



Hon Richard Wynne MP

Minister for Planning  
Minister for Housing  
Minister for Multicultural Affairs

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East Melbourne, Victoria 3002  
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Cr Brett Tessari  
Mayor  
Bass Coast Shire Council  
PO Box 118  
WONTHAGGI VIC 3995



Ref: MBR038669



Dear Mayor

**PROPOSED BASS COAST PLANNING SCHEME AMENDMENT C136  
AUTHORISATION NO A03826**

I refer to your council's application for authorisation to prepare an amendment to the Bass Coast Planning Scheme. The amendment applies to around 100 hectares of vacant land within the settlement boundary for Cape Paterson. It proposes to rezone 53 hectares of this land from the Farming Zone to the General Residential Zone Schedule 1; apply a Development Plan Overlay Schedule 28 to all the land to facilitate its integrated development over time; and remove the Environmental Significance Overlay Schedule 1 and Significant Landscape Overlay Schedule 4 from the land to be rezoned.

I have decided to defer consideration of the request for authorisation until the Bass Coast Distinctive Area and Landscape project is significantly advanced and strategic planning work has been undertaken to inform whether changes should be made to the settlement boundary for Cape Paterson.

This process will ensure that the Cape Paterson amendment can be modified, if necessary, to align with the Distinctive Area and Landscape project's findings before community consultation begins. I believe this orderly process will avoid any undue confusion for Cape Paterson land owners and the community generally.

If you would like more information about this matter, please call Jane Homewood, Executive Director, Statutory Planning Services, Department of Environment, Land, Water and Planning (DELWP), on (03) 8683 0975 or email [jane.homewood@delwp.vic.gov.au](mailto:jane.homewood@delwp.vic.gov.au).

Alan Freitag, Gippsland Manager, Regional Planning Services, Statutory Planning Services, DELWP, will continue to liaise with your officers on the Bass Coast Distinctive Area and Landscape project and Amendment C136 and can be contacted on (03) 5172 2530 or email [alan.freitag@delwp.vic.gov.au](mailto:alan.freitag@delwp.vic.gov.au).

Yours sincerely

**HON RICHARD WYNNE MP  
Minister for Planning**

27/3/19