

[REDACTED]

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**From:**

Rhonda De Stefano [REDACTED]

**Sent:**

[REDACTED]

To the Victorian Planning Authority,  
c/- Wonthaggi North East PSP  
Level 25, 35 Collins Street,  
Melbourne VIC 3000

Please find attached a document containing our submission to the "Update On the Wonthaggi North East Precinct Structure plan Project".

Title "Submission by L and R Destefano to Update Wonthaggi North East PSP Nov 2021.doc".

In addition to our submission, we would like to mention the following note.

We noted that the North East Precinct Structure Plan Project update in November 2020 invited stake holders to submit comments. However, that plan did not include Regency drive going from LDRZ to GRZ. The amendment to change Regency Drive from LDRZ to GRZ occurred in June 2021, and as stakeholders in Regency Drive planning, we did not receive any notification in writing of this change.

Thanking you for the opportunity to make this submission,  
Luigi and Rhonda Destefano,

[REDACTED]

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Submission to the following:

Draft Bass Coast Planning Scheme Amendment C152 basic  
Referral 3 - Wonthaggi North East Precinct Structure Plan  
Committee Interim Report (2 June 2021).

Page 15 Table 1 Proposed changes to the Bass Coast Planning Scheme  
Clause 32.08 Apply the General Residential Zone (GRZ1) to land adjoining Regency Drive and Wentworth Road consistent with zoning applied to other parts of the growth area not in the farming zone.

Also Page 17, Figure 2 - Proposed zone changes

Submission made by:

Luigi and Rhonda Destefano, [REDACTED]

Preferred contact details:

By email to: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Reasons for submission:

As detailed in attached note.

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As property owners of [REDACTED], the proposed amendment in C152 of 2nd June, 2021 has already affected us, in that our application for a two lot subdivision has been referred and our plans now on hold.

During the submission period from 20th Nov. to 20 Dec 2021, we would like to make this submission in order to express our concerns as outlined in the following notes.

**Note 1.**

The current property zone in [REDACTED], is LDRZ and includes mixed use.

It contains a significant number of properties that contain larger residences with home based business facilities and infrastructure on acreage size lots. Some of the 5 acre lots have been further subdivided to the allowed level of 1 acre and most contain brand new large residences and shedding.

Examples include:

A plumbing service with an office, large sheds, and machinery on a recently subdivided lot next door.

A property with buildings and storage for a construction company.

A property with several containers used for storage and modifications.

A property with large shedding and transport type buses on a recently subdivided lot.

A property handling and storing significant volumes of scrap metal and recycling.

Several properties of varying acreage, with large lifestyle residence and shedding.

The proposed GRZ zoning would heavily impact on these existing home based businesses.

We understand the PSP must consider existing infrastructure, and existing use rights, as part of any rezoning.

**Note 2.**

[REDACTED] is a fairly narrow bitumen road with no kerb and channel.

It contains 2 blind curves and ends in a small court. There is no street lighting.

It has open drains, no pedestrian footpaths, and some sloping grassed nature strips.

There is no reticulated sewerage system hence all properties use various types of sewerage and waste water treatment.

Rezoning [REDACTED] to GRZ would require considerable changes to the existing roadway and provision of services. There would need to be a large increase in the number of electrical, water, gas and NBN/phone lines. At present the services were designed to cover the original 5 acre lots and more recently a few additions for lots that were subdivided down to 1 acre.

The existing rather narrow roadway would most likely require widening to allow for 2 vehicles to pass safely, and provide sufficient space for the footpaths, and the kerb and channel. This would possibly require the acquisition of additional land from the existing owners. This last point would need to be researched fully before the smaller GRZ rezoning could be applied to [REDACTED].

We believe that several properties in [REDACTED], if zoned to GRZ, would produce smaller lots that could be landlocked from the main existing roads.

So serious consideration needs to be given as to how all these smaller lots can gain access to the main road system, and how much additional roads need to be added to the area. These additional roads would require property to be acquired from existing owners of large lots, who are currently using their land to service their business and lifestyle needs.

### **Note 3.**

The reason for our submission is that we would like to subdivide our 3.55 acres into 2 lots.

Lot 1, with an area of 5000 square metres, contains our existing home and large shedding, which would need to be sold to finance a new home on lot 2.

Lot 2 would consist of the remaining area of 9380 square meters, and be used for the construction of a new residence, with sufficient space to accommodate a family member and partner, who are currently renting.

We decided to live on our existing property as a lifestyle choice with northerly views, solar access, open areas, small orchard, vegetable garden, and use the land to accommodate our pony. We have no intention of subdividing our property to smaller lots in the foreseeable future.

This plan would allow us to age in place with the additional benefit of having our family member close at hand to assist when needed.

We understand that we have existing use rights, and that the planned GRZ proposed, could be some time away. In the meantime we are not getting any younger and we respectfully request that our current application for subdivision to 2 lots, currently in referral, be allowed to proceed. The matter is fairly urgent as our family member is currently renting with uncertain continuity of the current lease agreement.

In summary, because of the PSP, our application is currently on hold. Preparation for our submission was commenced in February 2021 and submitted in August 2021, by raso consulting surveyors, and we have not received any indication of when it will be approved.

In essence, a PSP that may or may not happen any time soon, is holding up our application. We understand our application meets all the current requirements of the LDRZ. Several lots in Regency drive have obtained approval to subdivide after the area was rezoned to allow 1 acre subdivisions.

In summary we just wish to continue with our chosen lifestyle and proceed with these plans.

Thanking you for the opportunity to make this submission,  
Luigi and Rhonda Destefano,

[REDACTED]