

Our Reference: Carbora Nominees

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
PROPERTY [REDACTED] – WONTHAGGI ROAD ST. CLAIR**

Beveridge Williams acts on behalf of Carbora Nominees Pty. Ltd. in relation to the above matter.

Carbora Nominees 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]. This site is identified with two parcel identification numbers, [REDACTED] in the PSP and DCP.



Following a review of the Draft Wonthaggi North East PSP, the Draft Wonthaggi North East DCP and the proposed planning controls as they apply to Property [REDACTED] our client requests clarification of the following matters as they pertain to their land:

- The Engeny Drainage Strategy does not demonstrate the effect the PSP has on the 1% AEP Event. The plan contained in Appendix A of the strategy shows the existing conditions for the 1% AEP Event. We request that it be clarified and demonstrated the effect the PSP has on the extent, duration and flood level on the property for the 1% AEP Event considering that the strategy only allows for the 39% AEP & 63% AEP events to be detained back to predeveloped rates.

- Section 2.3.4 of the DCP states that *"the DCP only makes an allowance for the acquisition of land for drainage infrastructure where the land required would be otherwise unencumbered"*. We disagree with this position as encumbered land still had a value. Please justify the reasoning for this statement.
- Requirement 53 of the PSP states that *"all lots identified as "subject to existing flood extent" on Plan 9 must be filled to 600mm above the 1% AEP flood level for this area"*. Has WL-01 been sized to provide flood offset storage to compensate for this area being filled? Considering the scale of the drainage works occurring why has filling being linked to the pre-development flood extent and not the post development flood extent?
- If it is found that a larger area is required for WL-01 than allowed for in the PSP/DCP will the land owner be compensated accordingly?
- It is currently proposed that an Environmental Audit Overlay be placed over Property [REDACTED]. We request that this be checked as the GHD Contaminated Land Investigation Report appears to be referring to Property [REDACTED] (Identifier 039 in the GHD Report) and not [REDACTED] (see attached).
- 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.

In addition to the above, we raise the following modification request.

- The owner has informed us that Property No.'s [REDACTED] are actually on the same title as he decided not to proceed with the previously proposed subdivision.

We thank you for the opportunity to register our submission to Amendment C152basc. We would appreciate a meeting to discuss the above issues with the VPA and Council in order to understand and resolve the issues. Should an independent panel be convened in relation 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,





LEGEND

- Study Area
- Property Boundaries
- Highway
- Arterial
- Collector
- Proposed
- Tracks
- River
- Stream
- Drain/Channel/Other

Scale 1:3,500,000 Paper Size A3
0 70 140 280 420 560
Metres

Map Projection: Lambert Conformal Conic
Horizontal Datum: GDA 1994
Grid: GDA 1994 VICGRID94



Bass Coast Shire Council
Wonthaggi North East Growth Area -
Contaminated Land Investigation

Job Number 31-33577
Revision 0.0
Date 24 Feb 2016

Site Layout

Figure 2

G:\3133577\GHD\Map\Deliverables\31-33577_00_KIM_A3P.mxd (KIM: 4)

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Data source: DELWP, VicMap, 2016; GHD, 2016; (c) Bass Coast Shire Council 2015, CIP Imagery, Property information, 2015 Created by: splard

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BASS COAST PLANNING SCHEME - LOCAL PROVISION AMENDMENT C152basc



LEGEND

EAO - Environmental Audit Overlay Local Government Area

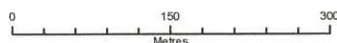
Part of Planning Scheme Maps 57EAO & 61EAO



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Planning Group
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Environment,
Land, Water
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