

The proposed structure plan has not taken into consideration the subdivision and housing estate of Powlett Ridge.

If you look at the DPO Schedule 21 concept plan, you will see the future plans for the north east precinct. Which along the drainage reserve shows the potential for a connection Road to the Bass Highway.

The planning permit no: 120348 McGibbonys Road, endorsed subdivision plan shows along the drainage reserve named 'Connection Road' that would eventually connect to the Bass Highway.

The subdivision has commenced and stage 3 is nearly due for release, with stage 1 houses are complete and residents are currently living in the newly established subdivision.

At the time of purchase of stage 1 within the contract documents it showed DPO Schedule 21 which outlined the future plans and the subdivision permit and plans was consistent with this.

When the structure plan was released and prepared by Council, it has not considered or acknowledged the subdivision (120348) Powlett Ridge. As an example the proposed reserve in the structure plan is in a location that has residential lots currently established.

The structure plan that shows the 'local access street' connecting to the Bass Highway is not strategically in the correct place, the street should be re-located along the drainage corridor and reserve, which would be a more appropriate location having the connection road along the drainage reserve and opposite the potential future school.

The subdivision for Powlett Ridge has always proposed to have the main access street to the Bass Highway along the drainage reserve hence why the road is named 'Connection'. If you do a site inspection and look at the newly established subdivision you will see that Connection Road has no speed humps or islands to slow traffic down compared to Levee Street and Rigger Drive which has these place.

Again making it clear this subdivision was constructed and approved by Council to meet the concept plan in DPO Schedule 21 and the main access road to be along the drainage reserve.

The Structure plan proposed does not reflect this and is not accurate with what has been established on site. I have no concern with the future growth of Wonthaggi and support the structure plan, however the following changes to the structure plan should be made so that it is consistent with the DPO Schedule 21 and the current subdivision Powlett Ridge.

Changes required to Structure Plan:

- Open space reserves re-located to correct locations;
- Structure Plan to acknowledge the established subdivision as per permit 120348 and DPO Schedule 21;

- Local access street re-located along the drainage corridor and reserve being Connection Road linking Bass Highway to Powlett Ridge subdivision.