

22 April 2022

Email [REDACTED]

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Victorian Planning Authority  
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**Your reference:**

**Our reference:**

Dear Ms Rhodes

**VPA Projects Standing Advisory Committee – Referral No. 3 - Wonthaggi North East  
Draft Amendment C152 to the Bass Coast Planning Scheme  
Addendum to Submission**

We continue to act for LandGipps Vic Pty Ltd (**LandGipps**), submitter in this matter.

LandGipps' land interest is known as '5261 Bass Highway', and forms properties 64-R, 64-E, 66-E and 66-R within the Precinct Structure Plan (**PSP**).

We refer to the Victorian Planning Authority's (**VPA**) correspondence dated 11 March 2022, 8 and 12 April 2022 indicating that the VPA will accept addendums to submissions based on the technical material circulated. LandGipps takes this opportunity to supplement its previous submission dated 20 December 2021 with the following:

**1 Drainage**

1.1 Noting that LandGipps has previously raised its concerns regarding the resolution of drainage issues, the further technical material circulated fails to address the following matters:

- (1) **Outfalls:** LandGipps understands that there is still no mechanism provided for the construction of the ultimate drainage assets which limits the ability for development to occur and obtain a drainage outfall, or the inclusion of drainage easements to facilitate drainage outfalls through neighbouring properties along the ultimate alignments.
- (2) **DCP:** LandGipps notes that the Development Contributions Plan (**DCP**) has not been updated to reflect the revisions made to WLRB1. This is significant as the cost estimate for the asset has been reduced from \$37M to ~ \$17M, however this has not been reflected in the DCP.

1.2 Further to the above, LandGipps notes that the drainage expert briefed by LandGipps, [REDACTED] has unfortunately recently contracted COVID-19 and has been ill as a result. Due to the late provision of the further technical information, [REDACTED] has not been able to comprehensively review all of the further technical information. Accordingly, LandGipps reserves its position in relation to drainage matters and requests that the VPA allows for an extension of time by which to provide any further addendum regarding this issue by 29 April 2022.

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LandGipps further takes this opportunity to provide the following in respect of other matters pertinent to this process:

**2 Zoning & Controls for 66-E and 64-E**

- 2.1 LandGipps no longer seeks to agitate concerns regarding the application of the Commercial 2 Zone (C2Z) to the Land.

**3 Location of St Clair Boulevard**

- 3.1 The Land's eastern boundary in the proposed PSP suggests that St Clair Boulevard will be partially constructed on the Land and partially on the neighbouring land to the east. LandGipps maintains that this is not a practical outcome in respect of St Clair Boulevard.

**4 Potential DCP Apportionment Re-attribution**

- 4.1 We refer to the VPA's correspondence dated 12 April 2022 in which it foreshadows that the VPA does not anticipate that there will be external apportionment of drainage items in the DCP and that it no longer proposes to apportion drainage items to Council.
- 4.2 LandGipps notes that, in the light of the lack of reasons and detail provided regarding the change to the proposed apportionment for drainage items, it reserves its position in making further submissions on this matter.

Please contact the undersigned on [REDACTED] should you have any queries in respect of this correspondence.

Yours faithfully



Nick Sutton  
Partner  
Norton Rose Fulbright Australia