

21st February 2012

Mr Jeff Nottle
Engagement Facilitator
Planning and Environment
Bass Coast Shire Council
PO Box 118
Wonthaggi VIC 3995

Dear Jeff

Community Input for Proposed Development at Cape Paterson

In response to the request for community input into the proposed housing development north of Seaward Drive, our Association believes there are a number of concerns that will need to be addressed, as set-out below.

1. Demand Management

- 1.1. Planning for any new housing estates must consider the existing and future impact of Climate Change and Peak Oil and the demands this will place on shire resources.
- 1.2. Recent large land releases in Wonthaggi have significantly reduced the need for land release in Cape Paterson. Fifteen years growth can be accommodated in township areas rather than over-expanding smaller coastal villages.
- 1.3. Approval of over 200 houses for the Condon housing development to the west of existing township has already reduced the need for land release in Cape Paterson.
- 1.4. We propose that no more than 25% of the area marked "short term" be rezoned. This will enable council to assess the "real" demand for housing and manage a gradual land release if required. It will also give council more time to provide for future infrastructure.

2. Open Space

- 2.1. Open space must be recreational areas provided within the development and
 - must be greater than 10% of the subdivision's area
 - excluding existing protected remnant vegetation and high-value wetlands.
- 2.2. Revegetation – All developer should be required to revegetate all roadsides within the estate, as well as the open spaces, using only approved local species.

3. Infrastructure

- 3.1. Infrastructure liabilities – Unnecessary township development will create a maintenance liability which will make the shire budget in future years financially unsustainable compared to consolidating growth in specified town centres.
- 3.2. Beach Capacity - Cape Paterson beaches at summer are already over capacity and unserviceable by the Life Saving clubs. Already this has had the impact of an increase in families using dangerous beaches such as Second Surf Beach and

Undertow Bay. Overdevelopment will increase these risks at a time when both lifesaving clubs are stretched for funds.

- 3.3. Public Transport - There is an urgent need to provide public transport solutions to avoid car parking issues at the existing patrolled beaches. The proposed development north of Seaward Drive will be too far to walk to the beach but there is no space or desire to build more car parks in the Foreshore Reserve.

Building an estate so far from the beach places the onus on the developer to create open space recreation solutions within the subdivision.

4. Utilities

- 4.1. Natural Gas - Given the size of the proposed developments to the north and west of the township, piping for natural gas should be extended from Wonthaggi to Cape Paterson. This will also provide some benefit to existing residents from the impositions caused by new housing developments.

- 4.2. Water - Class A recycled water should be piped through both the north and west housing developments, similar to the Shearwater estate in Cowes. This will be made easier by the short distance from the northern housing estate to the existing sewage treatment plant (which will need to be upgraded).

The Council is already familiar with funding available for such initiatives - see <http://www.westernportwater.com.au/OurCommunity/Communityupdate/ClassARecycledWater/>.

- 4.3. Stormwater - must be retained on site to prevent any increase in outflow to the beaches.

5. Efficiency

- 5.1. The proposed development must meet and exceed MSS guidelines for solar orientation and energy efficiency.

- 5.2. The minimum standard for housing should be a 7.5 star rating if not higher.

Our Association would like to be involved in any further consultation regarding this proposal and appreciate your invitation to provide input at this early stage.

Yours sincerely



Cape Paterson Residents & Ratepayers Association
Gary Martyn, Treasurer