

Our Reference: 1801258

5 March 2021

Standing Advisory Committee
Planning Panels
Victoria
1 Spring Street
Melbourne Victoria
3000 GPO Box 2392

Dear Sir/Madam,

**RE: SUBMISSIONS TO C152 AMENDMENT
ON BEHALF OF THE OWNERS OF 35 CARNEY ROAD WONTHAGGI**

I refer to the above matter and advise that Beveridge Williams & Co. Pty. Ltd. acts on behalf of the owners of 35 Carney Road Wonthaggi.

The owners do not wish to make submissions in person however wish for the below submissions to be considered by the Standing Advisory Committee:

The below amendments should be made :

- Location of Industrial Boulevard and Culvert CU-01 shifted north, to reflect the approved Development Plan;
- Reduction in the width of the western drainage channel from 40 metres to 35 metres within the site. It is noted that the hydraulic width for this reserve is 22 metres, as per the Engeny drainage Strategy. Therefore, there seems to be no functional reason why this reduction in width cannot be accommodated; and
- Removal of the indented parking be required on the western side of Carneys Road along site frontage.

The below additional submissions are made with respect the current proposal:

It is noted that the Engeny Drainage Strategy shows the western drainage channel commencing at the southern boundary whilst the Plan PSP/DCP plans show it commencing further to the south. Extracts from these documents are shown in figures 1 and 2. These contradictions should be resolved prior to adoption of the proposal amendment.

The below additional submissions are made having reviewed the submissions to the amendment:

- The background reporting supporting the current direction within the MSS and PPF strongly favour industrial land use in Carneys Road Wonthaggi including at Clause 21.03-3 which states, contrary to submissions made by other landholders, that *'Industrial activity provides significant economic benefits for the Shire and employs large numbers of people. Smaller industrial estates generally provide a local service industry function.'*
- It is noted that there is particular direction towards providing for new industry in existing industrial areas of Wonthaggi at Clause 21.03-3 which includes the below strategies:
 - *Strategy 1.1 Encourage new industrial development to locate in Wonthaggi to build on the existing infrastructure and industrial base.*
 - *Strategy 1.2 Encourage new and existing industries to locate within existing and planned industrial estates where all physical infrastructure is available, and which are readily accessible to transport networks*
- Commercial 2 zoning within Carneys Road as suggested by a submitted would support uses that decentralize the town centre of Wonthaggi by allowing office development and other similar uses to be placed outside of the commercial centre of the town.
- Applying the Low Density Residential Zone to land in Carneys Road as put forward by a submitter, has no support within the MSS or PPF. The land in Carney Road lacks support under Clause 16.01-3S which seeks to ensure land is only zoned for rural residential development where it:
 - *Is located close to existing towns and urban centres, but not in areas that will be required for fully serviced urban development.*
- No support has been provided in submissions made by Paterno & Clifford, that there is demand for Low Density Residential Zone or that there is insufficient land supply for residential land to support the zoning of the land for residential development.
- The Farming Zone is a working zone, the expectations for amenity of dwellings in these areas so not match that of residential areas. A formal buffer as suggested by a submitter between industrial land uses in Carney Road and the land to the south, is a long term implication on all land holders in the area that does not match the risk to amenity of non-industrial land uses in this area. The current requirements of the Planning Scheme effectively consider impacts from industrial land use on adjacent properties.
- No justification or basis for changes to connector roads within the Carneys Road precinct has been made by the submitter suggesting these changes. There seems to be no rational basis for this change. Conversely the proposed connections shown currently correspond with an approved development plan for this area.
- There is no justification for a larger shared path inside 35 Carney Road, Wonthaggi as suggested by Paterno and Clifford. This is an industrial area and no intended to capture the pedestrian market that other footpath networks would attract.



- The permitted subdivision on 35 Carney Road should not be impacted by the amendment, having been decided through a planning permit process. The role of an amendment is not to manage planning permit requirements.
- We do not agree with the submissions made by Paterno and Clifford relating to ongoing management of re-vegetation of the southern boundary. The re-vegetation of the southern boundary of Carneys Road is enforced by a VCAT order and does need to be reflected in the PSP.

We look forward to reviewing the recommendations of the advisory committee in due course.

Yours Sincerely,

A handwritten signature in black ink, appearing to read 'Joey Whitehead'.

JOEY WHITEHEAD

Senior Town Planner
BEVERIDGE WILLIAMS