

**From:** [REDACTED] on behalf of [Gippsland Planning \(DELWP\)](#)  
**To:** [amendments](#)  
**Subject:** ATTENTION: Stuart Moseley - Departmental response - Wonthaggi North East Precinct Structure Plan  
**Date:** Wednesday, 25 November 2020 10:31:41 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[SP473750dpr.pdf](#)

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Please find attached the Departmental response to Wonthaggi North East Precinct Structure Plan, being SP473750dpr.  
In line with current business practice, a hard copy of this documentation will only be provided upon request.  
Regards

**Planning Approvals Program | Gippsland Region**

**Forest, Fire and Regions** | Department of Environment, Land, Water & Planning



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# Department of Environment, Land, Water & Planning

25 November 2020

Stuart Moseley  
Chief Executive Officer  
Victorian Planning Authority  
Level 25, 35 Collins Street'  
**Melbourne VIC 3000**

Our ref: SP473750

Dear Stuart

## **WONTHAGGI NORTH EAST PRECINCT STRUCTURE PLAN AND DRAFT AMENDMENT TO THE BASS COAST PLANNING SCHEME**

Thank you for your correspondence dated and received 2 November 2020 in respect of Planning Scheme Amendment Wonthaggi North East Precinct Planning Scheme (Amendment), which was referred to the Minister for Environment and Climate Change, as the Minister responsible for administering the *Conservation, Forests and Lands Act 1987*, pursuant to section 19(1)(c) of the *Planning and Environment Act 1987*.

The land affected by the Amendment is land included in the Urban Growth Zone (UGZ1) and affected by Incorporated Plan Overlay (IPO2) and Development Plan Overlay (DPO21) in the Bass Coast Planning Scheme.

The Amendment proposes to:

- Guide the development of a new growth area in Wonthaggi. The Wonthaggi North East Precinct Structure Plan (PSP) will plan for the construction of approximately 5,000 new homes over the next 30 to 50 years. It will also identify what infrastructure is needed to support the growing community, such as roads and community facilities, and land for employment and retail.
- Include the Wonthaggi North East Development Contributions Plan to manage the delivery of local infrastructure.
- Include the Wonthaggi North East Native Vegetation Precinct Plan (NVPP) to manage native vegetation.

DEWLP notes the following:

- the Victorian Planning Authority (VPA) has prepared a draft amendment to the Bass Coast Planning Scheme to include the Wonthaggi North East PSP as an Incorporated Document and make the required changes to the Planning Policy Framework. The draft Amendment will enable the Wonthaggi North East to develop in line with Wonthaggi North East PSP.

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- that the Wonthaggi North East Development Contributions Plan (DCP) has been developed in parallel with the PSP to inform and direct the future planning and development of the precinct,
- the DCP:
  - is a separate document incorporated into the Bass Coast Planning Scheme and implemented through the Development Contributions Plan Overlay;
  - requires development proponents to contribute to infrastructure required to support the future community;
  - sets out the requirements for infrastructure funding across the precinct;
  - will be a separate document incorporated into the Bass Coast Planning Scheme and is implemented through the Development Contributions Plan Overlay.
  - identifies projects that are paid for in full or partially from existing Section 173 agreements. In circumstances where an infrastructure item has been nominated in both the DCP and in a Section 173 agreement, no additional payment as part of the DCP will be required from the contributing developer if the payment of the item is satisfied under the Section 173 agreement.

**DELWP offers the following comments for consideration:**

- DELWP is currently working with the VPA to develop a PSP which is consistent with the three-step approach (avoid, minimise, offset) in relation to native vegetation removal to achieve a no net loss to biodiversity outcome as outlined in the *Guidelines for the removal, destruction or lopping of native vegetation DELWP 2017*. Focus will be on protecting areas of native vegetation that have the most value and ensuring that retained native vegetation is not degraded over time by the proposed development associated with the removal. Further consultation with DELWP is expected.
- DELWP has requested additional fauna surveys be completed this spring and that these results are incorporated into the final Native Vegetation Precinct Plan, following further consultation.
- For further assistance or clarification, please contact Natural Environment Program – Mick Bramwell on 0427 323 176.

The proposed Amendment has been considered by the Department of Environment, Land, Water & Planning on behalf of the Minister for Environment and Climate Change; and supports the Amendment.

These comments are submitted without prejudice for the consideration of the Amendment by the Minister for Planning under Section 35 of the *Planning and Environment Act 1987*.

All written correspondence should be sent electronically to [gippsland.planning@depi.vic.gov.au](mailto:gippsland.planning@depi.vic.gov.au) or mailed to:

Planning Approvals Gippsland  
Department of Environment, Land, Water & Planning



If you have any queries regarding this matter, please contact Planning Approvals - Gippsland at the department's Traralgon office on (03) 5172 2111.

Yours sincerely

