



Department of Environment, Land, Water & Planning

16 December 2021

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Dear Emily

RE-NOTIFICATION ON THE WONTHAGGI NORT EAST PRECINCT STRUCTURE PLAN & DRAFT C152 TO THE BASS COAST PLANNING SCHEME

Thank you for your correspondence dated and received 22 November 2021 in respect of the draft Wonthaggi North East Precinct Structure Plan and Planning Scheme Amendment C152.

The proposed Amendment has been considered by the Department of Environment, Land, Water & Planning (DELWP) on behalf of the Minister for Environment and Climate Change; and supports the implementation of the draft Wonthaggi North East Precinct Structure Plan and Planning Scheme Amendment C152, which will support and guide the development of the Wonthaggi community over the next 30 to 50 years.

DELWP acknowledges the changes to the draft amendment include changes to:

- Introduced controls for sensitive uses for land in proximity to the high-pressure gas pipeline.
- Updated PSP plans which may prescribe different uses and/or requirements for the future development of land in the PSP.
- Identification of new sites on the Environmental Audit Overlay in light of recent changes made to the Environment Protection Act 2017 (VIC).
- Changes to the DCP, including the location, design and scope of infrastructure projects including the corresponding cost implications and the way the DCP relates to existing infrastructure contributions agreements within the precinct; and
- Changes to the DCP in relation to the apportionment of some drainage items amounts to Council. Council, as at the date of this letter, has not accepted this change. VPA is working with Council to refine cost estimates and identify possible options for funding the remaining shortfall.

Privacy Statement

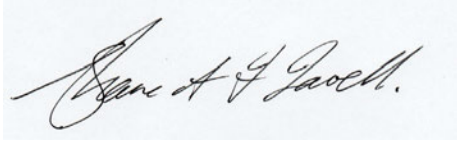
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OFFICIAL

If you have any further queries, or require clarification

Yours sincerely

A handwritten signature in black ink, reading "Shane A. J. Lavell". The signature is written in a cursive style with a large initial 'S'.

Shane Lavell

Planning Approvals Program Officer