

Our Reference: Robert Edden

30 November 2020

ACN 006 197 235
ABN 38 006 197 235

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

Melbourne Office
1 Glenferrie Road
PO Box 61
Malvern VIC 3144
Tel: (03) 9524 8888

beveridgewilliams.com.au

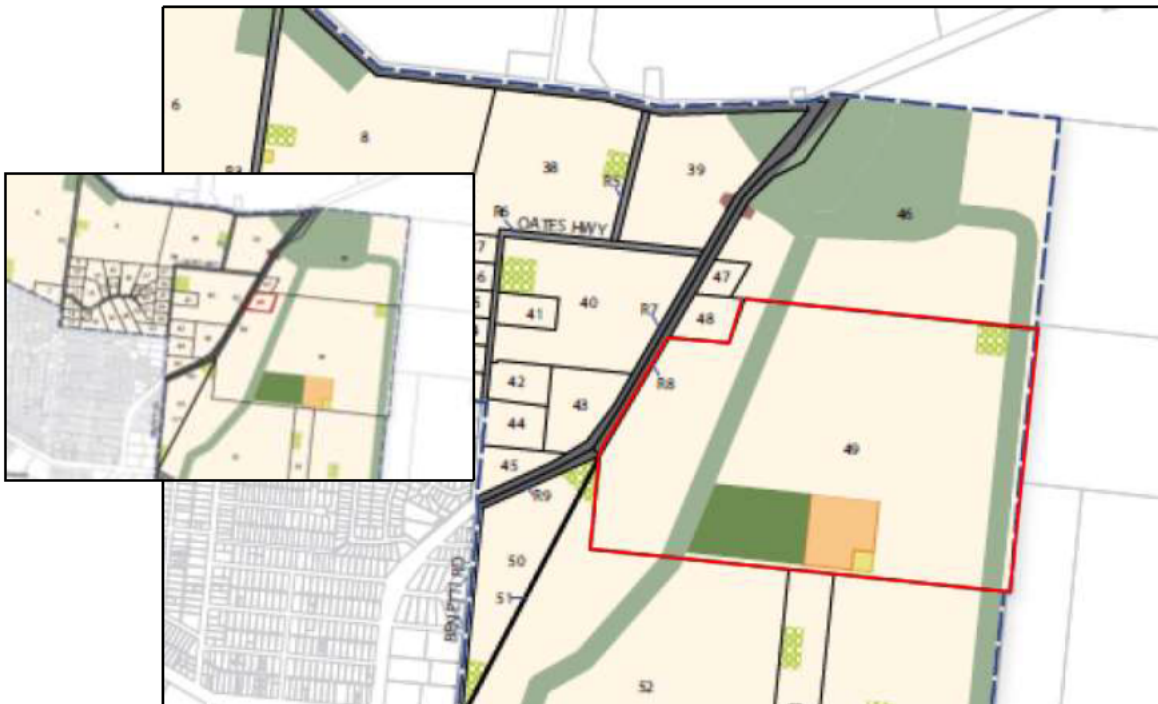
Dear John Petrakos,

**RE: SUBMISSION TO THE DRAFT WONTHAGGI NORTH-EAST PRECINCT STRUCTURE PLAN
PROPERTY ID [REDACTED] – [REDACTED] – WONTHAGGI ROAD ST. CLAIR**

Beveridge Williams acts on behalf of [REDACTED] in relation to the above matter.

[REDACTED] 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 2965 Korumburra – Wonthaggi Road, St. Clair. This site comprises 2 properties which are identified as parcel identification [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 ID # [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?
- 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. 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 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,

[Redacted]