

17 December 2021

Victorian Planning Authority
C/- Wonthaggi North East PSP
Level 25, 35 Collins Street
MELBOURNE VIC 3000

Dear Sir / Madam

Submission to Wonthaggi North East Precinct Structure Plan and Draft Amendment C152 to the Bass Coast Planning Scheme (Draft Amendment)

Bass Coast Shire Council (Council) refers to the Victorian Planning Authority's (VPA) correspondence dated 22 November 2021 (VPA Correspondence), which proposes a number of further revisions to the Wonthaggi North East Precinct Structure Plan (PSP). These revisions we understand arose from the Standing Advisory Committee Tranche 1 hearing which was held during the week of 12 April 2021.

Although Council is generally supportive of the PSP, Council is concerned about the changes which have been foreshadowed with respect to the Development Contributions Plan (DCP) and more specifically those detailed at bullet points 3 and 4 of paragraph 2 of the VPA Correspondence which are extracted below:

- *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.*

Council submits in respect of these foreshadowed changes to the PSP that:

- Council has worked alongside the VPA in the development of the PSP and the DCP which underpins it and while it is generally supportive of the Draft Amendment, it has serious concerns as to the apportionment of infrastructure items, which are required by the DCP, to support the PSP;
- Any requirement for infrastructure items which is brought about by development of the land within the PSP boundary, ought to be funded by the PSP; and

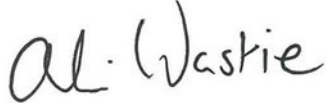
- Council does not have the capacity to meet any additional funding shortfall or deficit which is required for infrastructure items which are created by the PSP and which are over and above those which are already built into the PSP and DCP.

In light of the above, Council intends to be represented at the Tranche 2 Standing Advisory Committee Hearing on the apportionment matter as foreshadowed in the VPA Correspondence and will call evidence, as necessary.

Council reserves the right to make further submissions in respect of the Draft Amendment if and when further material is provided.

Should you have any queries regarding this matter please contact James Stirton on via email at [REDACTED]

Yours faithfully



Ali Wastie
Chief Executive Officer