



Department of Environment, Land, Water & Planning

5 March 2021

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Our ref: SP473750

Dear Stuart

SUPPLEMENTARY SUBMISSION - WONTHAGGI NORTH EAST PRECINCT STRUCTURE PLAN AND DRAFT AMENDMENT TO THE BASS COAST PLANNING SCHEME

Thank you for your correspondence dated and received 3 March 2021 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*.

DELWP recommends the following comments be provided as a supplementary submission on the draft Wonthaggi North East Precinct Structure Plan (PSP) and draft Planning Scheme Amendment C152 to the Bass Coast Planning Scheme. These comments should be considered in conjunction with comments provided by DELWP to Planning Panels Victoria on 25th August 2020.

DELWP offers the following comments for consideration:

- Section 5.2.1 of the Draft PSP refers to the Native Vegetation Framework and DSE Offset Management Plan template. This reference needs to be replaced with – “replace with the Guidelines and updated template”.

Further Information Request 1. A map clearly describing all native vegetation to be removed or retained, including a description of native vegetation not mapped or described and the reasons it is not mapped, assessed, or described as retained or removed.

- **Supplementary submission**

The retained and removed vegetation maps in the *Wonthaggi North East Precinct Structure Plan – Flora and Fauna Assessment May 2020* need to be at a scale which clearly identifies the habitat zone numbers and their location overlaid with an aerial photo. This will assist DELWP in assessing whether all the native vegetation has been mapped and will allow for any compliance activities to be completed effectively. A description of native vegetation not mapped or described and the reasons it is not mapped, assessed, or described as retained or removed is still required. It is suggested that a 1:5000 scale map may be appropriate.

It is not clear if all the native vegetation present within the study area is identified on the aerial photos provided, specifically:

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- Figure 14 – north of AO
- Figure 25 – south of BD1a
- Figure 28 – south of CH and CG, and
- Figure 29 – roadside vegetation east of BS1 and within the wetland south of the Bass Highway.

This issue remains outstanding.

Further Information Request 2. A map of proposed revegetation and details provided within the report.

- **Supplementary submission**

DELWP is satisfied that the PSP has identified local parks, waterways, retarding basins and wetlands as well as land set aside as tree reserves. DELWP will request further detail on the revegetation species and technique at the planning permit stage.

Further information Request 3. A map of the significant biodiversity assets and details demonstrating how proposed land use aligns with the protection and enhancement of these biodiversity assets.

- **Supplementary submission**

DELWP consider this is an outstanding issue which requires addressing by Planning Panels Victoria. Areas of highest biodiversity value should be clearly stated, and the steps taken to avoid or minimise disturbance or removal outlined.

For further assistance or clarification, please contact Natural Environment Program – Mick Bramwell on 0427 323 176.

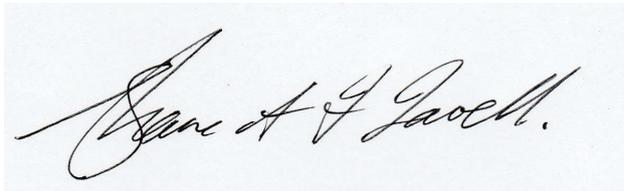
These comments are submitted without prejudice for the consideration of the Amendment by the Minister for Planning under Section 35 of the *Planning and Environment Act 1987*.

All written correspondence should be sent electronically to gippsland.planning@depi.vic.gov.au or mailed to:

Planning Approvals Gippsland
Department of Environment, Land, Water & Planning
71 Hotham Street
TRARALGON VIC 3844

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



Shane Lavell
Planning Approvals Program Officer