



Hon Richard Wynne MP

Minister for Planning  
Minister for Housing

8 Nicholson Street  
East Melbourne, Victoria 3002

Mr Nick Wimbush  
Lead Chair  
Victorian Planning Authority Projects Standing Advisory Committee  
Planning Panels Victoria  
planning.panels@delwp.vic.gov.au

Ref: MBR044126



Dear Mr Wimbush

**AMENDMENT C152 TO THE BASS COAST PLANNING SCHEME – DECISION ON SUBMISSIONS FOR THE WONTHAGGI NORTH EAST GROWTH AREA**

I refer to draft Amendment C152 to the Bass Coast Planning Scheme, which proposes to create new residential and employment neighbourhoods around Wonthaggi. To achieve this, the amendment proposes introducing a precinct structure plan, development contributions plan and native vegetation precinct plan with associated zoning, overlay and other scheme changes.

The VPA has committed to delivering a fast-track planning program to assist with Victoria's post coronavirus (COVID-19) economic recovery over the next financial year.

On 17 July 2020, I established a streamlined planning process, including the establishment of the VPA Projects Standing Advisory Committee (SAC) to independently review unresolved submissions, including discrete issues, received through the VPA streamlined engagement process.

Between 2 November and 1 December 2020, the VPA, in conjunction with Bass Coast Shire Council, undertook a targeted public consultation process for the draft planning scheme amendment. The consultation included direct notice to landowners and occupiers within 50 metres of, and within, the amendment area; Commonwealth and Victorian Government agencies; Ministers prescribed under section 19(1)(c) of the *Planning and Environment Act 1987*; and Bass Coast Shire Council. The VPA and Bass Coast Shire Council held a virtual drop-in session and responded to phone calls and emails during the consultation period.

I have decided to refer all unresolved submissions to the VPA Projects SAC for advice and recommendations in accordance with the SAC's terms of reference (17 July 2020).

I have enclosed a submissions summary table, prepared by the VPA, which provides an analysis of each submission, including summaries of the issues raised and a significance rating to assist the SAC with its proceedings.

The SAC should consider the submissions in the manner it sees fit in accordance with its terms of reference. I note the terms of reference enable the committee to adopt an approach that is 'fit for purpose' and that this could involve consideration of issues 'on the papers' as appropriate.

I am advised the VPA will continue to seek to resolve matters with submitters and it will advise the SAC if further matters are resolved.

Please find enclosed some of the supporting documents required by clause 13 of the terms of reference for the VPA Projects SAC. The VPA will provide the remaining documents in due course.



I encourage the SAC to undertake its work in the most efficient way and to act promptly in light of the significance of the proposed project and its role in assisting Victoria's post coronavirus (COVID-19) economic recovery.

If you would like further information, please email Dr Jane Homewood, Executive Director, Statutory Planning Services, DELWP, at [jane.homewood@delwp.vic.gov.au](mailto:jane.homewood@delwp.vic.gov.au).

Yours sincerely

A handwritten signature in blue ink that reads "Richard Wynne".

**HON RICHARD WYNNE MP**  
**Minister for Planning**

31 / 01 / 2021

Encl. Amendment C152 Submissions Summary Table  
Wonthaggi North East Public Consultation Report