Precinct Structure Plan (PSP) and John Street Wonthaggi

Thank you for your enquiries regarding the servicing of John Street Wonthaggi and our phone discussions earlier this week.

As discussed, South Gippsland Water supports servicing the industrial areas shown in the Bass Coast PSP with water and wastewater services. We have written to the VPA confirming our support for the PSP.

South Gippsland Water agree that provision of better access and utilities to the existing, partly developed, commercial area served by John St, Vere St and Kevin St will benefit development of this area. Furthermore, service provision in the area is complicated by the fact that there are multiple landowners, rather than just one or two developers. Developers typically have the experience and financial capacity to plan and install extensions to the existing water and sewer networks, roads and other utilities.

To help you and other landowners on John St, Vere St and Kevin St, South Gippsland Water could provide advice, facilitate and work with other authorities to assist servicing the area. Support from other agencies including Bass Coast Shire, Rural Roads Victoria and AusNet Services would be needed in order to commence any detailed planning. I reiterate that development is at owner's cost.

If you require more specific information please feel free to contact the South Gippsland Water Land Development Team via our group email Development@sgwater.com.au with your enquiry and one of my team will assist.

Yours faithfully

[REDACTED]

[REDACTED]

[REDACTED]