

Our Reference: 5747

30 November 2020

Victorian Planning Authority  
Re: Wonthaggi North East PSP  
Level 25, 35 Collins Street  
MELBOURNE VIC 3000

ACN 006 197 235  
ABN 38 006 197 235

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Dear John Petrakos,

**RE: SUBMISSION TO THE DRAFT WONTHAGGI NORTH-EAST PRECINCT STRUCTURE PLAN  
[REDACTED] – FULLER ROAD NORTH WONTHAGGI**

Beveridge Williams acts on behalf of Wallis Watson Industrial Pty Ltd in relation to the above matter.

Wallis Watson Industrial Pty. Ltd. thanks the Victorian Planning Authority and Bass Coast Shire Council for progressing the Wonthaggi North East Precinct Structure Plan and the Wonthaggi North East Development Contributions Plan.

The site to which this submission applies [REDACTED], Wonthaggi. This site comprises 2 properties which are identified as parcel identification [REDACTED] in the PSP and DCP.



The subject land is currently zoned Commercial 2 Zone and is affected by Development Contributions Plan Overlay Schedule 21 which relates to the Wonthaggi North-East Growth Area. The land is also affected by the Environmental Significance Overlay Schedule 4 which relates to land subsidence.

Our client is generally supportive of the proposed land use designation and planning controls as they apply to Properties [REDACTED]. Following a review of the Draft PSP, DCP and planning provisions however, we identify / request the following modifications.

- Previous discussions with Council indicated that the alignment of St Clair Boulevard on the property to the north is to be located further east than what is shown within the PSP and DCP plans. We request the alignment be relocated as previously discussed. This would require the intersection of St Clair Boulevard, Bass Highway and Industrial Boulevard, as identified on the plans be shifted to the east. The Public Acquisition Overlay as identified on the plans would also need to be amended accordingly.
- Can we please have confirmation as to whether the Public Acquisition Overlay – Schedule 5 (PAO5) affects both Property [REDACTED]
- We request that the location of Industrial Boulevard through to Property No. 127 be shifted north to reflect the approved Development Plan as it applies to that property.
- The Explanatory Report and Clause 43.03 identifies that Incorporated Plan Overlay – Schedule 2 (IPO2) is proposed across the subject land however the Planning maps identify the Incorporated Plan Overlay as Schedule 1.
- As per Section 3.2.2 of the DCP the PLEM valuation method is based around the average public land provision required for the PSP, with the land required for each property being calculated and compared against the average. We would like the DCP to list the average public land provision for the entire PSP area as well as a breakdown for each individual property in order to understand where additional land is being provided and whether the subject site is affected.

We thank you for the opportunity to register our submission to Amendment C152basc. Should an independent panel be convened in related to this amendment, we reserve the right to formally present our position.

Should you have any queries, please do not hesitate to contact me via email [REDACTED]

Yours faithfully,

