

12/12/2021

Dear VPA,

My name is Sam Brotheridge, [REDACTED]

Below is my submission.

I am the landowner and my property id number is 85 in the DCP.

I have reviewed the updated documents for the DCP and below is my following concerns:

The inception of the proposed below diagram depicting a new roundabout intersection for John St/Bass Hwy will cause fragmented planning and an unfair financial disadvantage for landowners in John St Wonthaggi. And in its current format I disagree to it.

This roundabout is actually only benefitting -if the developer goes ahead north of John St/Bass Hwy (an access point out of a large new estate onto Bass Highway. The whole reason for the John St roundabout is this new exit is directly opposite John St on the main highway.

There is no benefit for any current landowner of John St Wonthaggi.

The original PSP depicted John St making up part of an overall Industrial access for all new residents north of Bass Hwy and transportation coming from Inverloch which would have created a bypass to Cape Paterson Rd going through a new subdivision at 35 Carneys Rd (the proposed extension of John St). This has now been taken out of the current PSP and DCP. Traffic will only be able to turn right out of 35 Carneys Rd back to Bass Hwy (if this development at 35 Carneys Rd actually goes ahead of extending John St – If not John St is 180m long with a dead end.

My last explanation above would have benefitted the current landowners of John St as they would have been able to have a direct bypass to Cape Paterson Rd which is badly needed. Also taking a part of the major load of cars/trucks off Bass Hwy and stopping the congestion before Carneys Rd for traffic entering the main part of Wonthaggi Central.

Making John St as an Industrial Access St now does not make any planning sense based on the hopes that a developer at 35 Carneys rd extends John St. The DCP is also installing a new roundabout at Carneys Rd which is only several 100m's down from John St. So there is no reason to extend John St now.

In closing as John St is only 180m long dead end dirt rd street with no services also with a new planned roundabout which the leg of that roundabout goes into 1/3 of John St.

Which the DCP has allocated 55m of John St to be widened and the road paid for by the DCP creates a poor planning fragmented approach for all landowners of John St.

Means some landowners will pay and some will not pay for the upgrade and the services to part of the small street.

Being such a small street the DCP should pay for the remaining part of John St to be made into a proper road with the Service providers making the services available at the time to this new roundabout intersection getting constructed so the current landowners can easily connect too.

The current DCP states the sewer and electricity is at the intersection of John St/Bass Hwy. This is incorrect in the updated changes of the 2021 PSP and DCP, as I have been told by Ausnet, the John St Bass Highway Intersection currently does not have electricity running past John St or in John St either from Wonthaggi or Inverloch end.

Please could I get clarification if electricity and the sewer is currently at the intersection of John St/Bass Hwy?

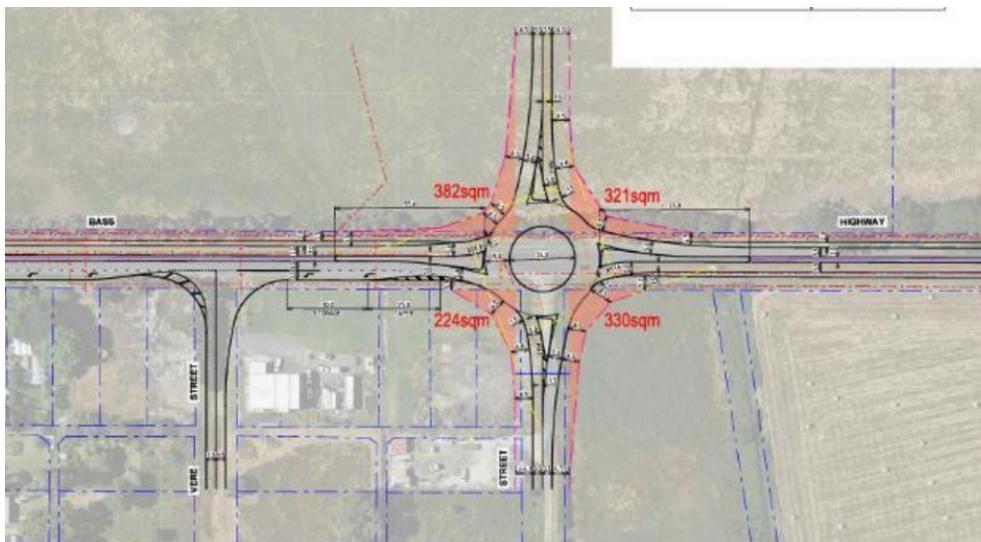
Please could I get clarification if the John St roundabout was to proceed does the power and the sewer for John St have to be implemented into John St at the same time with John St being such a small street with such a large roundabout being constructed?

Common sense tells me yes it does.

Thank you.

Kind Regards,

Sam Brotheridge [REDACTED]



V106370: Wonthaggi North East PSP - John Street/Bass Highway			
Civil Construction			
Date	10/13/2021		
Basis of Estimate			
This cost estimate is based on GTA plan V106370-01-02-P7 dated 27 August 2021 (approximately 35m of each leg)			

Dear Chairman,

Please could you get this information provided below corrected in the updated changes of the 2021 PSP, as I have been told by Ausnet, the John St Bass Highway Intersection currently does not have electricity running past John St or in John St either from Wonthaggi or Inverloch end.

This table below from the Updated PSP by the VPA is stating John St has electricity.

Table 6.1: Services Located at Each Intersection

Intersection No.	Intersection Name	Electricity	Gas	Water	Telstra	NBN
IN-01	Heslop Road / Fuller Road	✓	-	✓	✓	-
IN-02	Heslop Road / St Clair Boulevard	✓	-	✓	-	-
IN-03	Korumburra Road / Heslop Road	-	✓	✓	✓	-
IN-04	Korumburra Road / St Clair Boulevard	-	✓	✓	✓	-
IN-05	Bass Highway / Carneys Road	✓	✓	✓	✓	✓
IN-06	Bass Highway / St Clair Boulevard	✓	-	✓	✓	✓
IN-08	Bass Highway / John Street	✓	-	✓	✓	✓

Ausnet quoted me \$120K to have the Inverloch end upgraded to bring electricity to John St Wonthaggi. 3 power poles needed to be replaced and a bigger supply needed of the existing leg from Inverloch. This price was nearly 2 years ago.

I believe this information above is wrong and needs to be corrected as I have tried for many years to highlight the fact that the PSP can't put a roundabout into the John St Intersection when there is no electricity at that intersection or currently in John St.

There is also no sewer, please get this information below removed from the PSP update.

				dollars.
IN-08	Bass Highway and John Street	Bass Highway and John Street	Additional contingency costs include:	Transport item carries over to the November 2021 DCP.
	Land area: 0.08ha	Land area: 0.30ha	\$450,000.00 – Telstra services relocation/ protection works	
	Construction cost: \$1,730,000.00 (2020\$)	Construction cost: \$2,459,668.86 (2021\$)	\$50,000.00 – NBN services relocation/ protection works	
			\$50,000.00 – water and sewer services relocation/ protection works	

And that leg of the roundabout goes 60m into John St with no electricity. Leaving 100m of unconstructed road with no electricity



I strongly believe these modifications by the VPA to the PSP and DCP highlight how the cost of electricity to John St needs to be included into the current DCP.

If I'm right I haven't seen any costings relating to bringing electricity or the sewer to John St Intersection.

The PSP is happy to cost a 2.5m roundabout into a third world industrial street.

This is an extremely poor planning outcome.

Once and for all please can the committee instruct the VPA and Council to get the correct planning outcome on the services for John St as the services need to be planned and placed at the same time as the roundabout, its common sense.

Kind regards, Sam Brotheridge [REDACTED]

4.2 Changes made following revised transport work

In the process of investigating a response to the gas and water pipelines, VPA in consultation with Stantec (previously GTA) Consulting agreed that previous transport costing estimates have not sufficiently considered relocation and/or protection of other utilities such as telecommunications and electricity infrastructure. The VPA engaged Stantec to undertake further investigations into the utility services requirements at each intersection and update the Transport Impact Assessment to account for:

- Transmission pressure gas pipeline owned by Multinet Gas
- High pressure gas pipeline owned by Multinet Gas
- Desalination pipe owned by South Gippsland Water
- Distribution Water Main owned by South Gippsland Water
- Telecommunications assets owned by Telstra and NBN.

It is noted that Stantec also liaised with Multinet Gas to confirm that the concept layout of IN-03 did not impact the transmission pressure gas pipeline and therefore did not require amendment.

The table below is extracted from Stantec's report and outlines the services that impact each proposed intersection. IN-07 has not been included as construction has been completed as works-in-kind through an existing Section 173 Agreement.

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