

**Bass Coast Statement of Planning Policy
Distinctive Areas and Landscapes Standing Advisory Committee**

Standing Advisory Committee Report: Part 2 (Appendices)

Planning and Environment Act 1987

22 June 2023

Planning Panels Victoria acknowledges the Wurundjeri Woi Wurrung People as the traditional custodians of the land on which our office is located. We pay our respects to their Elders past and present.

We acknowledge the Bunurong People as the traditional custodians of the land on which the Bass Coast Shire is located. We pay our respects to their Elders past and present.

Planning and Environment Act 1987

Standing Advisory Committee Report: Part 2 (Appendices) pursuant to section 25 of the PE Act

Bass Coast Statement of Planning Policy

Distinctive Areas and Landscapes Standing Advisory Committee

22 June 2023

Members:



Kathy Mitchell AM, Chair



Alison McFarlane, Deputy Chair



Jessica Tulloch, Member

Specialists:



Mandy Elliott, environment specialist



Rebecca Finn, landscape specialist



Natasha Reifschneider, environment specialist

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Appendix A: Terms of Reference and Referral

A:1 Terms of Reference

Terms of Reference

Distinctive Areas and Landscapes Standing Advisory Committee

Version 3: Amended April 2022

A Standing Advisory Committee (Committee) appointed pursuant to section 151 of the *Planning and Environment Act 1987 (the Act)* to provide advice on referred matters relating to the draft Statements of Planning Policy (SPP) for the declared areas of Bass Coast and Bellarine Peninsula pursuant to Part 3AAB of the Act.

Name

The Committee is to be known as the 'Distinctive Areas and Landscapes Standing Advisory Committee'.

Membership

1. The Committee is to have members with one or more of the following skills, preferably with knowledge within the relevant SPP area:
 - a) Strategic and statutory planning
 - b) Planning law
 - c) Land development and property economics
 - d) Environmental and landscape planning
 - e) Aboriginal cultural heritage
 - f) Post-contact heritage
 - g) Infrastructure and transport planning
2. The Committee is to be constituted by up to three members, including a Chair or Deputy Chair.
3. The Committee may seek advice from other experts where it considers this necessary.

Purpose

4. The purpose of the Committee is to provide timely advice to the Minister for Planning (**the Minister**) on the matters relating to the draft SPPs for the Bass Coast and Bellarine Peninsula declared areas, as specifically outlined in the letter of referral from the Minister.

Background

Distinctive Areas and Landscapes Program

5. In May 2018, the Act was amended to recognise and safeguard the state's distinctive areas and landscapes and to achieve better coordinated and integrated policy development, implementation and decision-making for ensuring greater protection and conservation of them.¹
6. Section 46AO of the Act enables the Governor in Council, on the recommendation of the Minister, to declare an area a 'distinctive area and landscape' subject to the Minister being satisfied that an area has a majority of the following attributes and that the area is under threat of significant or irreversible land use change that would affect the environmental, social or economic value of the area:
 - a) outstanding environmental significance;
 - b) significant geographical features, including natural landforms;
 - c) heritage and cultural significance;
 - d) natural resources or productive land of significance;

¹ Section 46AN *Planning and Environment Act 1987*



Environment,
Land, Water
and Planning

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Terms of Reference | Distinctive Areas and Landscapes Standing Advisory Committee

- e) strategic infrastructure or built form of significance;
 - f) a prescribed attribute.
7. Once declared, a SPP must be prepared for the area in consultation with each responsible public entity (RPE) for the area, the local community, and any other person or entity that the Minister considers may be affected by the SPP.
 8. A SPP must include a >50-year vision, a framework plan and policies to guide land use, development and management decisions to better protect the unique features of the declared area for current and future generations. It may specify settlement boundaries or designate specific settlement boundaries as protected settlement boundaries.
 9. RPEs comprise agencies and bodies responsible for various functions in the declared area, including councils. They must not act inconsistently with any provision of the SPP that is expressed to be binding on them when performing a function or duty or exercising a power in relation to the declared area. The Minister must seek their endorsement (and Ministers responsible for those RPEs) of the final SPP before it is recommended by the Minister for approval by the Governor in Council.
 10. The Bass Coast and Bellarine Peninsula were originally declared as distinctive areas and landscapes in October 2019 and redeclared in September 2021.

Method

11. The Minister will refer specific matters to the Committee for independent advice through the terms of the letter of referral.
12. A letter of referral will be a public document and is to be read in conjunction with these terms of reference.
13. The Committee may inform itself in any way it sees fit.
14. The Committee may meet and depending on the nature of the referral and the issues raised, undertake consultation that is fit for purpose. This may be "on the papers"; through "round table" discussions or forums; or by conducting hearings, including by video conference. There must be a quorum of at least two Committee members, including either the Chair or a Deputy Chair for any aspect of its work.
15. In acting on a referral, the Committee may direct that parties meet to discuss issues in dispute between them to resolve or narrow the issues in dispute to be considered by the Committee.
16. The Committee may direct relevant parties to provide additional information on specified matters.
17. The Committee may apply to the Minister to amend these Terms of Reference.
18. All oral submissions and public processes of the Committee will be recorded.

Outcomes

19. The Committee must produce a written report for the Minister.
20. The Committee's report must address the following:
 - a) Matters raised by the Minister in the letter of referral.
 - b) Recommendations to the Minister on the referred matters.
 - c) A list of persons consulted or heard.
21. The report of the Committee must be submitted in stages if possible.
22. Following the completion of the report the Committee may be required to deliver an oral briefing to DELWP staff, or directly to the Minister should the Minister so determine.

Submissions are public documents

23. The Committee must retain a library of any written submissions or other supporting documentation provided to it directly to it until a decision has been made on its report or five years has passed from the time of its appointment.

Terms of Reference | Distinctive Areas and Landscapes Standing Advisory Committee

24. Any written submissions or other supporting documentation provided to the Committee must be available for public inspection until the submission of its report, unless the Committee specifically directs that the material is to remain 'in camera'.
25. All submissions, evidence and other material received will be treated as public documents and will be placed online as part of the exhibition and public notification process at the Minister's discretion.

Timing

26. a) Subject to clause 26(b), the Committee is required to submit its report in writing as soon as practicable and no later than 40 business days from the completion of its proceedings or consultation process.
b) In relation to the matters referred to the Committee on 7 December 2021 in relation to the Draft Bellarine Peninsula SPP, the Committee is required to submit its report (or all staged reports) in writing as soon as practicable and by no later than 8 July 2022.

Fee

27. The fee for the Committee will be set at the current rate for a Panel appointed under Part 8 of the Act.
28. The costs of the Committee will be met by DELWP.


Richard Wynne MP
Minister for Planning

Date: 25/4/22

Terms of Reference | Distinctive Areas and Landscapes Standing Advisory Committee

The following information does not form part the Terms of Reference.

Project Management

- 1 Administrative and operational support to the Committee will be overseen by a senior DELWP officer to be advised.
- 2 Day to day liaison for the Committee will be through a project officer of Planning Panels Victoria on planning_panels@delwp.vic.gov.au, to be agreed with Planning Panels Victoria.

A:2 Letter of Referral



Hon Lizzie Blandthorn MP

Minister for Planning

8 Nicholson Street
East Melbourne, Victoria 3002
DX210098

Ms Kathy Mitchell AM
Chair
Distinctive Areas and Landscapes Standing Advisory Committee
Planning Panels Victoria
planning.panels@delwp.vic.gov.au

Ref: MBR048526



Dear Ms Mitchell

BASS COAST STATEMENT OF PLANNING POLICY: REFERRAL OF MATTERS TO THE DISTINCTIVE AREAS AND LANDSCAPES STANDING ADVISORY COMMITTEE

I am writing to refer the draft Bass Coast Statement of Planning Policy (draft SPP) and proposed landscape planning controls for the Bass Coast declared area to the committee for advice, in accordance with your terms of reference (version 3: amended April 2022).

Along with the draft SPP and proposed landscape planning controls, I am referring all written public submissions made during the public consultation period of 3 March to 29 April 2022, for consideration.

I direct the committee to provide advice on, and recommendations in relation to:

- a. whether the draft SPP:
 - i. appropriately supports the objects of Part 3AAB – Distinctive Areas and Landscapes of the *Planning and Environment Act 1987* (P&E Act) as set out in section 46AN of the that Act;
 - ii. creates an appropriate framework for the future use and development of land in the Bass Coast declared area to ensure the protection and conservation of the distinctive attributes of that declared area, for the purposes of section 46AU of the P&E Act;
 - iii. complies with the required contents of an SPP as specified in section 46AV of the P&E Act; and
 - iv. is otherwise robust and appropriate.
- b. whether the proposed landscape controls support the objects of Part 3AAB of the P&E Act and would, if translated into a planning scheme amendment, assist giving effect to the draft SPP; and
- c. any amendments that should be made to the structure or content of the draft SPP or the proposed landscape planning controls in light of your advice on points (a)-(b) above.

I have written to Cr Michael Whelan, Mayor of Bass Coast Shire to inform Council of this referral.

If you require further information, please contact Mr Andrew Gear, Executive Director, Planning Implementation and Heritage, Department of Environment, Land, Water and Planning on 0437 745 563 or at andrew.gear@delwp.vic.gov.au.

Yours sincerely

Hon Lizzie Blandthorn MP
Minister for Planning

26 / 10 / 22



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Appendix B: Submitters to the draft SPP

No.	Submitter	No.	Submitter	No.	Submitter
1	15 Stanley Road Pty Ltd	32	Andrew Jeffrey	63	Barbara Smith
2	Adam Blundell	33	Andrew Metcalf	64	Barbara Stewart
3	Adam Jack Heath	34	Andrew Wright	65	Bass Coast Branch of Victorian Farmers Federation
4	Adrian Abrahams and Franlaw Pty Ltd	35	Andy Thomas	66	Beate Schroder
5	Adrian Abrahams	36	Aneta Madej	67	Belinda Nance
6	Adam Turner	37	Angela Adamo	68	Ben Gill
7	Adams Jillian	38	Angela Christa	69	Ben Tester
8	Adrian Humphrey	39	Anitra Carmichael	70	Benjamin Phillips
9	Aileen Vening	40	Ann Brown	71	Beris Markakis
10	Aimee Moon	41	Annabelle Townsend	72	Beverly Hunter-Graham
11	Alastair Mcindoe Hodges	42	Anne Heath Mennell	73	Bhavna Chandra
12	Alex McLean	43	Anne Looney	74	Bill Cleeland
13	Alexandria Naujoks	44	Anne Maree Westwood	75	Blair Hodges
14	Alice Bradley	45	Anne Meyers	76	Blake Rigby
15	Alice Young	46	Anne Redsell	77	Bob Powell
16	Alison Brewster	47	Anne Vize	78	Brenda Linsell
17	Alison Ralton	48	Annelie Burford	79	Brendan Casey
18	Alison Normanton	49	Annette Read	80	Brett Marchant
19	Alison Saunders	50	Annette Stewart	81	Brett Morrison
20	Alison Smart	51	Annie McCallum	82	Brianna Laguitton
21	Alissa Atkinson	52	Anthony Smith	83	Mike McCrae
22	Ally Price	53	Anthony Zoanetti	84	Coastal Estates
23	Althea Thomas	54	Anton Richardson	85	Bronwyn Stretton
24	Amanda Lovelace	55	Antony Jelley	86	Bruce Callander
25	Amanda Ritson	56	April Harrick	87	Bruce Christison
26	Amy Geoghegan	57	Artemis Siourthas	88	Bryon Baker
27	Ancy Kurban	58	Ashlea Bell	89	Caitlyn Robertson
28	Andrea Lemon	59	Ashlyn Van Den Broek	90	Candida van Rood
29	Andrea Rieniets	60	Noel Stonehouse	91	Carlo Gheller
30	Andrew Frankel	61	Attika Stahl	92	Carly Heys
31	Andrew Hunter-Graham	62	Barbara Burns	93	Carly van der Zwet

No.	Submitter	No.	Submitter	No.	Submitter
94	Carmel Byrne	129	Chris Owens	164	Darrin and Kathy Taylor
95	Carmela Bush	130	Chris Ryan	165	Dave Newman
96	Carol Dixon	131	Christina Aitken	166	Dave Sutton
97	Carol Robinson	132	Christine Bisset	167	Gippsland Threatened Species Action Group
98	Carole Macinnes	133	Christine Rankin	168	Dave Walsh
99	Carole Ramsay	134	Christine Newton	169	Bass Coast Landcare Network
100	Caroline McPhee	135	Christopher Haig	170	Phillip Island Circuit
101	Urban Development Institute of Australia	136	Christopher White	171	David Caldwell
102	Carolyn Bulkeley	137	Regen Communities	172	David Hayward and Terry Burke
103	Carolyn Bullimore	138	The Cape	173	David Morris
104	Carolyn Hine	139	Christopher Wright	174	David White
105	Carolyn Ryan	140	Ciaran Roche	175	David Kinston
106	DELWP	141	Cindy Conn	176	David Lyne
107	Cate Sheppard	142	Cinzia Chincarini	177	David McComb
108	Catherine Allen	143	Claerwen Jones	178	David Murphy
109	Phillip Island Nature Parks	144	Claire	179	David Nicholls
110	Catherine Crock	145	Claire Fabian	180	David Rooks on behalf of 14 community groups
111	Catherine LeBlanc	146	Clare Lapworth	181	David Simpson
112	Catherine Maguire	147	Clare Sullivan	182	David Sutton
113	Catherine Noonan	148	Claus Salger	183	Debbie Ollis
114	Catherine Phillips	149	Clive and Kris Vernon	184	Deborah Gilbert
115	Catherine Pickett	150	Clive Vernon	185	Deborah Wright
116	Catherine Ward	151	Headmac Pty Ltd	186	Deirdre O'Donoghue
117	Save Westernport Woodlands	152	Colin McLaren	187	Deline Skinner
118	Catherine Watson	153	Colin Prasad	188	Denise Fernando
119	Charles Bryce	154	Coral Donat	189	Desley Reid
120	Cheryl Hunter	155	Craig Mackey	190	Dianne Taylor
121	Cheryl Padgett	156	Cristopher Cochrane	191	Donald Ellsmore
122	Cheryl Wilkinson	157	Curtis Lockett	192	Douglas C Carter
123	Cheryl Wright	158	Dale Stohr	193	Camilla M Myers
124	Chloe Bailey	159	Dale Killen	194	Christina Flann
125	Chloe Dann	160	Daniel Butt	195	Laura Brearley
126	Chris De Silva	161	Daniel Tester	196	Rebecca Young
127	Chris Hudson	162	Danielle Webster		
128	Chris Lunn	163	D'Arcy Hall		

No.	Submitter	No.	Submitter	No.	Submitter
197	Stephen Theiler	232	Friends of the Koalas	266	Grazyna Mackiewicz
198	Royal Botanic Gardens Victoria	233	Gabriella Hont	267	Greg Carman
199	Dugald Stewart Cameron	234	Gabrielle Tennison	268	Greg Harland
200	Duncan Hind	235	Gael McLeod	269	Greg Johnson
201	Riparian Australia Pty Ltd	236	Gail Callaghan	270	Gregory Bursill
202	Eileen O'Sullivan	237	Gale McCartney	271	Gregory Butler
203	Elisa Paxton	238	Garry Cox	272	Hans-Georg Schroder
204	Elizabeth Harrison	239	Garry Smith	273	Hayley Blundell
205	Elizabeth McDonald	240	Gary Bateman	274	Hayley Singer
206	Elizabeth Langlands	241	Gary John Cleeland	275	Heather Gee
207	Ella McIlvena	242	Gary Colquhoun	276	Heather Mabilia
208	Ellen Hubble	243	Gary O'Connor	277	Heather McCallum
209	Emma Buglisi	244	Gemma Phillips	278	Heather Murray
210	Emma Hughes	245	Genevieve Bond	279	Heather Patterson
211	Emma Kirk	246	Geoff Ellis	280	Helen Cobb
212	Emma Plowright	247	Geoff Glare	281	Helen Henderson
213	Emmet Taranto	248	Geoff Murphy	282	Helen McPhee
214	Estelle Ferrie	249	Geoffrey J Moed	283	Helen Povall
215	Esther Abram	250	Geoffrey Boer	284	Helen Searle
216	Ethan Brabham	251	George Varigos	285	Helen Temple
217	Eve Kelly	252	Georgie Read	286	Herbert Salmon
218	Fabio Contu	253	Geraldine Hurley	287	Hilary von Maltzahn
219	Farlie Sykes	254	Gerard Drew	288	Jim Goumas
220	Faye Tuchtan	255	South Gippsland Conservation Society	289	Hugh Gengoult-Smith
221	Faye Shackelford	256	Gilbert Smith	290	Phillip Island Experience
222	Fiona Dean	257	Glen Davidson	291	Ian David Temby
223	Fiona MacGill	258	Glen Waverley Real Estate Pty Ltd	292	Ian G James
224	Phillip Island Business Network	259	Glenda Shomaly	293	Ian Hamilton-Sturdy
225	Fran Theiler	260	Glenn Dawson	294	Ian Mayer
226	Frances Munt	261	Glenn Satur	295	Ian Temple
227	Frances Kirkpatrick	262	Grace Genat	296	Ilona Jaakkola
228	Francis Howson	263	Graeme John Campbell	297	Latrobe Valley Field Naturalists Club
229	Frank Butera	264	Grant Andrew MacKenzie	298	Isabella Henderson
230	Frank Flynn	265	Grant Hailes	299	Ivonne Van Eerd
231	Fred			300	Jack Homer

No.	Submitter	No.	Submitter	No.	Submitter
301	Jack Robinson	335	Jennifer Caldwell	368	John Parsons
302	Jackie Gates	336	Jennifer Mason	369	Jonathan Upson
303	Jackie Newman	337	Jennifer Moyle	370	Jordan Morrow
304	Jacqui Simao	338	Jennifer Osler	371	Joshua Bracken
305	Jade	339	Jennifer Porch	372	Joshua Geoghegan
306	James Nance	340	Jennifer Simpson	373	Joyce Button
307	James Grant	341	Jennifer Wadsworth	374	Judith Glover
308	James Phillips	342	Jenny Kinder	375	Judith Green
309	Jamie Dower	343	Jeremy Evans	376	Judy Dawe
310	Jamie Paxton	344	Jess Chia	377	Save Westernport
311	Jan Fleming	345	Jessica Harrison	378	Julia White
312	Jane and Michael Denton	346	Jessica Kirton	379	Julie Bartolo and Kylie Slink
313	Jane Clarkson	347	Jessica Schuller	380	Julie Calsafferri
314	Jane Cox	348	Jessica Vize	381	Julie Crawford
315	Jane Fennessy	349	Jill Clapperton	382	Julie Faye Bartolo
316	Phillip Island Conservation Society Inc	350	Jo-Anne Rayner	383	Justin Taylor
317	Jane Russel Carnegie	351	Joanne Swain	384	Jye Andersen
318	Jane Silagy	352	Jodie Lander	385	K Macgill
319	Janet Brown	353	Rohan White	386	Karen Phillips
320	Janet Lutz	354	Moed, Verwey and Kondanapanny	387	Karen Valerie Sandon
321	Janette and Andrew Allen	355	Joe Lewis	388	Westernport and Peninsula Protection Council
322	Janine Thomson	356	John and Joan Young	389	Birdlife Australia
323	Janne Morrison	357	John and Carmel Carney	390	Kate Andrews
324	Janne Morton	358	John and Jill Maddock	391	Kate Porter
325	Jareth Goss	359	John Coldebella	392	Katerina Beckham
326	Jarrah Simao	360	John Coulter	393	Katerina Craven
327	Jarrah Woolfrey	361	Cape Paterson Residents and Ratepayers Association	394	Kathleen Kiernan
328	Silverleaves Conservation Association Inc	362	John Gilliland	395	Kathleen Maynes
329	Jean M. Christie	363	John Hazelden	396	Kathryn Gargett
330	Newhaven Resident's Group	364	John McGauran	397	Kathryn Gill
331	Jed Boucher	365	John Neely	398	Kathryn Hannan
332	Jeffrey Bennett	366	Harmers Haven Residents & Ratepayers Group	399	Kathryn Lewer
333	Jennifer Date	367	John Godfrey	400	Kathy Hill
334	Jennifer Baxter-Johnson			401	Phillip Island Hot Springs
				402	Kay Nair

No.	Submitter	No.	Submitter	No.	Submitter
403	Kaye Anderson	438	Linda Cuttriss	473	Marianne Bridgeman
404	Kaye Moseley	439	Island Voice	474	Marie Ernestine
405	Keith Graham	440	Linda Nicholls	475	Marilyn Farr
406	Keith McDougall	441	Lindsay Bamfield	476	Marilyne Crestias
407	Ken Ballingall	442	Lisa Buckley	477	Marjorie Johnston
408	Ken Blackman	443	Lisa Eyres	478	Mark Baker
409	Kendra Clancy	444	Lisa Fitzgerald	479	Mark Bridgeman
410	Kerry Buglisi	445	Lisa Nicholls	480	Mark Harwood
411	Kerry Macdonald	446	Lockie Jeffrey	481	Mark Lauder
412	Kevin Brown	447	Loris J Hartney	482	Mark Mackey
413	Kevin Gannon	448	Lorraine Perry	483	Martin Grachan
414	Kevin Love	449	Lorraine Salger	484	Martin Lenard
415	Kevin Walsh	450	Lucy Clapham	485	Martin Cox
416	Kieran Dempsey	451	Lucy McPhee	486	Martin Green
417	Visit Phillip Island	452	Luke Foster	487	Mary Wade
418	Kit Fennessy	453	Lyn Niddrie	488	Mary OBrien
419	Kris Vernon	454	Lynne Ticehurst	489	Bass Coast Branch of the National Trust of Australia (Victoria)
420	Kristian Butler	455	Lyse Carlson	490	Matt Carew
421	Kristine Philipp	456	Maddie Bowman	491	Matt Curtain
422	Kym Dollan	457	Magdalena Simonis	492	Matthew and Anne Pauchnik
423	Lakni Algama	458	Malcolm Beasley	493	Matthew Battersby
424	Lara Bickford	459	Malcolm Cardwell	494	Matthew Jeffery
425	Laura Bulmer	460	Malcolm Macdonald	495	Matthew Rait
426	Laurel Billington	461	Mandy Evans	496	Max Homer
427	Lauren Burns	462	Mandy Moyle	497	Meaghan Wright
428	Parks Victoria	463	Marci Katz	498	Meg Callander
429	Lena Frankel	464	Marg Healy	499	Meg Macmillan
430	Leone Thiele	465	Margaret Lothian	500	Megan Rowsell
431	Leonie Kitchen	466	Margaret Deslandes	501	Megan Ryan
432	Les Hardy	467	Margaret Golder	502	Western Port Biosphere
433	Lesley Elizabeth	468	Margaret Lee	503	Melanie Leighton
434	Leticia Laing	469	Margaret Pearce	504	Melissa Thomas
435	Liam Phillips	470	Margaret Smith	505	Melissa O'Loughlin
436	Lillian Pye	471	Marian Anderson	506	Meryl and Hartley Tobin
437	Linda and Stefan Cuthbertson	472	Marian Patterson		

No.	Submitter	No.	Submitter	No.	Submitter
507	Michael and Patricia Nugent	542	Nyree Davis	576	Phil Spinks
508	Michael Coghlan	543	Owen Bentley	577	Irene Wright
509	Michael Ditchfield	544	Pablo Ziogos	578	Phil Wright
510	Michael Giles	545	Pail Coulter	579	Philip Bourne
511	Michael Muskens	546	Pam and Bruce Abell	580	Philippa Armstrong
512	Michael Tesch	547	Pam Henry	581	Phoebe Dougall
513	Michele Hardy	548	Healesville to Phillip Island Nature Link	582	Prue Field
514	Michele Tobin	549	Patricia Hosking	583	Rachael Millar
515	Michelle Dosiak	550	Patricia Jones	584	Raelene Schafer-Evans
516	Michelle Phillips	551	Patricia O'Brien	585	Ramon Farr
517	Milan and Lynda Paskas	552	Paul Amici	586	Ray Paul
518	Miranda Beale	553	Paul and Amanda Byrne	587	Raymond Beveridge
519	Miroslav Krmpotic	554	Paul Gleeson	588	Unknown
520	Wattle Bank Community Group Inc	555	Paul Jeffery	589	Raymond Norton
521	Morgan Blackthorne	556	Paul Kirkpatrick	590	Rebecca Rostolis
522	Michelle Nelson	557	Paul Pisano	591	Regina Bos
523	Murray Fox	558	Paul Wilson	592	Renay Renouf
524	Murray Frazer	559	Paula Street	593	Bass Coast Shire Council
525	Murray Robinson	560	Pauline Deering	594	Rhonda Barnett
526	Myra Holmes	561	Penelope Gebhardt	595	Rhoss Mackenzie
527	Natalie Hind	562	Penelope Manning	596	Ricardo Simao
528	Nathan Cleeland	563	Penny Butler	597	Richard Wettenhall
529	Neil Davenport	564	Penny Evans	598	Richard Carbone
530	Neil Rankine	565	West Gippsland Catchment Management Authority	599	Richard Harrison
531	Neil Raymond Perry	566	Peter Bragge	600	Richard Fallu
532	Nicholas Murphy	567	Peter Fraser	601	Richard Phillips
533	Nick Loupos	568	Peter Blair	602	Rob Chilinski
534	Nicola Miller	569	Peter Tait	603	Rob Scott
535	Nicola Tragear	570	Peter Suffren	604	Robert Stewart
536	Nicole Rigby	571	Peter MacPherson	605	Robert Anderson
537	Nigel Murray	572	Peter McLoughlin	606	Robert Gadsden
538	Nigel Newman	573	Peter Miller	607	Robert Parker
539	Noel Maud	574	Peter Walton	608	Robert Maclellan
540	Nola Maxfield	575	Phil Maynes	609	Robert Tyler
541	Nola Smith			610	Robert Hayward

No.	Submitter	No.	Submitter	No.	Submitter
611	Robin Parker	646	Russ Williams	678	Steve Kirkbright
612	Robyn Banks	647	Craigendale Pty Ltd	679	Steve Milton
613	Robyn Shallard	648	Wallis Watson	680	Steve Waters
614	Robyn Walter	649	Scei Rath	681	Stewart Bisset
615	Robyn Wright	650	Scott Levy	682	Holcim
616	Rochelle Olarens Shaw	651	Seamas Kennedy	683	Stuart Gilmour
617	Rod and Alix Williams	652	Serena Dougall	684	Sue Doyle
618	Rod McGregor	653	Shae McNally	685	Sue Packham
619	Rod Novak	654	Shane Peirce	686	Sue Parry
620	Rodney Silver	655	Victorian National Parks Association	687	Sue Saliba
621	Rodney Knowles	656	Shari Fitzgerald	688	Susan Verhey
622	Rohan Brown	657	Sharon Demopoulos	689	Susan Linley
623	Ron Van Vliet	658	Sharon Ryan	690	Susan Molloy
624	Ronald Day	659	Sharyn Young	691	Susan Muscat
625	Ronald Wiggins	660	Shemer Mann	692	Susan Woolley
626	Rose Read	661	Simon Cammell	693	Suzanne D'Ombrian-Allain
627	Rosemarie Whyte	662	Simon Foster	694	Sylvia Collett
628	Ross Farnell	663	Simon Marangio	695	Tahli Mastores
629	Ross Horner	664	Simon Peter de Wolf	696	Tamara Hamikton
630	Ross Lloyd	665	Springway Corporate (San Remo)	697	Tamara Murphy
631	Parker Amber & Growth Invest	666	Springway Corporate (Ventnor)	698	Tanya Aldersea
632	Rowan Salger	667	Sophia	699	Tara Maree
633	Roxanne McIvor	668	Sophie Dougall	700	Taylor Rubinstein
634	Roy McCartney	669	Stanley Eldred	701	Terence and Brigitte Nott
635	Rupert Steiner	670	Stephanie Campbell	702	Teresa Mariani
636	Ruth De Souza	671	Stephen Ward	703	Terry Gordon
637	Samantha Tucker	672	Stephen Gough	704	Thanh Nguyen
638	San Muller	673	Bass Coast Friends of the Hooded Plovers	705	Thelma May Born
639	Sandra Incerti	674	Stephen Pearce	706	R and J Gheller
640	Sandra Linton	675	Stephen Quinn	707	Thomas Keel
641	Sandra Walker	676	Stephen Wright	708	Thomas Ryan
642	Sandra Youren	677	Steve Gorsuch	709	Tiana Kollas
643	Sarah Goodwin			710	Tiffany Chimirri
644	Sarah Myhill			711	Tim Moore
645	Sarah Turner Woolfrey			712	Tim O'Brien

No.	Submitter	No.	Submitter	No.	Submitter
713	Tim Shannon	725	Tricia Powell	736	Wayne Martin
714	T & B Kavanagh Pty Ltd	726	Tyson Butler	737	Wendy Gown
715	Tom and Leonie Kitchen	727	Vanessa Beer	738	Wendy Williams
716	Alex Scott & Staff	728	Vanessa Verzaci	739	Wes Tan
717	Toni Brine	729	Vicky Moutafis	740	Wesley D Porch
718	Tony Morris	730	Victor Komarovsky	741	William Stringer
719	Tony Norquay	731	Victorian Farmers Federation	742	Williams Deborah
720	Tracey Jeffery	732	Vilya Congreave	743	Yasmeen San Pedro
721	Tracey Thomas	733	Virginia Lois Hayward-Nash	744	Yolanda Britt
722	TS Constructions	734	Virginia Scully	745	Yvonne Andersen
723	Trevor Forge	735	Vivienne Beatrice Turner	746	Yvonne Jelley
724	Trevor A Smillie			747	Yvonne Joy McRae

Appendix C: Parties to the Hearing

Submitter	Represented by
Proponent/Minister for Planning	<p>Juliet Forsyth SC, Rupert Watters and Tom Ellicott of Counsel, and Hall and Wilcox, instructed by DELWP/DTP, who called expert evidence on:</p> <ul style="list-style-type: none"> - planning from John Glossop of Glossop Town Planning - landscape from Claire Scott of Claire Scott Planning - landscape and visual impact from David Moir of Moir Landscape Architecture - economics from Paul Shipp of Urban Enterprise - ecology from James Garden of Eco Logical Australia <p>Evidence tabled but not called:</p> <ul style="list-style-type: none"> - bushfire matters from Kevin Hazell of KH Planning Services - flooding from Gildas Colleter of Water Technology
Bass Coast Shire Council	<p>David Vorchheimer, Nick Bradley and Daniel Soussan of HWL Ebsworth Lawyers, who called expert evidence on:</p> <ul style="list-style-type: none"> - landscape from Peter Haack of Peter Haack Consulting - planning from Jason Black of Insight Planning Consultants Pty Ltd - ecology from Aaron Organ of Ecology and Heritage Partners
Geoff Moed/Howard Verwey; and Rohan White	<p>Graeme Peake of Counsel, instructed by Human Habitats, who called expert evidence on:</p> <ul style="list-style-type: none"> - landscape from Darren Atkinson of Human Habitats
Glen Waverley Real Estate, Coastal Estates, Justin Taylor and Jim Goumas	<p>Geoff Lake of Counsel, instructed by Best Hooper Lawyers, who called expert evidence on:</p> <ul style="list-style-type: none"> - landscape from Steve Schutt of Hansen Partners - ecology from Brett Lane of Nature Advisory - land supply and economics from Chris McNeill of Ethos Urban - strategic planning from Evan Granger of Urbis
Springway Corporate Group Pty Ltd (San Remo)	<p>Nicola Collingwood of Counsel and Patrick Doyle of TP Legal, who called expert evidence on:</p> <ul style="list-style-type: none"> - landscape and visual amenity from Allan Wyatt of XUrban - economics and land supply from John Henshall of Henshall Economics - planning from Colleen Peterson of Ratio
Springway Corporate Group Pty Ltd (Ventnor)	James Hamilton of Ratio, who called expert evidence on:

Submitter	Represented by
	<ul style="list-style-type: none"> - landscape and visual amenity from Allan Wyatt of XUrban - economics and land supply from John Henshall of Henshall Economics
Victorian Farmers Federation (Corporate)	Lisa Gervasoni
Victorian Farmers Federation (Bass Coast)	Faye Tuchtan
Headmac Pty Ltd	Clydie Brewer
T & B Kavanagh	Clydie Brewer
National Trust of Australia (Bass Coast)	Gregor Buchanan and Ross Lloyd
Rick and Jo Gheller	Melanie Ellis of Change of Plan
Mike McRae	Jess Kaczmarek of S&K Planning Lawyers
Small Coastal Township Alliance	Nikki Taylor of Devcon Planning Services
John Godfrey	
The Cape	Brendan Condon
Wallis Watson Cape Paterson Pty Ltd	Peter O'Farrell and Kate Lyle of Counsel, instructed by S&K Planning Lawyers, who called expert evidence on: <ul style="list-style-type: none"> - economics and land supply from Chris McNeill of Ethos Urban - planning from Andrew Robertson of Tract
Adrian Abrahams and Franlaw Pty Ltd	Jane Sharp of Counsel and Adam Parker, instructed by Town Planning Group, who called expert evidence on: <ul style="list-style-type: none"> - landscape from Allan Wyatt of XUrban - urban economics from Chris McNeill of Ethos Urban - planning from David Crowder of Ratio
Tim O'Brien	
Wonthaggi Lifestyle Precincts	Gregory Bursill of Bursill Consulting
Wattle Bank Community Group Pty Ltd	Moragh Tyler, Brendon Johnson and Christopher Haig
Neil Rankine	
Save Western Port Woodlands, South Gippsland Conservation Society and Victorian National Parks Association	Barnaby McIlrath of PE Law, with Gerard Drew and Neil Rankine, who called expert evidence on: <ul style="list-style-type: none"> - fungal ecology from Nicki Munro - ecology from Jeff Yugovic - corridors from Andrew Bennett of La Trobe University - zoology from David Nicholls - fungal ecology from Sapphire McMullan-Fisher of FunFungi Ecology - planning from Paul Buxton of Plan2Place Consulting Evidence tabled but taken as submissions on:

Submitter	Represented by
	<ul style="list-style-type: none"> - sand washing from Richard Wettenhall - biolinks from Patricia McWhirter
Cape Paterson Residents and Ratepayers Association	David Hayward, supported by the following presenters: <ul style="list-style-type: none"> - Pete Muskens - John Coulter - Cheryl Padgett - Steve Dunn - Geoff Glare - Paul Byrne
Westernport and Peninsula Protection Council	Caroline Giles
Paul and Amanda Byrne	
Catherine Watson	
Phillip Island Nature Parks	Jarvis Weston
Save Westernport	Julia Stockigt
Anne Westwood	
Shetland Heights West Pty Ltd	Reto Hoffman of Rigby Cooke Lawyers
Destination Phillip Island	Catherine Basterfield
Southern Brown Bandicoot Regional Recovery Group	Stephen Brend
Phillip Island Conservation Society	Jane Jobe
Western Port Biosphere	Mel Barker
Anne Heath Mennell	
Stephen Ward	
Phil Wright	
Bruce Christison	
Carolyn Ryan	
Cheryl Padgett	
Chris Ryan	
Gael McLeod	
Brendan Casey	
Elizabeth Harrison	
Donald Ellsmore	
Andrew and Janette Allen	
Gail Callaghan	
Geoff Glare	

Submitter	Represented by
Geoff Murphy	
Jill and John Maddock	
Ross Lloyd	
Jonathan Upson	
Kathy Hill	
Silverleaves Conservation Association Inc.	Louise Hill
Julie Bartolo and Kylie Slink	
Lauren Burns	
Meryl and Hartley Tobin	
Michael Nugent	
Myra Holmes	
Nathan Cleeland	
Nola Maxfield	
Patricia Hosking	
Pete Muskens	
Robert Hayward	
Rod McGregor	
Rohan Brown	
Ronald Day	
Bill Cleeland	
Trevor Forge	
Malcolm Macdonald	
Parker Amber Pty Ltd	Ross Uren

Appendix D: Document list

No.	Date	Description	Provided by
2022			
1	25 Apr	Terms of Reference	Minister for Planning (Proponent)
2	26 Oct	Letter of Referral	"
3	9 Nov	Referred Exhibited Documents: Draft Bass Coast Statement of Planning Policy - DELWP, March 2022 Draft Bass Coast SPP proposed landscape planning controls - DELWP, March 2022 Landscape Assessment Report Volume 1 - Claire Scott Planning, Feb 2022 Landscape Assessment Review Volume 2 - Claire Scott Planning, Feb 2022 Township Character Report, DELWP, Aug 2021 Residential Supply-Demand Assessment - Urban Enterprise, Jan 2021 Bushfire Landscape Assessment - Kevin Hazell Bushfire Planning, Feb 2021 Bushfire Analysis of Significant Landscape Overlays - Kevin Hazell Bushfire Planning, Feb 2021 Environmental Opportunities and Constraints Assessment – Eco Logical, March 2022 Information Sheet - DELWP, 2021 Settlement Background Paper - DELWP, 2021 Declaration Map – DELWP Assessment of Bass Coast against the declaration requirements of the P&E Act – DELWP Assessment Review, Stage 1 Scoping Report – Claire Scott Planning, Feb 2019	Department of Environment, Land, Water and Planning (DELWP)
4	11 Nov	Notification Letter	Planning Panels Victoria (PPV)
5	16 Dec	Directions, Distribution List and Timetable Version 1	"
6	19 Dec	Directions, Distribution List and Timetable Version 1 Revised	"
7	20 Dec	Email response to Mr Rankine requesting for DELWP representative and documentation	"
8	21 Dec	Summary of Submissions	Proponent
2023			
9	17 Jan	Letter responding to summary of submissions	Bass Coast Shire Council (Council)
10	"	Letter to Committee responding to requested material and status index of material	"

No.	Date	Description	Provided by
11	"	Cape to Cape Resilience Project Cape to Cape Adaption Actions Summary, Oct 2022 Cape to Cape Coastal Processes Report Summary, Oct 2022 Cape to Cape Induction Report Summary, Oct 2022 Cape to Cape Risk and Vulnerability Report Summary, Oct 2022 Project update, Oct 2022	"
12	"	Bass Coast Unlocking Regional Tourism Draft Strategy, February 2022	"
13	"	Bass Coast Industrial Land Strategy Background Report, Jan 2022	"
14	"	Dalyston Structure Plan, April 2018	"
15	"	Helping Victoria Grow, Extractive Resources Strategy, DEDJTR, June 2018	"
16	"	Regional Sand Extraction Strategy Lang Lang to Grantville, Oct 1996	"
17	"	Bass Coast Strategic Coastal Planning Framework, June 2011	"
18	"	Inverloch Design Framework Final Report, Feb 2011	"
19	"	Wonthaggi Structure Plan and Discussion Paper, April 2018	"
20	"	Phillip Island and San Remo Design Framework, Feb 2003	"
21	"	Cowes Silverleaves Ventnor Wimbledon Heights Structure Plan, May 2010	"
22	"	San Remo Newhaven Cape Woolamai Structure Plan, March 2010	"
23	23 Jan	Flora and Fauna Assessment prepared by Brett Lane & Associates, Oct 2015	Glen Waverley Real Estate, Coastal Estates, Justin Taylor and Jim Goumas (Best Hooper Group)
24	2 Feb	Email responding to summary of submissions	Cape Paterson Residents and Ratepayers Association (CPRRA)
25	"	CPRRA response to summary of submissions	"
26	9 Feb	Email granting extension to file landscape expert witness reports	PPV
27	10 Feb	Email providing site visit information and confirming Committee members	"
28a	"	Site inspection itinerary and driving instructions	Proponent
28b	"	Site inspection location maps	"
28c	21 Feb	Sites nominated by Proponent for inspection by Member Finn	"
29	13 Feb	Minister for Planning's Part A submission	"
29a	"	Panel Report Bass Coast C46 Part 2 and 4 (PSA) [2007] PPV 66	"
29b	"	Panel Report Bass Coast C53, C93 & C98 (PSA) [2010] PPV 33	"
29c	"	Panel Report Bass Coast C88 (PSA) [2009] PPV 126	"
29d	"	Panel Report Bass Coast C90 (PSA) [2009] PPV 83	"

No.	Date	Description	Provided by
29e	"	Bass Coast C113 Explanatory Report	"
29f	"	Bass Coast C113 Reasons for Intervention	"
29g	"	Bass Coast C119 Cape Paterson Ecovillage Comprehensive Development Plan Incorporated Document	"
29h	"	Bass Coast C119 Explanatory Report	"
29i	"	Bass Coast C119 Reasons for Intervention	"
29j	"	Panel Report Bass Coast C124 (PSA) [2013] PPV 133	"
29k	"	Coastal Spaces Landscape Assessment Study (Planisphere)	"
29l	"	Gippsland Regional Growth Plan (Victorian Government)	"
29m	"	Marine and Coastal Policy (Victorian Government)	"
29n	"	Plan Melbourne 2017-2050 (Victorian Government)	"
29o	"	Protecting Victoria's Environment – Biodiversity 2037 (Department of Environment, Land, Water and Planning)	"
29p	"	Recycling Victoria: A new economy (Department of Environment, Land, Water and Planning)	"
29q	"	Victoria's Climate Change Strategy (Victorian Government)	"
29r	"	Water for Victoria (Department of Environment, Land, Water and Planning)	"
29s	"	Wonthaggi Dalyston Structure Plan (Coomes Consulting)	"
30	"	Plan showing location of submitters with an address	"
31	"	Plan showing location of submitters with a postcode	"
32	"	Expert witness statement of Claire Scott (landscape)	"
33	"	Expert witness statement of Paul Shipp (economics)	"
33a	7 Mar	Letter of instructions to Paul Shipp	"
34	13 Feb	Expert witness statement of Kevin Hazell (bushfire)	"
34a	7 Mar	Letter of instructions to Kevin Hazell	"
35	13 Feb	Expert witness statement of John Glossop (planning)	"
36	"	Expert witness statement of Gildas Colleter (coastal flooding)	"
36a	7 Mar	Letter of instructions to Gildas Colleter	"
36b	"	Documents provided to Gildas Colleter	"
36c	"	Letter of instructions to Andrew McCowan considered by Gildas Colleter	"
37	13 Feb	Expert witness statement of James Garden (ecology)	"
37a	7 Mar	Letter of instructions to James Garden	"
38	13 Feb	Submission of Julie Bartolo and Kylie Slink	Julie Bartolo and Kylie Slink
38a	3 Mar	Attachment to submission – Refuting Bass Coast Shire position	"
39	13 Feb	Directions, Distribution List and Timetable Version 2	PPV

No.	Date	Description	Provided by
40	"	Distinctive Areas Landscape (DAL) declaration, 29 October 2019	Proponent
41	"	Extension of time under section 46AT(3), 10 September 2020	"
42	"	DAL re-declaration, 16 September 2021	"
43	"	Extension of time under section 46AT(3), 29 September 2022	"
44	"	Phase 1 engagement report (Department of Environment, Land, Water and Planning)	"
45	"	Phase 2 engagement report (Department of Environment, Land, Water and Planning)	"
46	"	Ministerial Direction – The Form and Content of Planning Schemes	"
47	"	Ministerial Direction 11 – Strategic Assessment of Amendments	"
48	"	Ministerial Direction 12 – Urban Growth Areas	"
49	"	PPN36: Implementing coastal settlement boundary	"
50	"	PPN37: Rural residential development	"
51	"	PPN46: Strategic assessment guidelines	"
52	"	PPN53: Managing coastal hazards and the coastal impacts of climate change	"
53	"	PPN89: Extractive industry and resources	"
54	"	PPN90: Planning for housing	"
55	"	PPN91: Using the residential zones	"
56	14 Feb	Table of proposed protected settlement boundary changes	Proponent
57	"	Maps of proposed protected settlement boundary changes	"
57a	6 Mar	Maps of proposed protected settlement boundary changes (updated)	"
57b	9 Mar	Updated San Remo topography and Significant Landscape Overlay (SLO) delineation maps	"
58	14 Feb	Email enclosing corrected expert witness statement of Claire Scott	"
59	16 Feb	Email from Proponent requesting leave to file expert witness report of David Moir	Proponent
60	"	Email from Council requesting leave to file expert witness statement of Aaron Organ and landscape evidence	Council
61	"	Email granting extensions to file expert witness statements	PPV
62	17 Feb	Expert witness statement of Jason Black (planning)	Council
63	"	Expert witness statement of Andrew Robertson (planning)	Wallis Watson Cape Paterson Pty Ltd (Wallis Watson)
63a	31 Mar	Letter of instructions to Andrew Robertson	"
64	17 Feb	Expert witness statement of Chris McNeill (land supply and economics) (Wallis Watson)	"

No.	Date	Description	Provided by
64a	31 Mar	Letter of instructions to Chris McNeill	"
65	17 Feb	Expert witness statement of John Henshall (economics and land supply)	Springway Corporate Group Pty Ltd (Ventnor) (Springway Ventnor)
65a	27 Mar	Proposal letter from John Henshall	"
65b	"	Letter of instructions to John Henshall	"
66	17 Feb	Expert witness statement of Jeff Yugovic (ecology)	Save Western Port Woodlands, South Gippsland
66a	16 Mar	Letter of instructions to Jeff Yugovic	"
67	17 Feb	Expert witness statement of Sapphire McMullan-Fisher (fungal ecology)	"
67a	16 Mar	Letter of instructions to Sapphire McMullan-Fisher	"
68	17 Feb	Expert witness statement of David Nicholls (zoology)	"
68a	16 Mar	Letter of instructions to David Nicholls	"
69	17 Feb	Expert witness statement of Nicki Munro (ecology)	"
69a	16 Mar	Letter of instructions to Nicki Munro	"
70	17 Feb	Expert witness statement of Pat Macwhirter (biolinks)	"
70a	"	Expert witness statement of Pat Macwhirter (biolinks) - appendix	"
70b	16 Mar	Letter of instructions to Pat Macwhirter	"
71	17 Feb	Expert witness statement of Richard Wettenhall (biochemistry)	"
71a	"	Letter of instructions to Richard Wettenhall	"
72	17 Feb	Expert witness statement of John Henshall (economics and land supply)	Springway Corporate Group Pty Ltd (San Remo) (Springway San Remo)
72a	27 Mar	Second letter of instructions to John Henshall from TP Legal	"
72b	"	First letter of instructions to John Henshall from HWLE	"
73	17 Feb	Expert witness statement of Colleen Peterson (planning)	"
73a	27 Mar	Second letter of instructions to Colleen Peterson from TP Legal	"
73b	"	First letter of instructions to Colleen Peterson from HWLE	"
74	17 Feb	Expert witness statement of Brett Lane (ecology)	Best Hooper Group
75	"	Expert witness statement of Chris McNeill (economics) (Best Hooper group)	"
76	"	Expert witness statement of Evan Granger (planning)	"
77	"	Expert witness statement of Chris McNeill (urban economics)	Adrian Abrahams and Franlaw Pty Ltd (Abrahams/Franlaw)
77a	27 Mar	Letter of instructions to Chris McNeill	"
78	17 Feb	Expert witness statement of David Crowder (planning)	"
78a	27 Mar	Letter of instructions to David Crowder	"

No.	Date	Description	Provided by
79	17 Feb	Email from Proponent regarding updated mapping	Proponent
80	"	Letter from Wallis Watson clarifying land referred to in submission	Wallis Watson
81	"	Expert witness statement of Andrew Bennett (biolinks)	Save Western Port Woodlands, South Gippsland
81a	16 Mar	Letter of instructions to Andrew Bennett	"
82	20 Feb	Expert witness statement of Aaron Organ (ecology)	Council
83	"	Expert witness statement of David Moir (landscape)	Proponent
83a	7 Mar	Letter of instructions to David Moir	"
84	23 Feb	Email requesting leave to file expert witness report of Darren Atkinson	Geoff Moed and Howard Verwey and Rohan White (Moed/White)
85	"	Email granting partial extension to file expert witness report of Darren Atkinson	PPV
86	"	Expert witness statement of Peter Haack (landscape)	Council
87	"	Expert witness statement of Allan Wyatt (landscape)	Springway/San Remo
87a	27 Mar	Second letter of instructions to Alan Wyatt from TP Legal	"
87b	"	First letter of instructions to Alan Wyatt from HWLE	"
88	23 Feb	Expert witness statement of Allan Wyatt (landscape)	Springway/Ventnor
88a	27 Mar	Proposal letter from Alan Wyatt	"
88b	"	Letter of instructions to Alan Wyatt	"
89	23 Feb	Expert witness statement of Allan Wyatt (landscape)	Abrahams/Franlaw
89a	28 Mar	Preliminary letter of instructions to Alan Wyatt from HWLE	"
89b	"	Letter of instructions to Alan Wyatt from Town Planning Group	"
90	23 Feb	Expert witness statement of Stephen Schutt (landscape)	Best Hooper Group
91	"	Submission of National Trust of Australia (Bass Coast)	National Trust of Australia (Bass Coast)
91a	26 Mar	Additional information with submission	"
92	23 Feb	Expert witness statement of Darren Atkinson for R&M White Superannuation Fund	Moed/White
93	"	Expert witness statement of Darren Atkinson for Moed/White,	"
94	28 Feb	Expert witness statement of Paul Buxton (planning)	Save Western Port Woodlands, South Gippsland
94a	"	Letter of instructions to Paul Buxton	"
95	2 Mar	Timetable Version 3	PPV
96	3 Mar	Landscape and visual assessment conclave statement of agreed opinions and facts	Proponent
97	"	Opening submission of Cape Paterson Residents Group and Ratepayers Association	CPRRA

No.	Date	Description	Provided by
98	"	Opening submission of Springway Corporate Group Pty Ltd (San Remo)	Springway/San Remo
99	"	Opening submission of Geoff Moed and Howard Verwey	Geoff Moed and Howard Verwey
100	"	Opening submission of Rohan White	Rohan White
101	"	Opening submission of Wallis Watson Cape Paterson Pty Ltd	Wallis Watson
102	"	Opening submission of Adrian Abrahams and Franlaw Pty Ltd	Abrahams/Franlaw
103	"	Opening submission of Springway Corporate Group Pty Ltd (Ventnor)	Springway/Ventnor
104	"	Opening submission of Glen Waverley Real Estate, Coastal Estates, Justin Taylor and Jim Goumas	Best Hooper Group
105	"	Planning conclave statement of agreed opinions and facts	Proponent
106	"	Opening submission of Save Western Port Woodlands, South Gippsland Conservation Society and Victorian National Parks Association	Save Western Port Woodlands, South Gippsland Conservation Society and Victorian National Parks Association (CCG)
107	"	Opening submission of Bass Coast Shire Council	Council
108	"	Planning Practice Note 53 – Managing Coastal Hazards and the Coastal Impacts of Climate Change	Proponent
109	4 Mar	Email regarding Terms of Reference	"
110	5 Mar	Bellarine Peninsula DAL Public Consultation Findings Summary	"
111	"	Minister for Planning's statement - Bellarine Peninsula SPP	"
112	"	Extracts from Planning and Environment Act 1987	"
113	6 Mar	Presentation of John Glossop	"
114	"	Recommendations of John Glossop accepted by Department of Transport and Planning	"
115	"	Letter of instructions to John Glossop	"
116	"	Opening submission speaking notes	"
117	"	Ecology conclave statement of agreed opinions and facts	"
118	7 Mar	Policy provision extracts of the Bass Coast Planning Scheme	"
119	"	Economics and land supply conclave statement of agreed opinions and facts	"
120	"	Paul Buxton's response to planning conclave statement of agreed opinions and facts	CCG
121	"	Presentation of Claire Scott	Proponent
122	"	Evidence in reply of Claire Scott	"
123	"	Recommendations of Claire Scott accepted by Department of Transport and Planning	"
124	8 Mar	Presentation of Peter Haack	Council

No.	Date	Description	Provided by
125	9 Mar	Letter from Claire Scott regarding engagement as expert witness	Proponent
126	10 Mar	SLO Schedule 1 (Bass Hills, Bass River Valley and Coastal Plains) incorporating Claire Scott's recommendations with comments	"
127	"	SLO Schedule 2 (Phillip Island Western and Southern Coast) incorporating Claire Scott's recommendations with comments	"
128	"	SLO Schedule 3 (Phillip Island Swan Bay coast and Churchill Island) incorporating Claire Scott's recommendations with comments	"
129	"	SLO Schedule 4 (Wonthaggi and Bunurong Coast) incorporating Claire Scott's recommendations with comments	"
130	"	SLO Schedule 5 (Anderson Inlet and Northern Coast) incorporating Claire Scott's recommendations with comments	"
131	"	SLO Schedule 6 (San Remo to Kilcunda Coast) incorporating Claire Scott's recommendations with comments	"
132	"	SLO Schedule 1 (Bass Hills, Bass River Valley and Coastal Plains) with Claire Scott's markup	"
133	"	SLO Schedule 2 (Phillip Island Western and Southern Coast) with Claire Scott's markup	"
134	"	SLO Schedule 3 (Phillip Island Swan Bay coast and Churchill Island) with Claire Scott's markup	"
135	"	SLO Schedule 4 (Wonthaggi and Bunurong Coast) with Claire Scott's markup	"
136	"	SLO Schedule 5 (Anderson Inlet and Northern Coast) with Claire Scott's markup	"
137	"	SLO Schedule 6 (San Remo to Kilcunda Coast) with Claire Scott's markup	"
138	14 Mar	Presentation of Jason Black	Council
139	"	Coastal Spaces Landscape Assessment Study – Municipal Implementation Toolkit	"
140	"	Coastal Spaces Landscape Assessment Study – Municipal Reference Document	"
141	"	Coastal Spaces Landscape Assessment Study – Background Report	"
142	"	Coastal Spaces Landscape Assessment Study – State Overview Report	"
143	"	Council submission	"
144	"	Submission on privilege	Proponent
145	"	Submission on privilege	Springway/San Remo
146	15 Mar	Flora and Fauna Guarantee Act 1988 Extracts	Proponent
147	"	Guidelines for the removal, destruction or lopping of native vegetation, DELWP, Dec 2017	"

No.	Date	Description	Provided by
148	"	Hanson Construction Materials Pty Ltd v DEDJTR (Red Dot) [2015] VCAT 1375	"
149	"	Hanson Construction Materials Pty Ltd v Head, DJPR [2023] VCAT 49	"
150	"	Mineral Resources (Sustainable Development) Act 1990 Extracts	"
151	"	Extracts from Bass Coast Planning Scheme	"
152	"	Presentation of David Moir	"
153	"	Presentation of Paul Shipp	"
154	"	Suggested changes to Statement of Planning Policy	CCG
155	"	Accepted recommendations of Mr Moir	Proponent
156	16 Mar	Presentation of James Garden	"
157	17 Mar	Accepted recommendations of James Garden and response to ecology conclave statement	"
158	"	Bass Coast Residential Market, Demand and Supply Assessment (Urban Enterprise, August 2022)	"
159	"	Hearing Timetable Version 4	PPV
160	20 Mar	Minister for Planning's Part B submission	Proponent
160a	"	Index of attachments to Part B submission	"
160b	"	Bass Coast Unlocking Rural Tourism - January 2023	"
160c	"	DALSAC - Referral No 1 (AC) [2021] PPV 47 - 25 June 2021	"
160d	"	DALSAC - Referral No 2 (AC) [2022] PPV 41 - 8 July 2022	"
160e	"	Dalyston Structure Plan and Discussion Paper - April 2018	"
160f	"	Panel Report Grantville Quarry Permit Call-in (PCI) [2021] PPV 43, 11 June 2021	"
160g	"	Memorandum of advice prepared by Emma Peppler - 6 June 2022	"
160h	"	Memorandum of advice prepared by Nick Tweedie SC - 22 April 2021	"
160i	"	Ministerial guidelines for assessment of environmental effects under the Environment Effects Act 1978 - 2006	"
160j	"	Review of the San Remo, Newhaven and Cape Woolamai Structure Plan - May 2015	"
160k	"	Second reading speech - Planning and Environment Amendment (Distinctive Areas and Landscapes Bill 2017 - 14 December 2017)	"
160l	"	Smiths Beach Town Plan - Town Plan Report Volume 1 - April 2022	"
160m	"	Smiths Beach Town Plan - Town Plan Report Volume 2 - April 2022	"
160n	21 Mar	Coastal Spaces Recommendations Report, April 2006	"

No.	Date	Description	Provided by
160o	"	Victorian Coastal Strategy, 2008	"
160p	"	Victorian Coastal Strategy, July 2014	"
161	20 Mar	Response to submissions (except Council)	"
162	"	Response to Council's submission	"
163aa	21 Mar	Submission Part 1 (general)	Moed/White
163ab	"	Submission Part 2 (matters specific to Mr White)	"
163ac	"	Submission Part 3 (matters specific to Mr Moed and Mr Verwey)	"
163ad	"	Darren Atkinson's slides for Newhaven (Geoff Moed and Howard Verwey)	Geoff Moed and Howard Verwey
163ae	"	Darren Atkinson's slides for Coronet Bay (Rohan White)	Rohan White
163af	"	Planning Scheme Map 07eso	Moed/White
163ag	"	Planning Scheme Map 07zn	"
163ah	"	Planning Scheme Map 08zn	"
163ai	"	Planning Scheme Map 47bmo	"
163aj	"	Planning Scheme Map 47ddo	"
163ak	"	Planning Scheme Map 47eso	"
163al	"	Planning Scheme Map 47ho	"
163am	"	Planning Scheme Map 47lsio	"
163an	"	Planning Scheme Map 47slo	"
163ao	"	Planning Scheme Map 47vpo	"
163ap	"	Planning Scheme Map 47zn	"
163aq	"	Planning Scheme Map 48bmo	"
163ar	"	Planning Scheme Map 48eso	"
163as	"	Planning Scheme Map 48ho	"
163at	"	Planning Scheme Map 48lsio	"
163au	"	Planning Scheme Map 48slo	"
163av	"	Planning Scheme Map 48zn	"
163aw	"	Planning Scheme Clause 02.03 - Strategic direction	"
163ax	"	Planning Scheme Clause 02.04 - Strategic framework plan	"
163ay	"	Planning Scheme Clause 11.01 - Victoria	"
163az	"	Planning Scheme Clause 11.02 - Managing growth	"
163ba	"	Planning Scheme Clause 11.03 - Planning for places	"
163bb	"	Planning Scheme Clause 13.01 - Climate change impacts	"
163bc	"	Planning Scheme Clause 13.02 - Bushfire	"
163bd	"	Planning Scheme Clause 14.01 - Agriculture	"
163be	"	Planning Scheme Clause 16.01 - Residential development	"

No.	Date	Description	Provided by
163bf	"	Planning Scheme Clause 35.08 – Rural Activity Zone	"
163bg	"	Planning Scheme Schedule 1 to Clause 35.08	"
163bh	"	Planning Scheme Clause 42.01 – Environmental Significance Overlay (ESO)	"
163bi	"	Planning Scheme Schedule 1 to Clause 42.01	"
163bj	"	Planning Scheme Clause 42.03 – Significant Landscape Overlay	"
163bk	"	Planning Scheme Schedule 3 to Clause 42.03	"
163bl	"	Coronet Bay contour plan	Rohan White
163bm	"	Newhaven contour plan	Geoff Moed and Howard Verwey
163bn	"	Newhaven contour and SLO plan	"
163bo	"	Newhaven contour and zoning plan	"
163bp	"	San Remo, Newhaven & Cape Woolamai Structure Plan (April 2008)	"
163bq	"	Amendment C140 explanatory report	Moed/White
163br	"	Amendment C140 panel report	"
163bs	"	Implementing the Rural Land Use Strategy (2016)	"
163bt	"	Chocolate factory grant approval letter	Geoff Moed and Howard Verwey
164	22 Mar	Submitter 353's biodiversity assessment (Newhaven)	Proponent
165	"	Submitter 353's concept development plans (Newhaven)	"
166	"	Presentation of Chris McNeill	Best Hooper Group
167	23 Mar	Submission of Best Hooper submitter group (Glen Waverley Real Estate, Coastal Estates, Justin Taylor and Jim Goumas)	"
168	"	Presentation of Evan Granger	"
169	"	Submission of Coastal Estates Pty Ltd	"
170	"	Submission of Glen Waverley Real Estate	"
171	"	Submission of Justin Taylor	"
172	"	Submission of Jim Goumas	"
173	27 Mar	Submission of Springway Corporate Group Pty Ltd (San Remo)	Springway/San Remo
174	"	Presentation of Allan Wyatt	"
175	"	Consolidated SPP and LPC maps	Proponent
176	28 Mar	Memorandum by Allan Wyatt regarding Punchbowl Road site	"
177	"	Submission of Springway Corporate Group Pty Ltd (Ventnor)	Springway/Ventnor
178	"	Presentation of Allan Wyatt	"
179	"	Submission of John Godfrey	John Godfrey
180	29 Mar	Images shown during cross-examination of Allan Wyatt	Proponent

No.	Date	Description	Provided by
181	"	Memorandum by Allan Wyatt regarding Bingley Crescent site	"
182	"	Median house price table	Best Hooper Group
183	"	Request for quotation and project specification	"
184	"	Barwon & Moorabool catchments - Part A - Landscape Character Assessments	"
185	"	Barwon & Moorabool catchments - Part B - Planning Analysis	"
186	"	DELWP Barwon & Moorabool Catchment Project - ESO and SLO analysis overlay discussion paper	"
187	"	Jacksons Creek corridor - Potential extent of proposed SLO (aerial)	"
188	"	Jacksons Creek corridor - Potential extent of proposed SLO	"
189	"	Little River Catchment - Part A - Landscape Character Assessments	"
190	"	Little River Catchment - Part B - Planning Analysis	"
191	"	Maribyrnong River Corridor - Potential extent of proposed SLO - Flemington Racecourse interface	"
192	"	Maribyrnong River corridor - Potential extent of proposed SLO (aerial)	"
193	"	Maribyrnong River corridor - Potential extent of proposed SLO	"
194	"	Moonee Ponds River corridor - Potential extent of proposed SLO	"
195	"	Waterways of the West - Part A - Landscape Character Assessment	"
196	"	Waterways of the West - Part B - Planning Analysis	"
197	"	Werribee River corridor - Potential extent of proposed SLO (aerial)	"
198	"	Werribee River corridor - Potential extent of proposed SLO	"
199	"	Submission of Rick and Jo Gheller	Rick and Jo Gheller
199a	"	Figures from submission	"
199b	"	Video of site and surrounds	"
200	"	Submission of Small Coastal Township Alliance	Small Coastal Township Alliance
200a	"	Coronet Bay Ratepayers and Residents Association Inc v Bass Coast SC (2014)	"
201	"	Google street views and screenshots used in cross-examination of Allan Wyatt	Proponent
202a	"	Submission of Victorian Farmers Federation (Corporate)	Victorian Farmers Federation (VFF) (Corporate)
202b	"	Protecting strategic agricultural land in Melbourne's green wedge and peri-urban areas - engagement pack	"
202c	"	Protecting strategic agricultural land in Melbourne's green wedge and peri-urban areas - fact sheet	"

No.	Date	Description	Provided by
202d	"	Strong, innovative, sustainable - A new strategy for agriculture in Victoria	"
202e	"	Planning for Melbourne's green wedges and agricultural land - consultation paper	"
202f	"	Submission to Planning for Melbourne's green wedges and agricultural land	"
202g	"	Gippsland Regional Growth Plan	"
202h	30 Mar	Help for the head (news article)	"
202i	"	Support best for farmers (news article)	"
202j	"	Victoria a land of milk and money (news article)	"
203	29 Mar	Submission of Victorian Farmers Federation (Bass Coast)	VFF (Bass Coast)
204	"	Submission of Headmac Pty Ltd	Headmac Pty Ltd
205	"	Submission of T & B Kavanagh Pty Ltd	T & B Kavanagh Pty Ltd
206	"	Submission of Michael McRae	Michael McRae
206a	"	Bass Coast Planning Scheme Amendment C7 Part 3 Panel Report	"
206b	"	SLO Schedule 1 (Bass Hills, Bass River Valley and Coastal Plains) (marked up)	"
207	"	Submission of The Cape	The Cape
207a	"	Presentation slideshow	"
208	"	Additional question put to Stephen Schutt by Phillip Island Conservation Society	Phillip Island Conservation Society
209	"	Stephen Schutt's response to Phillip Island Conservation Society query	Best Hooper Group
210	"	Corrections to expert witness statement of John Henshall	Springway/(Ventnor)
211	"	Updated Bass Coast Shire population forecast table from expert witness statement of John Henshall	"
212	31 Mar	Submission of Wallis Watson Cape Paterson Pty Ltd	Wallis Watson
213	"	Presentation of Andrew Robertson	"
214	"	Presentation of Chris McNeill	"
215	"	Timetable Version 5	PPV
216	3 Apr	Title Plan 103538R	Council
217	"	Title Plan 103539P	"
218	"	Title Plan 578279L	"
219	"	Submission of Adrian Abrahams and Franlaw Pty Ltd	Abrahams/Franlaw
220	"	Presentation of Allan Wyatt	"
221	"	Presentation of Chris McNeill	"
222	"	Presentation of David Crowder	"
222a	"	<i>Approximate ridgeline locations (withdrawn)</i>	"

No.	Date	Description	Provided by
223	"	Submissions on state and regional significance	Proponent
224	"	Submission of Neil Rankine	Neil Rankine
224a	"	Attachment 1 - Letter from Minister Lily D'Ambrosio	"
224b	"	Attachment 2 - Approval of site visit to Cranbourne Royal Botanic Gardens	"
224c	"	Attachment 3 - Request that DALSAC have access to DELWP Parks expertise & mapping	"
224d	"	Attachment 4 - Bass Coast Planning Scheme Clause 21.05-04	"
224e	"	Attachment 5 - Liberal Party - Brown calls for an end to uncertainty around extraction issue	"
224f	"	Attachment 6 - Questions from Save Western Port Woodlands to the Grantville Environmental Review Committee and responses	"
225	4 Mar	San Remo Development Brief provided to Allan Wyatt	Proponent
226	"	Yallock-Bulluk Marine and Coastal Park Access and Infrastructure Plan	"
227	"	Yarra Ranges SLO6	"
228	"	Yarra Ranges SLO6 map	"
229	"	Submission of Tim O'Brien	Tim O'Brien
230	"	Submission of Wattle Bank Community Group	Wattle Bank Community Group
230a	"	Copy of original submission	"
231	"	Submission of Wonthaggi Lifestyle Precinct	Wonthaggi Lifestyle Precinct
231a	"	Wonthaggi Commercial and Industrial Land Assessment	"
232	6 Apr	Letter to Bunurong Land Council Aboriginal Corporation	PPV
233	11 Apr	Submission of combined community groups	CCG
233a	"	Attachment A - Authorities - Clayton Sands Pty Ltd v Kingston CC [2007] VCAT 766	"
233b	"	Attachment A - Authorities - DALSAC- Referral No 1 (AC) [2021] PPV 47	"
233c	"	Attachment A - Authorities - Grantville Quarry Permit Call-in (PCI) [2021] PPV 43	"
233d	"	Attachment A - Authorities - Hanson Construction Materials Pty Ltd v Head, DJPR [2023] VCAT 49	"
233e	"	Attachment A - Authorities - Moorabool C81 (PSA) [2018] PPV 83	"
233f	"	Attachment A - Villawood Properties v Greater Bendigo CC [2005] VCAT 2703	"
233g	"	Attachment B - Opening submission for combined community groups	"
233h	"	Attachment C - Map compendium	"
233i	"	Attachment D - Sub-regional species strategy for southern brown	"

No.	Date	Description	Provided by
		bandicoot	
233j	"	Attachment F - ESO maps - Mornington Peninsula Shire	"
233k	"	Attachment G - Email chain with Hall and Wilcox (redacted)	"
233k	"	Attachment G - Email chain with Hall and Wilcox	"
233k	"	Attachment G - Email chain with Hall and Wilcox	"
233l	"	Attachment H - Visual analysis from The Shuntoff presented in the Dandy Premix Call in Panel Hearing	"
233m	"	Attachment I - Tourism information for The Gurdies Winery, Phillip Island	"
233n	"	Attachment I - Tourism information for The Shuntoff, Scenic Drive	"
233o	"	Attachment J - Expired and current work authorities	"
233p	"	Attachment K - Greens Bush Visitor Guide	"
233q	"	Annexure 2 - Amendments to Draft Statement of Planning Policy	"
233r	"	Annexure 4 - Synthesis of information regarding geology, hydrology, and seismicity	"
233s	"	Annexure 5 - Wildlife Corridor RSES v1	"
233t	"	Annexure 5 - Westernport Woodlands EVC threat v1	"
233u	"	Annexure 5 - Wildlife Corridor EVC simple v1	"
233v	"	Annexure 5 - Wildlife Corridor EVC type v1	"
234	"	Speaking notes of David Nicholls	"
235	"	Presentation of David Nicholls	"
236a	12 Apr	Presentation of David Hayward and Terry Burke (review of the land supply and housing reports)	CPRRA
236b	"	Presentation of John Coulter (history of community engagement)	"
236c	"	Presentation of Pete Muskens (impacts)	"
236d	"	Presentation of Cheryl Padgett (community submissions)	"
236e	"	Presentation of Stephen Ward (traffic impacts)	"
236f	"	Presentation of Geoff Glare (environmental significance)	"
236g	"	Presentation of Paul Byrne (response to Proponent and Council submissions)	"
236h	"	Council Minutes, 21 May 2014	"
236i	"	Department of Transport submission to Bass Coast Planning Scheme Amendment C136	"
236j	"	Bass Coast Planning Scheme Amendment C136 brochure (part 1)	"
236k	"	Bass Coast Planning Scheme Amendment C136 brochure (part 2)	"
236l	"	Undertow Bay fauna survey report	"

No.	Date	Description	Provided by
236m	"	Biofilta Pty Ltd submission to Bass Coast Planning Scheme Amendment C136	"
236n	"	Cape Paterson North Proposed Drainage Strategy	"
236o	"	Bunurong Marine Park video	"
236p	"	'Cape Paterson – a beautiful place with an amazing history and a bright future' (link to YouTube video)	"
236q	"	Cape Paterson flora survey	"
236r	13 Apr	Speaking notes of John Coulter (history of community engagement)	"
236s	"	Background documents to presentation of John Coulter (history of community engagement)	"
236t	"	Speaking notes of Cheryl Padgett (community submissions)	"
236u	"	Speaking notes of Stephen Ward (traffic impacts) (part 1)	"
236v	"	Speaking notes of Stephen Ward (traffic impacts) (part 2)	"
237	12 Apr	Biodiversity Biolinks Plan 2018	Proponent
238	"	Response to Committee question about extent of land included in the planning scheme amendment	Wallis Watson
239a	13 Apr	Revised Annexure 1A - Suggested recommendations	CCG
239b	"	Revised Annexure 2A - Amendments to Draft Statement of Planning Policy	"
240	14 Apr	Maps to Pea Creek and Park Parade	David Hayward
241	16 Apr	Submission of Silverleaves Conservation Association Inc.	Silverleaves Conservation Association Inc.
242a	"	Attachment L - Revised Annexure 1B - Suggested recommendations	CCG
242b	"	Attachment M - Presentation of Richard Wettenhall	"
242c	"	Attachment N - A New Global Biodiversity Framework: Kunming-Montreal Global Biodiversity Framework	"
242d	"	Attachment O - Former Clause 17 (economic development) as at May 2000	"
242e	"	Attachment P - Responsible public entity table	"
242f	"	Attachment Q - Surf Coast DAL - Statement of reasons for determination	"
242g	"	Attachment R - Work plan variations and native vegetation exemptions	"
243	17 Apr	Submission of Southern Brown Bandicoot Regional Recovery Group	Southern Brown Bandicoot Regional Recovery Group
243a	"	Presentation slideshow	"
243b	"	Speaking notes	"
243c	"	Video on wildlife underpasses	"

No.	Date	Description	Provided by
244	"	Email enclosing image of quarries from Bass Highway at Jam Jerrup	CCG
245	"	Gippsland Regional Growth Plan Background Report (May 2014)	CPRRA
246	"	Submission of Anne Heath Mennell	Anne Heath Mennell
247	"	Speaking notes	"
248	"	Submission of Stephen Ward	Stephen Ward
249	"	Submission of Paul and Amanda Byrne	Paul and Amanda Byrne
250	"	Submission of Western Port Biosphere	Western Port Biosphere
251	"	Submission of Phillip Island Nature Parks	Phillip Island Nature Parks
252	"	Submission of Catherine Watson	Catherine Watson
253	"	Submission of Shetland Heights West Pty Ltd	Shetland Heights West Pty Ltd
254	"	Submission of Phil Wright	Phil Wright
254a	"	Phillip Island Conservation Bill 1970	"
254b	"	Supporting document 1	"
254c	"	Supporting document 2	"
255	"	Submission of Anne Westwood	Anne Westwood
256	"	Amendment VC196 Explanatory Report	Proponent
257	"	Strategic Extractive Resources Roadmap, October 2021	"
258	"	Submission of Phillip Island Conservation Society	Phillip Island Conservation Society
259	"	Submission of Destination Phillip Island	Destination Phillip Island
260	"	Submission of Westernport and Peninsula Protection Council	Westernport and Peninsula Protection Council
261	18 Apr	Submission of Bruce Christison	Bruce Christison
262	"	Submission of Donald Ellsmore	Donald Ellsmore
263	"	Submission of Robert Hayward	Robert Hayward
264	"	Submission of Kathy Hill	Kathy Hill
264a	"	Letter from Mayor, Cr Michael Whelan	"
264b	"	Mayor's Message, 11 October 2022	"
264c	"	Township profile - Cape Paterson	"
265	"	Submission of Geoff Glare	Geoff Glare
266	"	Submission of Carolyn Ryan	Carolyn Ryan
267	"	Submission of Brendan Casey	Brendan Casey
268	"	Submission of Andrew and Janette Allen	Andrew and Janette Allen
269	"	Presentation slideshow	Phillip Island Conservation Society
270	"	Submission of Elizabeth Harrison	Elizabeth Harrison

No.	Date	Description	Provided by
271	"	Submission of Trevor Forge	Trevor Forge
271a	"	Matrix of proposed SPP strategies vs. threats identified in DAL declaration	"
272	"	Presentation slideshow	"
273	"	Submission of Jill and John Maddock	Jill and John Maddock
274	"	Speaking notes	Stephen Ward
275	"	Submission of Cheryl Padgett	Cheryl Padgett
276	"	Speaking notes	Bruce Christison
277	"	Speaking notes	Donald Ellsmore
278	"	Submission of Gael McLeod	Gael McLeod
279	"	Submission of Ron Day	Ron Day
280	19 Apr	Submission of Nathan Cleeland	Nathan Cleeland
281	"	Submission of Robert and Patricia Hosking	Robert and Patricia Hosking
281a	"	Supporting document	"
282	"	Submission of Myra Holmes	Myra Holmes
283	"	Submission of Pete Muskens	Pete Muskens
284	"	Submission of Parker Amber Pty Ltd	Parker Amber Pty Ltd
285	"	Submission of Malcolm Macdonald	Malcolm Macdonald
286	"	Submission of Rod McGregor	Rod McGregor
287	"	Submission of Lauren Burns	Lauren Burns
288	"	Submission of Rohan Brown	Rohan Brown
289	"	Speaking notes	Ross Lloyd
290	"	Submission of Meryl and Hartley Tobin	Meryl and Hartley Tobin
291	"	Speaking notes	"
292	"	Letter of advice from Christopher Smyth	"
293	"	Curriculum vitae of Christopher Smyth	"
294	"	Christopher Smyth cover sheet	"
295	"	Report of EHM for Bass Coast Amendment C140 Panel Hearing	"
296	"	Report of EHM for Bass Coast DALSAC Hearing	"
297	"	Curriculum vitae of Michael Cleeland	"
298	"	Letters to Michael Cleeland, Tim Ealey and Christopher Smyth	"
299	"	Submission of Gippsland Threatened Species Action Group	Gippsland Threatened Species Action Group
300	"	Submission of Nola Maxfield	Nola Maxfield
301	20 Apr	Submission of Michael Nugent	Michael Nugent
302	"	Presentation slideshow	Meryl and Hartley Tobin

No.	Date	Description	Provided by
303	21 Apr	Consolidated table of recommendations accepted by DTP	Proponent
304	"	Response to Council's submission (updated)	"
305	"	Proposed SLO1 with changes arising from submissions and evidence	"
306	"	Proposed SLO2 with changes arising from submissions and evidence	"
307	"	Proposed SLO3 with changes arising from submissions and evidence	"
308	"	Proposed SLO4 with changes arising from submissions and evidence	"
309	"	Proposed SLO5 with changes arising from submissions and evidence	"
310	"	Proposed SLO6 with changes arising from submissions and evidence	"
311	22 Apr	Email clarifying SLO schedule comment boxes	"
312	"	Proposed SLO1 with suggested changes	Malcolm Macdonald
313	"	Speaking notes	Robert Hayward
314	23 Apr	Speaking notes	Geoff Glare
315	"	Speaking notes of Geoff Glare (environmental significance)	CPRRA
316	24 Apr	Closing submission	Wallis Watson
317	"	Closing submission	CPPRA
318	"	Closing submission	Best Hooper Group
319	"	Closing submission	Moed/White
320	"	Closing submission	Springway/Ventnor
321	"	Suggested changes to proposed SLO4	Jonathan Upson
321a	"	Submission with proposed changes to SLO4 highlighted	"
322	20 Apr	Speaking notes	Elizabeth Harrison
323	26 Apr	Closing submission	Springway/San Remo
324	"	Closing submission	CCG
325	"	Response to the consolidated table of recommendations	"
326	"	Updated response to Council submission	"
327	"	Closing submission	Abrahams/Franlaw
328	"	Image of Grantville orchids	Geoff Glare
329	"	Part C submission	Proponent
329a	"	Attachment 1 to Part C submission	"
329b	"	Attachment 2 to Part C submission	"
330	"	Closing submission	Council

No.	Date	Description	Provided by
330a	"	Council drafted ESO Western Port Woodlands	"
330b	"	Council drafted SLO 1 - Bass Hills Bass River Valley and Coastal Plains	"
330c	"	Council drafted SLO 2 - Phillip Island Western and Southern Coast	"
330d	"	Council drafted SLO 3 - Phillip Island Swan Bay Coast and Churchill Island	"
330e	"	Council drafted SLO 4 - Wonthaggi and Bunurong Coast	"
330f	"	Council drafted SLO 5 - Anderson Inlet and Northern Coast	"
330g	"	Council drafted SLO 6 - San Remo to Kilcunda Coast	"
331	25 Apr	Supplementary comments	Malcolm Macdonald
332	27 Apr	Response to Council's submission (updated v2)	Proponent
333	"	Consolidated table of SLO schedule changes accepted by DTP	"
334	"	Closing submission speaking notes	CPPRA
335	1 May	Response to Committee question	Proponent
336	3 May	Response to Committee questions	Springway/San Remo

Appendix E: Planning context

1.1 Planning policy framework

The Settlement Background Paper outlined that planning for settlements within the declared area was guided by legislative requirements as well as local, regional, and state policies as set out in the Bass Coast Planning Scheme and other supporting strategic documents.

The following planning scheme policies are relevant to settlement planning within the declared area.

(i) Victorian planning objectives

The Victorian planning objectives are set out in section 4 of the PE Act. They include:

- provide for the fair, orderly, economic and sustainable use and development of the land
- provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity
- secure a pleasant, efficient and safe working, living and recreating environment for all Victorians and visitors
- protect public utilities and other assets to enable the orderly provision of public utilities and facilities for the community's benefit
- facilitate development in accordance with other objectives
- balance the present and future interests of all Victorians.

(ii) Clause 2 (Municipal Planning Strategy)

The following clauses are relevant:

- Clause 02.03 – Strategic Direction
- Clause 02.03-1 – Settlement
- Clause 02.03-2 – Environmental and landscape values
- Clause 02.03-3 – Environmental risks and amenity
- Clause 02.03-5 – Built environment and heritage
- Clause 02.03-6 – Housing
- Clause 02.03-7 – Economic development
- Clause 02.04 – Strategic framework plan
- Strategic Directions Framework Plan.

The Municipal Planning Strategy is set out in Clause 02 of the Planning Scheme. The Municipal Planning Strategy provides an overview of important local planning issues in an introductory context, sets out the vision for future use and development, establishes strategic directions about how the municipality is expected to change and includes a strategic framework plan.

Clause 02.02 sets out the following vision for the municipality:

Bass Coast Shire will be recognised as a unique place of environmental significance where our quality of life and sense of community is balanced by sustainable and sensitive development, population and economic growth.

Clause 02.03-1 – Settlement sets a Settlement Hierarchy for the townships within Bass Coast, and identifies their expansion and infill capacity. Clause 02.03-1 identifies Wonthaggi as the regional

centre; Cowes, Ventnor, San Remo and Newhaven as district towns; Grantville, Inverloch, Rhyll, Coronet Bay and Corinella as towns; Cape Paterson as a village; and Kilcunda, Dalyston, Smiths Beach, Sunset Strip, Sunderland Bay, Surf Beach, Cape Woolamai, Tenby Point, Harmers Haven, Wimbledon Heights, Pioneer Bay/The Gurdies, Jam Jerrup and Bass as hamlets.

Clause 02.03 sets out the strategic directions for the municipality, including:

- Protect and conserve the Shire's diverse natural environment, prioritise habitat protection and enhancement, and minimise the degradation of the coastline and other areas of significant habitat value (02.03-2).
- Protect significant areas and landscapes, important views and vistas that contribute to the region's character, and the undeveloped character of the coastal strip (02.03-2).
- Mitigate environmental hazards such as bushfire, flooding, salinity, erosion and acid sulphate soils, discourage use and development in areas where an environmental hazard has been identified, and ensure that new development does not increase the risk of environmental hazards (02.03-3).
- Protect heritage places, preserve the character and identity of settlements, and ensure that new development enhances surrounding natural environment and landscape values (02.03-5).
- Support affordable housing, diversity in housing types, increased density close to commercial centres and community facilities, and rural living that has minimal impact on the environment (02.03-6).
- Support a diversified economy, agriculture, industry, and tourism (02.03-7).

Clause 02.04 Strategic Framework Plan contains the Strategic Directions Framework Plan for the municipality.

(iii) Clause 11 (Settlement)

The following clauses to be relevant to the draft SPP:

- Clause 11.01-1S Settlement
- Clause 11.01-1R Settlement – Gippsland
- Clause 11.01-1L-01 Settlement
- Clause 11.02-1S Supply of urban land
- Clause 11.03-3S Peri-urban areas
- Clause 11.03-4S Coastal Settlement
- Clause 11.03-5S Distinctive areas and landscapes.

All settlements have existing settlement boundaries designated at Clause 11 – Settlement (11.01-1L-01 – 11.01-1L-22) of the Bass Coast Planning Scheme. These settlement boundaries were informed by significant strategic planning work, including structure planning and reviews by independent planning panels.

The proposed settlement boundaries are generally consistent with the existing boundaries of settlements identified in Clause 11 – Settlement (11.01-1L-01 – 11.01-1L-22) of the Bass Coast Planning Scheme. Changes are proposed for Cowes and Silverleaves, Grantville, Newhaven, San Remo, and Sunset Strip. A Protected Settlement Boundary (PSB) is proposed to be included in the SPP for Wonthaggi, but only following further strategic planning work.

Clause 11.01-1S – Settlement aims *“to promote the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements”*.

Strategies to achieve this include ensuring that growth is planned in accordance with the Gippsland Regional Growth Plan, limiting urban sprawl and creating and reinforcing settlement boundaries. These policies help inform where urban growth is to be directed and what level of growth is to be accommodated by each township based on its role within the settlement hierarchy.

Clause 11.01-1R – Settlement – Gippsland provides strategies specific to the region including, supporting the growth of Wonthaggi as a regional centre supporting new urban fronts within regional centres.

Clause 11.01-1L-02 to Clause 11.01-1L-22 contains the framework plans for the settlements within Bass Coast, including:

- Wonthaggi (Clause 11.01-1L-02)
- Cowes and Silverleaves (Clause 11.01-1L-03)
- Ventnor (Clause 11.01-1L-04)
- San Remo (Clause 11.01-1L-05)
- Newhaven (Clause 11.01-1L-06)
- Grantville (Clause 11.01-1L-07)
- Inverloch (Clause 11.01-1L-08)
- Rhyll (Clause 11.01-1L-09)
- Coronet Bay (Clause 11.01-1L-10)
- Corinella ((Clause 11.01-1L-11)
- Cape Paterson (Clause 11.01-1L-12)
- Kilcunda (Clause 11.01-1L-13)
- Dalyston (Clause 11.01-1L-14)
- Smiths Beach, Sunderland Bay, Sunset Strip and Surf Beach (Clause 11.01-1L-15)
- Cape Woolamai (Clause 11.01-1L-16)
- Tenby Point (Clause 11.01-1L-17)
- Harmers Haven (Clause 11.01-1L-18)
- Wimbleton Heights (Clause 11.01-1L-19)
- Pioneer Bay and the Gurdies (Clause 11.01-1L-20)
- Jam Jerrup (Clause 11.01-1L-21)
- Bass (Clause 11.01-1L-22).

The framework plans identify existing urban areas and areas to accommodate future urban growth within each of the townships, and set the foundation for the protected settlement boundaries proposed in the draft SPP.

Clause 11.02-1S – Supply of urban land aims *“to ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses”*.

Key strategies include (as relevant):

- Ensure the ongoing provision of land and supporting infrastructure to support sustainable urban development.
- Ensure that sufficient land is available to meet forecast demand.
- Plan to accommodate projected population growth over at least a 15-year period and provide clear direction on locations where growth should occur.
- Planning for urban growth should consider:

- opportunities for the consolidation, redevelopment and intensification of existing urban areas
- neighbourhood character and landscape considerations
- the limits of land capability and natural hazards and environmental quality
- service limitations and the costs of providing infrastructure.
- Monitor development trends and land supply and demand for housing and industry.
- Maintain access to productive natural resources and an adequate supply of well-located land for energy generation, infrastructure and industry.

This policy highlights the importance of appropriately planning for future urban growth. While it directs plans to consider a 15-year period for future growth, given the permanence of the proposed protected settlement boundaries, the draft SPP must consider whether they adequately accommodate future urban growth over at least a 50 year period.

Clause 11.03-3S Peri-urban areas aims *“to manage growth in peri-urban areas to protect and enhance their identified values attributes”*. Strategies to achieve this include establishing growth boundaries to avoid urban sprawl and protect agricultural land and environmental assets, as well as provide for development in established settlements identified as having potential for growth, such as Wonthaggi.

Clause 11.03-4S Coastal Settlement aims *“to plan for sustainable coastal development”*. Strategies to achieve this include identifying a clear settlement boundary around coastal settlements to ensure that growth in coastal areas is planned and coastal values are protected, minimising linear urban sprawl along the coastal edge and protecting areas between settlements for non-urban use.

Clause 11.03-5S Distinctive areas and landscapes recognises *“the importance of distinctive areas and landscapes to the people of Victoria and protect and enhance the valued attributes of identified or declared distinctive areas and landscapes”*. Strategies to achieve this include supporting use and development where it enhances the valued characteristics of the area.

These policies highlight the need for settlement boundaries, which act as an important tool in reducing urban sprawl and reducing the impact of development on environmental and landscape values. However, where protected settlement boundaries as proposed, it is vital to balance these values with the need to properly consider and plan for future urban growth.

(iv) Clause 12 (Environmental and Landscape Values)

The following clauses are relevant to the draft SPP:

- Clause 12.01-1S Protection of biodiversity
- Clause 12.01-1L Protection of biodiversity
- Clause 12.02-1S Protection of the marine and coastal environment
- Clause 12.02-1L Protection coastal areas

Clause 12.01-1S Protection of biodiversity aims *“to protect and enhance Victoria’s biodiversity”*.

Clause 12.01-1L Protection of biodiversity sets out local strategies which include (as relevant):

- Site and design development to enhance surrounding environmental values and avoid damage to environmentally sensitive areas such as:
 - reserves
 - sites of botanical, zoological and geomorphological significance

- marine national parks
- the significant habitat abutting the Phillip Island Nature Park
- the breeding habitat for Short Tailed Shearwaters on the foreshore southwest of Ventnor
- the Western Port Ramsar listed wetland
- Anderson Inlet.
- Consolidate and link existing fragmented biodiversity habitat areas and identified wildlife corridors.
- Support the revegetation and restoration of wetland areas surrounding Wonthaggi.

Clause 12.02-1S Protection of the marine and coastal environment aims “to protect and enhance the marine and coastal environment” and sets out strategies including the protection of coastal and foreshore environments and improving public access and recreation facilities around Port Phillip Bay and Western Port by focusing development in areas already developed or in areas that can tolerate more intensive use.

Clause 12.02-1L Protection coastal areas sets additional local strategies which include (as relevant):

- Set development back from the coast to accommodate coastal features, vegetation and climate change impacts.
- Discourage any new or additional access points and pathways to foreshore reserves, dunes, wetlands and inter-tidal areas directly from private properties.
- Discourage the establishment or extension of car parks and roads in sensitive coastal locations such as on dunes or in wetlands.

These policies highlight some of the significant environmental values to be protected through the implementation of settlement boundaries for the Bass Coast townships.

(v) Clause 13 (Environmental Risks and Amenity)

The following clauses are relevant to the draft SPP:

- Clause 13.01-1S Natural hazards and climate change
- Clause 13.02-1S Bushfire planning.

Clause 13.01-1S Natural hazards and climate change aims “to minimise the impacts of natural hazards and adapt to the impacts of climate change through risk-based planning”.

Clause 13.02-1S Bushfire planning aims “to strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life”, in particular by directing population growth and development to low-risk locations.

(vi) Clause 14 (Natural Resource Management)

The following clauses are relevant to the draft SPP:

- Clause 14.01-1S Protection of agricultural land
- Clause 14.03-1S Resource exploration and extraction
- Clause 14.03-1L Resource exploration and extraction.

Clause 14.01-1S Protection of agricultural land aims “to protect the state’s agricultural base by preserving productive farmland” of local or regional significance and directing growth within existing settlements.

Clause 14.03-1S Resource exploration and extraction aims *“to encourage exploration and extraction of natural resources in accordance with acceptable environmental standards”* and sets strategies which include (as relevant):

- Provide for the long-term protection of natural resources in Victoria.
- Protect the opportunity for exploration and extraction of natural resources where this is consistent with overall planning considerations and acceptable environmental practice.

Clause 14.03-1L Resource exploration and extraction sets additional local strategies to ensure that extraction of stone and design of quarries do not have a detrimental impact on the environment or significant landscape areas. These policies highlight the importance of balancing the need for extractive industries for its vital role in the construction industry, not just within the municipality but broader region, with other agricultural and environmental values.

(vii) Clause 16 (Housing)

The following clauses are relevant to the draft SPP:

- Clause 16.01-1S Housing supply
- Clause 16.01-1L Housing supply
- Clause 16.01-2S Housing affordability.

Clause 16.01-1S Housing supply aims *“to facilitate well-located, integrated and diverse housing that meets community needs”*.

Clause 16.01-1L Housing supply sets out local strategies to achieve this, which include (as relevant):

- Encourage increased housing densities in Wonthaggi, Cowes, San Remo, Inverloch and Grantville in areas that are either:
 - Close to activity centres, community facilities and services
 - Nominated in structure plans or design framework.
- In Cape Paterson, Dalyston, Kilcunda, Bass, Corinella, Coronet Bay, Newhaven, Ventnor and Rhyll:
 - Discourage increased housing densities
 - Locate development in areas with adequate infrastructure and community service.
- Discourage increased housing densities in towns without the infrastructure or services to support such development or where there are particular environmental or character values or constraints, including in the townships of:
 - Tenby Point
 - Jam Jerrup
 - Pioneer Bay
 - Adams Estate
 - Harmers Haven
 - The Gurdies
 - South Dudley
 - Mabilia Road Estate in Kilcunda
 - Silverleaves
 - Sunset Strip
 - Wimbledon Heights
 - Smiths Beach
 - Sunderland Bay

- Surf Beach
- Cape Woolamai.

Clause 16.01-2S Housing affordability aims “to deliver more affordable housing closer to jobs, transport and services”, by setting out strategies such as ensuring land supply continues to be sufficient to meet demand and increasing the supply of well-located affordable housing.

The importance of adequate housing supply, particularly within the larger townships which are set to accommodate the majority of the urban growth within Bass Coast, is highlighted in these policies.

1.2 Other relevant planning strategies and policies

(i) Plan Melbourne

Plan Melbourne 2017-2050 sets out strategic directions to guide Melbourne’s development to 2050, to ensure it becomes more sustainable, productive and liveable as its population approaches 8 million. It is accompanied by a separate implementation plan that is regularly updated and refreshed every five years.

Plan Melbourne is structured around seven Outcomes, which set out the aims of the plan. The Outcomes are supported by Directions and Policies, which outline how the Outcomes will be achieved. The Plan states at 7.1.2 that a number of towns, including Wonthaggi, have capacity to accommodate more housing and employment generating development without having a negative impact on the economic and environmental role of surrounding non-urban areas.

(ii) Gippsland Regional Growth Plan

The Gippsland Regional Growth Plan provides broad direction for land use and development across the municipalities of Bass Coast, Baw Baw, East Gippsland, Latrobe, South Gippsland and Wellington, as well as more detailed planning frameworks for the key regional centres of Latrobe City, Bairnsdale, Leongatha, Sale, Warragul/Drouin and Wonthaggi. The plan provides directions in relation to:

- Promoting the sustainable growth and development of Gippsland through an identified network of settlements.
- Developing settlements that have a strong identity, value their natural and cultural heritage and are prosperous and environmentally sustainable.
- Designating Wonthaggi as a regional centre to accommodate projected urban growth.
- Specifying areas within Bass Coast where access to sand resources should be maintained for the construction industry.
- Protecting key agriculture and forestry land and support food production for domestic and export markets.

(iii) Marine and Coastal Policy 2020

The *Marine and Coastal Policy, 2020* policy provides direction to decisionmakers including local councils and land managers about dealing with the impacts of climate change, population growth, ageing coastal structures and other issues.

(iv) Marine and Coastal Act

The *Marine and Coastal Act, 2018* sets objectives and guiding principles for the planning and management of the marine and coastal environment. The Act establishes an integrated and coordinated whole-of- government approach to work with Traditional Owners, industry, and the community to protect and manage the marine and coastal environment and better manage many of the uses within it.

(v) Water for Victoria 2016

Water for Victoria, 2016 is a plan to manage current and future water resources to support a healthy environment, a prosperous economy and thriving communities. The policy ensures Victoria's water system is modern and efficient, innovative, future-focused and affordable. The plan considers all values of water including cultural, environmental and recreational values.

(vi) Protecting Victoria's Environment – Biodiversity 2037

Protecting Victoria's Environment – Biodiversity 2037 aims to protect and improve Victoria's natural environment by achieving a net gain in the overall extent of natural habitats in terrestrial and marine environments. It recognises the importance of the natural environment to Victoria's way of life and the natural environment's high resource value.

(vii) Helping Victoria Grow: Extractive Resources Strategy

Helping Victoria Grow: Extractive Resources Strategy sets a framework for securing extractive resources vital to supporting growth and development across Victoria. The strategy identifies Bass Coast as a critical supply area for hard rock, gravel and sand.

(viii) Victoria's Climate Change Strategy

The draft Bass Coast SPP supports the Victorian Government's commitment set out in Victoria's Climate Change Strategy to achieve net-zero emissions by 2050, as mandated by the Climate Change Act 2017 (Vic). This will be achieved by investing in innovative technologies, protecting and recognising the role of the natural environment in reducing emissions, and supporting businesses and communities to cut emissions.

(ix) Recycling Victoria

Recycling Victoria: A new economy is the Victorian Government's 10-year circular economy policy that outlines long-term goals, targets and initiatives to reduce waste and increase recycling in Victoria. A 'circular economy' reduces environmental impacts by avoiding waste with good design and by recovering and reusing materials and energy. The policy's goals include, by 2030, diverting 80 per cent of waste from landfills, halving the amount of organic material going to landfills and cutting total waste generation by 15 per cent per capita.

1.3 Relevant Amendments

(i) Amendment VC231

Amendment VC231 was gazetted on 6 April 2023, after submissions closed on the draft Bass Coast SPP and LPC. VC231 amends planning permit exemption thresholds for dwellings extensions, outbuildings and buildings used for agriculture in Clause 35.03 (Rural Living Zone),

Clause 35.07 (Farming Zone) and Clause 37.08 (Rural Activity Zone). The changes to the permit exemptions were required to reduce unnecessary planning permit triggers that were causing delay to farmers and businesses.

(ii) Other relevant Planning Scheme Amendments

The following Bass Coast Planning Scheme Amendments are relevant to the **draft SPP**:

- Amendment C53 (Cape Paterson Ecovillage)
- Amendment C88 (Cowes, Silverleaves, Ventnor and Wimbledon Heights Structure Plan)
- Amendment C90 (San Remo, Newhaven and Cape Woolamai Structure Plan)
- Amendment C93 (Bass Coast Strategic Coastal Planning Framework 2008)
- Amendment C98 (Coastal Spaces Landscape Assessment Study)
- Amendment C113 (Wonthaggi Dalyston Structure Plan)
- Amendment C119 (Cape Paterson Ecovillage)
- Amendment C1247 (Inverloch Design Framework).

1.4 Ministerial Directions, Planning Practice Notes and guides

Ministerial Directions

The Committee considers the following to be relevant to this project:

- Ministerial Direction – The Form and Content of Planning Schemes
- Ministerial Direction 11 – Strategic Assessment of Amendments
- Ministerial Direction 12 – Urban Growth Areas.

Planning Practice Notes

The *Bass Coast Settlement Background Paper* outlined the that following Planning Practice Notes were relevant to settlement planning within the declared area and draft SPP:

- PPN36: Implementing coastal settlement boundary
- PPN37: Rural residential development
- PPN53: Managing coastal hazards and the coastal impacts of climate change
- PPN89: Extractive industry and resources
- PPN90: Planning for housing
- PPN91: Using the residential zones.

PPN36: Implementing coastal settlement boundary, provides guidance about implementing a coastal settlement boundary in a planning scheme for settlements outside metropolitan Melbourne.

PPN37: Rural residential development, provides guidance about the development of residential opportunities in rural areas, and outlines the strategic work planning authorities should undertake when investigating development opportunities.

PPN53: Managing coastal hazards and the coastal impacts of climate change, acknowledges that many coastal areas have experienced significant levels of development, and existing hazards may be exacerbated by climate changes impacts. It sets out guidance for considering strategic rezoning of coastal areas for urban purposes and referrals to floodplain managers.

PPN89: Extractive industry and resources, provides guidance on how existing and future extractive industry operations and resources are being protected. It sets out guidance on the

approval process for extractive industry and other uses both in and outside protected resource areas.

PPN90: Planning for housing, provides guidance about how to plan for housing growth and protect neighbourhood character. It outlines the strategic planning process a planning authority should undertake when considering application of residential zones. It defines key terms such as respecting character and preferred neighbourhood character. PPN90 provides guidance about minimal change, incremental change and substantial change areas and how they flow into application of the residential zones.

PPN91: Using the residential zones, should be read in conjunction with PPN90. PPN91 provides guiding principles about how to apply the residential zones, and it outlines five key principles. These include confirmation that all the residential zones allow for increased housing and that housing and neighbourhood character plans, when specifying preferred future housing and neighbourhood character outcomes for an area, must be consistent and align with each other.

Practitioner's Guide

A Practitioner's Guide to Victorian Planning Schemes Version 1.5, April 2022 (Practitioner's Guide) sets out key guidance to assist practitioners when preparing planning scheme provisions. The guidance seeks to ensure:

- the intended outcome is within scope of the objectives and power of the PE Act and has a sound basis in strategic planning policy
- a provision is necessary and proportional to the intended outcome and applies the Victoria Planning Provisions in a proper manner
- a provision is clear, unambiguous and effective in achieving the intended outcome.

Appendix F: Committee response to Council requested SPP changes

F:1 Response to draft SPP ¹

Council requested change	DTP officer response <i>DTP proposed timing /method of implementation</i>	Committee response
Climate change adaptation and mitigation		
<i>2a.1 Avoid locating new development and retreat existing development from areas with significant biodiversity and/or high bushfire risk, to increase resilience.</i>		
<i>In response to strategy 2a.1, please clarify:</i>	Agree, subject to further work.	Agree with Proponent. Address in implementation plan.
- <i>the strategic work required to inform the retreat of existing development from the areas with significant biodiversity and/or high bushfire risk, to increase resilience;</i>	<i>Scoping has not been undertaken for further strategic work. This could be expected to require resourcing by Council, DTP and other agencies and authorities. Not part of SPP; relates to implementation.</i>	
- <i>the Victorian planning system's role in managing the retreat of existing development, and the other mechanisms DELWP has investigated to manage retreat; and</i>	Agree, subject to further work. <i>Scoping has not been undertaken for further strategic work. This could be expected to require resourcing by Council, DTP and other agencies and authorities. Not part of SPP; relates to implementation.</i>	Agree with Proponent. Address in implementation plan.
- <i>given that the current location of existing extractive industries within Bass Coast is within an area of significant biodiversity whether 'development' applies to extractive industries, and whether this strategy requires the retreat of the existing extractive industries within Bass Coast to other more suitable locations within Victoria?</i>	Disagree. <i>The scope of the SPP does not address or override existing extractive industry operations with an operational Work Authority in place. A number of recommendations of ecology expert James Garden have been accepted in relation to significant biodiversity values, particularly in relation to further work in</i>	Agree with Proponent. Address in implementation plan. Refer to discussion in Chapter 6.

¹ Columns 1 and 2 are provided verbatim from Document 332 from the Proponent and have not been edited, the Committee's response is provided in Column 3

Council requested change	DTP officer response <i>DTP proposed timing /method of implementation</i>	Committee response
	<p><i>respect of biodiversity values in the Declared Area, including in respect of the Western Port Woodlands area.</i></p> <p><i>Not part of SPP; any further work in relation to protecting the biodiversity values within the Western port Woodlands area is a separate process from finalising the SPP.</i></p>	
<p><i>Council requests (for the purpose of clarity) a map within the draft SPP that clearly identifies the existing development and sensitive land uses to be retreated from areas with significant biodiversity and/or high bushfire risk.</i></p>	<p>Disagree.</p> <p><i>The SPP provides overarching objectives and strategies. The requested map will require detailed analysis of the biodiversity values and bushfire risks across the entire Bass Coast Shire. This is considered to be outside the scope of preparing the SPP, however it is relevant for implementation.</i></p> <p><i>DTP supports further work in relation to the WPWs, and investigation of an ESO in areas of high ecological significance. This further work will help inform the implementation of this strategy. The existing BMO is an appropriate mapping layer to inform bushfire risk.</i></p> <p><i>Not part of SPP.</i></p>	<p>Agree with Proponent. Address in implementation plan as relevant. Refer to discussion in Chapter 6 in relation to Western Port Woodlands (WPW).</p>
2a.2 Utilise Bunurong biocultural knowledge and practices to better manage bushfire risk.		
<p><i>This is a valuable inclusion because it ensures Bunurong biocultural knowledge manages bushfire risk when previously it has not been a requirement to do so. However, Council seeks clarification from DELWP about:</i></p> <ul style="list-style-type: none"> <i>- The extent to which this strategy will be applied. For example, will all planning permit applications be required to demonstrate how Bunurong biocultural knowledge and practices have been</i> 	<p>Agree, subject to further work.</p> <p><i>There is scope for the Strategy to be revised to provide greater clarity.</i></p> <p><i>DTP is open to further discussion with Council and the Bunurong Land Council Aboriginal Corporation (BLCAC) regarding how the Strategy will be implemented prior to finalisation. However, please note that engagement with Traditional Owners regarding land management decisions</i></p>	<p>Agree with Proponent. Address in implementation plan as relevant.</p>

Council requested change	DTP officer response <i>DTP proposed timing /method of implementation</i>	Committee response
<i>utilised to better manage bushfire risk?</i>	<i>and significant policy decisions is at the discretion of Council.</i> <i>Not part of SPP; relates to implementation.</i>	
- <i>How do RPEs and users of the planning system access the Bunurong biocultural knowledge and practices for bushfire management? Will the state government in partnership with the BLCAC develop a strategy that will be shared with RPEs?</i>	Noted. <i>Regarding the consideration of strategic work such as Country Plans, Council should engage with the BLCAC as required.</i> <i>Not part of SPP; relates to implementation.</i>	Agree with Proponent. Address in implementation plan as relevant.
2a.3 Ensure bushfire risk management retains or enhances the area's valued biodiversity and landscape character while prioritising the protection of human life.		
<i>This clause seems reasonable; however, Council requires DELWP to:</i> - <i>Amend Clause 13.02-1S to include landscape character considerations. This will ensure connection with the proposed SLOs and provide a level of clarity to users of the planning scheme about how to balance the competing interests of bushfire risk, biodiversity retention and landscape character.</i>	Disagree. <i>Bushfire planning clauses give priority to the protection of human life.</i> <i>As outlined in Kevin Hazel's bushfire expert witness statement: 'In the implementation of the SPP in the context of the planning scheme and future planning applications, there is no balancing of competing interests but rather a requirement to prioritise the protection of human life over all other policy considerations.'</i> <i>Not part of SPP.</i>	Agree with Proponent. Not a matter for this SPP.
2a.5 Minimise the disturbance of coastal acid sulfate soils, particularly around Western Port, Anderson Inlet and the Powlett and Bass River mouths.		
<i>This strategy is reasonable. However, Council requests State Government assistance to undertake the strategic work to properly understand and plan for the management of acid sulfate soils in Bass Coast.</i>	Noted. <i>Further discussion will occur with Council on this matter as part of implementation.</i> <i>Any development proposals should address management of acid sulfate soils in accordance with relevant requirements. The SPP provides a policy framework as</i>	Agree with Proponent. Address in implementation plan as relevant.

Council requested change	DTP officer response <i>DTP proposed timing /method of implementation</i>	Committee response
	<i>justification for such work. DTP will continue to work with Council officers in finalising the SPP.</i> <i>Not part of SPP; relates to implementation.</i>	
<i>2a.6 Minimise the need for artificial estuary openings by mitigating flood risks with alternative methods (such as using flood prone land in the Powlett River Valley as a biolink).</i>		
<p><i>The implications of this strategy are unclear.</i></p> <ul style="list-style-type: none"> <i>- Much of the flood prone land in this area is private land included in the Farming Zone, affected by the Land Subject to Inundation Overlay and used for grazing.</i> <i>- The LSIO together with this strategy, that suggests flood prone land should be used as a biolink, indicates the existing conditions and use of the land for agriculture are at odds with the SPP. Furthermore, the proposed strategy will seriously limit the ability of this area to be used or developed in line with the intention of the Farming Zone.</i> <i>- Can DELWP please clarify whether private land within the flood prone area will be acquired (and managed) by Crown for the development of Biolinks that are compatible with achieving the intent of the strategy and objective?</i> 	<p>Agree subject to drafting.</p> <p><i>DTP will work with Council to further refine this Strategy with respect to the mitigation of flood risks. The SPP can be updated to provide greater clarity.</i></p> <p><i>The acquisition of private land within the flood prone area for the development of biolinks is not proposed in the draft SPP.</i></p> <p><i>Part of SPP.</i></p>	<p>Agree with Proponent. Strategy to be refined in consultation with Council prior to finalisation of SPP.</p>
<i>2b.1 Avoid locating new development and retreat existing development and sensitive land uses in areas adjacent to waterways and estuaries or at risk of coastal and riverine flooding and coastal erosion.</i>		
<p><i>In response to strategy 2b.1 please clarify:</i></p> <ul style="list-style-type: none"> <i>- the Victorian planning system's role in managing the retreat of existing development, and the other</i> 	<p>Agree.</p> <p><i>This is a broader implementation issue that should not delay approval of the SPP.</i></p>	<p>Agree with Proponent. Address in implementation plan. Also refer to discussion in Chapter 9.2 (Inverloch).</p>

Council requested change	DTP officer response <i>DTP proposed timing /method of implementation</i>	Committee response
<i>mechanisms that DELWP has investigated to manage retreat; and</i>	<i>Not part of SPP; relates to implementation.</i>	
<i>- the strategic work that would be required to inform the retreat of existing development and who would be responsible for this.</i>	Agree. <i>DTP will continue to work collaboratively with Council on ways to assist implementation of the SPP.</i> <i>Not part of SPP; relates to implementation.</i>	Agree with Proponent. Address in implementation plan.
<i>Council requests (for the purpose of clarity): A map within the draft SPP that clearly identifies the existing development and sensitive land uses to be retreated.</i>	Disagree. <i>The SPP provides overarching objectives and strategies. Inclusion of such a map would require a detailed analysis and the consideration of a variety factors (climate change modelling, risks analysis, etc.). Such work is not appropriate for the SPP to undertake.</i> <i>DTP notes Council's concern and this matter can be explored in further discussions.</i> <i>Not part of SPP.</i>	Agree with Proponent. Address in implementation plan.
2b.2 Ensure coastal erosion mitigation strategies and approaches restore and preserve natural systems, allow for wetland migration and reduce negative impacts on coastal environments.		
<i>Council seek clarification from DELWP about:</i>	Noted.	Agree with Proponent. Matter for RPEs.
<i>- The strategic work and technical studies that DELWP intend to undertake to address and properly plan for the management of this issue.</i>	<i>DTP will continue to work collaboratively with Council on ways to assist implementation of the SPP. However, it must be noted that this is beyond the scope of work for preparing the SPP. RPEs are responsible for conducting further strategic work to implement the SPP.</i> <i>Any further studies or technical work that will be undertaken on behalf of DTP are yet to be determined, however any further work that is commissioned will be done so in consultation with Council as well as shared with</i>	

Council requested change	DTP officer response <i>DTP proposed timing /method of implementation</i>	Committee response
	Council. Not part of SPP.	
<i>Additional objectives and strategies</i>		
<p><i>Suggests inclusion of additional objective and strategies:</i></p> <p>Recommended Objective</p> <p><i>The following objective is binding on RPEs.</i></p> <p><i>To reduce the emissions related to stationary energy, facilitating an orderly and rapid transition to an energy efficient renewable energy community.</i></p> <p>Recommended strategies</p> <p><i>1a.1. Ensure that new subdivision development employs energy efficient subdivision design and maximises renewable energy on site</i></p> <p><i>1a.2. Support the development of mid to large-scale renewable energy projects which support the transition to local renewables</i></p> <p><i>1a.3. Facilitate alternative options to energy supply and management such as micro-grids and community battery storage</i></p> <p><i>1a.4. Support residents and businesses in their adoption of energy efficiency and renewable energy</i></p>	<p>Agree subject to drafting.</p> <p><i>Inclusion of additional objectives and strategies will be considered further by DTP.</i></p> <p><i>Further assessment is required by DTP to determine the practicality of the recommended Objective and Strategies, their relevance to the broader aim and scope of the SPP and whether the recommended strategies are more suited to a local policy document.</i></p> <p><i>Part of SPP.</i></p>	<p>The proposed objectives and strategies are peripheral to the core purpose of the SPP to provide a framework for the protection and conservation of the declared attributes. The Committee cautions against expanding the SPP to address peripheral matters that are comprehensively addressed through other legislation, strategic plans or the existing Victoria Planning Provisions.</p>
<p><i>Suggests inclusion of additional objective and strategies:</i></p> <p>Recommended Objective</p> <p><i>The following objective is binding on RPEs.</i></p>	<p>Agree subject to drafting.</p> <p><i>Inclusion of additional objectives and strategies will be considered further by DTP.</i></p> <p><i>Further assessment is required by DTP to determine the</i></p>	<p>The proposed objectives and strategies are peripheral to the core purpose of the SPP to provide a framework for the protection and conservation of the declared attributes. The Committee cautions against expanding the SPP</p>

Council requested change	DTP officer response <i>DTP proposed timing /method of implementation</i>	Committee response
<p><i>To reduce the emissions related to the transport sector, actively promoting modal change to active transport and facilitating an orderly and rapid transition to low emissions and renewable private transport.</i></p> <p>Recommended strategies</p> <p><i>1b.1. Require the development of pedestrian priority and connected active transport networks in new communities</i></p> <p><i>1b.2. Support land use mixes that allow for local access to daily needs without the need for vehicles</i></p> <p><i>1b.3. Prioritise walking and cycling in urban centres and the development of all development types</i></p> <p><i>1b.4. Encourage provision of electric vehicle charging in tourism accommodation and large retail development</i></p> <p><i>1b.5. Invest in public electric vehicle charging infrastructure where there are key gaps in the charging network</i></p> <p><i>1b.6. Ensure that residential development is future-proofed with the capacity to easily accommodate overnight charging</i></p> <p><i>1b.7. Ensure that extensions to the electricity network can manage the transition to electric vehicles</i></p> <p><i>1b.8. Support residents and businesses in their adoption of sustainable transport behaviours and EV adoption</i></p>	<p><i>practicality of the recommended Objective and Strategies, their relevance to the broader aim and scope of the SPP and whether the recommended strategies are more suited to a local policy document.</i></p> <p><i>Part of SPP.</i></p>	<p>to address peripheral matters that are comprehensively addressed through other legislation, strategic plans or the existing Victoria Planning Provisions.</p>

Council requested change	DTP officer response <i>DTP proposed timing /method of implementation</i>	Committee response
<p><i>Suggests inclusion of additional objective and strategies:</i></p> <p>Recommended Objective</p> <p><i>The following objective is binding on RPEs.</i></p> <p><i>To reduce the emissions related to the waste sector, supporting transition to near complete landfill diversion of waste and ensuring new infrastructure and development supports the circular economy.</i></p> <p>Recommended strategies</p> <p><i>1c.1. Ensure new development accounts for the management of all relevant waste streams, including collection of food and organics</i></p> <p><i>1c.2. Encourage new built form to include recycled materials in design and construction</i></p> <p><i>1c.3. Require that new development delivers at least 90% landfill diversion through the construction phase</i></p> <p><i>1c.4. Ensure new subdivision design includes recycled materials in key infrastructure including roads and other civil construction</i></p> <p><i>1c.5. Plan to maximise local resource recovery, including planning support for industries that support the circular economy</i></p> <p><i>1c.6. Support residents and businesses in their adoption of sustainable waste and consumption practices</i></p>	<p>Agree subject to drafting.</p> <p><i>Inclusion of additional objectives and strategies will be considered further by DTP.</i></p> <p><i>Further assessment is required by DTP to determine the practicality of the recommended Objective and Strategies, their relevance to the broader aim and scope of the SPP and whether the recommended strategies are more suited to a local policy document.</i></p> <p><i>Part of SPP.</i></p>	<p>The proposed objectives and strategies are peripheral to the core purpose of the SPP to provide a framework for the protection and conservation of the declared attributes. The Committee cautions against expanding the SPP to address peripheral matters that are comprehensively addressed through other legislation, strategic plans or the existing Victoria Planning Provisions.</p>
<i>Suggests inclusion of additional objective and</i>	Agree subject to drafting.	The proposed objectives and strategies are

Council requested change	DTP officer response <i>DTP proposed timing /method of implementation</i>	Committee response
<p>strategies:</p> <p>Recommended Objective</p> <p><i>The following objective is binding on RPEs.</i></p> <p><i>To revegetate the landscape, sequestering carbon in vegetation and soils in order to initially offset carbon from</i></p> <p><i>other sources locally, but in the medium term contribute to global carbon drawdown.</i></p> <p>Recommended strategies</p> <p><i>1d.1. Achieve a 30% canopy cover target within areas of new development, with key focus to retain existing quality vegetation as a priority</i></p> <p><i>1d.2. Encourage revegetation as a complementary use of agricultural land</i></p> <p><i>1d.3. Manage the use of public land to increase vegetation with a focus on waterways where other positive impacts such as on biodiversity can be maximised</i></p> <p><i>1d.4. Ensure bushfire risk management retains or enhances valued biodiversity and is synergistic with the need to increase vegetation coverage in the municipality</i></p> <p><i>1d.5. Encourage farmers to revegetate agricultural land through partnerships, incentives and support</i></p> <p><i>1d.6. Support regenerative agriculture and other alternatives to food production where possible</i></p>	<p><i>Inclusion of additional objectives and strategies will be considered further by DTP.</i></p> <p><i>Further assessment is required by DTP to determine the practicality of the recommended Objective and Strategies, their relevance to the broader aim and scope of the SPP and whether the recommended strategies are more suited to a local policy document.</i></p> <p><i>Part of SPP.</i></p>	<p>peripheral to the core purpose of the SPP to provide a framework for the protection and conservation of the declared attributes. The Committee cautions against expanding the SPP to address peripheral matters that are comprehensively addressed through other legislation, strategic plans or the existing Victoria Planning Provisions.</p>
Landscape significance		

Council requested change	DTP officer response <i>DTP proposed timing /method of implementation</i>	Committee response
3. To protect and enhance the declared area's significant landscapes, including their distinctive characters, physical features and cultural values.		
Reword to include 'landscape character types and areas'.	Agree. <i>Part of SPP.</i>	Disagree, the focus of the objective is protection of significant landscapes. 'Landscape character types and areas' is considered in the definition of significant landscapes as follows: <i>The designation of a particular landscape as special or important arising from its visual values, including its landscape features, edges or contrasts, and composition, with consideration of its other landscape values (i.e. cultural heritage, environmental, scientific, social etc.); and for its predominantly natural or undeveloped character, in which development is absent or clearly subordinate to its natural landscape qualities.</i>
3.2 Contain urban growth within settlement boundaries.		
Reword this strategy to: - Contain urban growth within settlement boundaries to protect significant landscapes and support coastal and rural landscapes in maintain the non-urban break between towns.	Agree subject to drafting. <i>DTP will review Strategies to ensure this concept is clear.</i> <i>Part of SPP.</i>	Disagree, the exhibited strategy is fit for purpose. It does not need to repeat the objective of the landscape policy domain.
3.3 Discourage new residential development in the green breaks between settlements.		
Delete. This is addressed by strategy 3.2.	Disagree. <i>Strategy 3.2 seeks to contain urban development—residential, commercial or otherwise—within settlement boundaries.</i>	Agree with Council. Alternatively, strategies 3.2 and 3.3 should be combined.

Council requested change	DTP officer response <i>DTP proposed timing /method of implementation</i>	Committee response
	<p><i>Strategy 3.3 seeks to discourage residential development in the green breaks between settlements.</i></p> <p><i>Not part of SPP.</i></p>	
<p><i>3.4 Ensure development responds sympathetically to the landscape character and maintains the visual dominance of the natural landscape by:</i></p> <ul style="list-style-type: none"> <i>- being sited so that buildings are tucked into the landscape among established vegetation or new vegetation buffers that screen development when it is viewed from the public realm</i> <i>- providing substantial setbacks from road corridors and publicly accessible land using building forms and design detailing including materials and colours that immerse buildings within the landscape, so they are not visually dominant.</i> 		
<p><i>Firstly, objective 3 is only concerned with landscape significance, however, this strategy relates to landscape character. It is recommended for this strategy to be relevant, objective 3 must be updated to include references to landscape character.</i></p>	<p>Agree subject to drafting.</p> <p><i>Part of SPP.</i></p>	<p>Generally agree with Council and Proponent. Preferable for wording of strategy to align with SLOs, for example the 'statements of nature and key elements of landscape'.</p>
<p><i>Secondly, Distinctive Areas & Landscapes: Bass Coast Landscape Assessment Review (Volume 1 & Volume 2) by Claire Scott Planning (2021) identified nine (9) landscape character areas that are all under different levels of threats. Therefore, this proposed strategy 3.4 which is generalised will not be effective in achieving the desired development outcomes or managing threats for each of the nine character areas.</i></p> <p><i>As such, the policy domain needs to outline the nuanced differences between the nine identified landscape character areas and identify their individual threats.</i></p> <p><i>It is recommended the strategy be re-worded to:</i></p> <p><i>Ensure development responds sympathetically to the</i></p>	<p>Agree subject to drafting.</p> <p><i>Part of SPP.</i></p>	<p>Generally agree with Council and Proponent. Preferable for wording of strategy to align with SLOs, for example the 'statements of nature and key elements of landscape'.</p>

Council requested change	DTP officer response <i>DTP proposed timing /method of implementation</i>	Committee response
<p><i>landscape character and maintains the visual dominance of the natural landscape.</i></p> <p><i>Thirdly, it is also noted that the landscape assessment addressed landscapes holistically, and makes no distinction between non-urban areas and land within the settlement boundary. While this is progressive, the planning controls to manage landscape character outcomes within and outside the settlement boundaries will differ significantly.</i></p> <p><i>For this reason, if DELWP decide to retain the proposed strategy 3.4 in its current form, Council require it only apply to areas outside the settlements. This is reasonable as the landscape features within settlement boundaries will be addressed when Council develops its Neighbourhood Character Study that will have close regard to the recommendations within the landscape assessment to ensure the appropriate use of planning controls.</i></p>	<p>Disagree.</p> <p><i>Development within the settlement boundary areas should be responsive to its landscape context.</i></p> <p><i>Not part of SPP.</i></p>	<p>Agree with Council. Refer to discussion in Chapter 3.5.</p>
<p>3.5 Ensure development is located away from and does not protrude above hilltops and ridgelines, so the natural contours and vegetation remain visible.</p>		
<p><i>Council requires this strategy to apply only to land outside settlement boundaries. The land within the settlement boundaries will be managed through objective 8.</i></p> <p><i>Reword:</i></p> <p><i>‘Ensure development outside settlement boundaries is located away from and does not protrude above hilltops and ridgelines, so the natural contours and vegetation remain visible.’</i></p>	<p>Disagree.</p> <p><i>Development on hilltops and ridgelines is relevant within settlement areas too.</i></p> <p><i>Not part of SPP.</i></p>	<p>Agree with Proponent. Refer to discussion in Chapter 3.5.</p>

Council requested change	DTP officer response <i>DTP proposed timing /method of implementation</i>	Committee response
3.6 Manage land use, development and infrastructure to ensure that the dominance of significant landscapes, views and vantage points is conserved and enhanced by: <ul style="list-style-type: none"> - retaining the rural outlook from inland, main road corridors, particularly the scenic panoramas available of the Bass Hills from the Bass Highway - retaining views to the coastline and water from scenic coastal drives (such as the Bunurong Coastal Drive between Cape Paterson and Inverloch) - retaining and planting native and indigenous vegetation 		
Council requires this strategy to be reworded and apply to land outside settlement boundaries. The land within the settlement boundaries will be managed through objective 8.	Disagree. Development within the settlement boundary areas should be responsive to its landscape context. Not part of SPP.	Agree with Proponent. Refer to discussion in Chapter 3.5.
Environment and biodiversity		
4a.1 Utilise Bunurong biocultural knowledge and practices in the management of habitat and biodiversity values.		
Council seek clarification from DELWP about:	Noted.	Agree with Proponent. Address in implementation plan.
<ul style="list-style-type: none"> - The extent to which this strategy will be applied. For example, will all planning permit applications be required to demonstrate how Bunurong biocultural knowledge and practices have been utilised? 	Further discussion of this matter will be required between DTP, Council and the Bunurong. Not part of SPP; relates to implementation.	
<ul style="list-style-type: none"> - How do RPE's and Council access the Bunurong biocultural knowledge? Will the state government in partnership with the BLCAC develop a strategy that will be shared with RPEs? 	Noted. Same as above. Not part of SPP; relates to implementation.	Agree with Proponent. Address in implementation plan.
4a.2 Increase indigenous vegetation and retain and enhance remnant vegetation while being mindful of bushfire risk (for example, in shelterbelts, along fence lines and on steep agricultural land).		
Council seeks clarification about:	Agreed.	Agree with Council and Proponent.
<ul style="list-style-type: none"> - The terminology "being mindful of bushfire risk" 	Strategies related to bushfire risk will be reviewed and	

Council requested change	DTP officer response <i>DTP proposed timing /method of implementation</i>	Committee response
	<i>updated as per Kevin Hazel's recommendations.</i> <i>Part of SPP.</i>	
- Whether any study or modelling has been undertaken to demonstrate the extent of increased vegetation that is possible given the bushfire risk	Noted. <i>DTP can confirm that no modelling has been conducted.</i> <i>Not part of SPP.</i>	Agree with Proponent. Not a matter for SPP.
4a.3 Establish strategic biolinks, particularly along waterways and coastlines, to restore habitat and connect high-value ecological areas.		
<i>Council seeks clarification about the definition of 'high-value ecological areas' and the specific location of these areas within the Bass Coast declared area. Council contends map 8 is insufficient for decision making purposes.</i>	Agree subject to drafting. <i>More specific wording may be provided regarding the biodiversity modelling and mapping.</i> <i>DTP recognises that there is merit to undertaking further work to define and identify areas of high biodiversity value.</i> <i>Part of SPP. See the Part C submissions for further detail.</i>	Agree with Council. Refer to discussion in Chapter 6.
4a.4 Prioritise ecological restoration works in areas of high environmental, biodiversity and ecological value.		
<i>Can consistent terminology be used in strategy 4a.3 and 4a.4.</i>	Agree subject to drafting. <i>DTP will consider using more consistent terminology for Strategies 4a.3 and 4a.4.</i> <i>Part of SPP.</i>	Agree with Council and Proponent.
<i>Council requests that draft SPP includes a map that illustrates the areas prioritised for restoration work.</i>	Disagree <i>DTP does not have a dataset to illustrate areas prioritised for restoration works, and cannot produce a map to this effect.</i> <i>Not part of SPP.</i>	Agree with Proponent. Not a matter for SPP.
4a.5 Establish strategic biolinks to connect areas of high environmental, biodiversity and ecological value to increase connectivity and mitigate the effects of fragmentation.		

Council requested change	DTP officer response <i>DTP proposed timing /method of implementation</i>	Committee response
<p><i>This appears to have the same intent as 4a.3. Council seeks clarification about:</i></p> <ul style="list-style-type: none"> <i>- how these strategic biolinks will be implemented and established.</i> <i>- whether there is a prioritisation framework and timeframe for implementing and establishing the strategic biolinks</i> <p><i>Council also requested a new map within the draft SPP that illustrates the strategic biolink that must be established through the Lang Lang to Grantville Corridor.</i></p>	<p>Noted.</p> <p><i>Responded to separately in response to the CCG.</i></p>	<p>Agree with Council. Refer to discussion in Chapter 6.</p>
4a.6 Minimise the impacts of weeds and pest animals on biodiversity values by undertaking best practice land management.		
<p><i>It is recommended that Council seeks clarification about what is considered best practice land management and further understand if this policy applies to land within settlement boundaries or land only external of settlement boundaries.</i></p> <p><i>Council's preference is that it only applies outside settlement boundaries on rural land and all coastal land.</i></p>	<p>Agree subject to drafting.</p> <p><i>This will be considered further by DTP.</i></p> <p><i>A definition may be provided for 'best practice land management' however this may be subject to change. Supporting academic and policy literature may redefine the term.</i></p> <p><i>Strategy 4a.6 applies to all land within the declared area, including within settlement boundaries.</i></p> <p><i>Part of SPP.</i></p>	<p>Disagree with Council and the Proponent on drafting. The 'method' (best practice land management) of implementing the strategy (minimise the impacts of weeds and pest animals on biodiversity values) is a matter for an implementation plan and the RPEs.</p> <p>Agree with the Proponent that the strategy is applicable to urban and non-urban areas.</p>
4b.1 Utilise Bunurong biocultural knowledge and practices in the management of habitat and biodiversity values.		
<p><i>This is a valuable inclusion. Can DELWP clarify:</i></p> <ul style="list-style-type: none"> <i>- The extent to which this strategy will be applied. For example, will all planning permit applications be required to demonstrate how Bunurong</i> 	<p>Noted.</p> <p><i>This inclusion will be considered further by DTP.</i></p> <p><i>The Strategy outlined is not binding on applicants and Bunurong biocultural knowledge and practices do not</i></p>	<p>Agree with Proponent. Address in implementation plan.</p>

Council requested change	DTP officer response <i>DTP proposed timing /method of implementation</i>	Committee response
<p><i>biocultural knowledge and practices have been utilised?</i></p> <p><i>- How do RPE's and Council access the Bunurong biocultural knowledge? Will the state government in partnership with the BLCAC develop a strategy that will be shared with RPEs?</i></p>	<p><i>require demonstration in completing a planning permit application.</i></p> <p><i>DTP will continue to engage BLCAC in land management decisions.</i></p> <p><i>Not part of SPP; relates to implementation.</i></p>	
4b.4 Minimise the impacts of high-risk invasive weeds (particularly capeweed, cordgrass and emerging salt-tolerant weeds) by developing and implementing best practice land management and prioritising areas abutting or adjacent to significant habitat and biodiversity.		
<p><i>This strategy is a duplication of 4a.6.</i></p> <p><i>It is recommended that Council seeks clarification about what is considered best practice land management; In addition it is Council's preference that this policy only applies outside settlement boundaries on rural land and all coastal areas.</i></p>	<p>Disagree.</p> <p><i>DTP acknowledges that Strategies 4a.6 and 4b.4 are similar. However, they relate to two different Objectives, and will be retained in their current format.</i></p> <p><i>Not part of SPP.</i></p>	<p>Disagree with Council and the Proponent on drafting. The 'method' (best practice land management) of implementing the strategy (minimise the impacts of high-risk invasive weeds on areas abutting or adjacent to significant habitat and biodiversity) is a matter for an implementation plan and the RPEs.</p>
4c.4 Ensure waste collection, storage and disposal activities do not affect sensitive or significant environs.		
<p><i>Council seeks clarification about whether this strategy is targeting waste facilities and transfer stations or residential development or both?</i></p>	<p>Noted.</p> <p><i>The Strategy applies to both residential development and waste facilities and transfer stations, and this will be clarified in the SPP.</i></p>	<p>Agree with Proponent.</p>
Sustainable economic development		
6. To facilitate a diverse, resilient, circular economy that promotes innovation in the productive use of rural land, natural resources and value-adding activities.		
<p><i>Reword the objective to include the word 'that is consistent with the environmental and landscape values'.</i></p> <p><i>Additional matters are raised in the extractive section</i></p>	<p>Agree subject to drafting.</p> <p><i>Part of SPP.</i></p>	<p>Agree with Council and Proponent.</p>

Council requested change	DTP officer response <i>DTP proposed timing /method of implementation</i>	Committee response
<i>of this submission.</i>		
<i>6b.2 Ensure proposals to establish extractive industries adhere to best practice measures to avoid and minimise impacts on the declared area's attributes, and ensure locations of lesser environmental and landscape significance are prioritised.</i>		
<i>Refer to the extractive section of this submission.</i>	Please see section on 'Extractive industry' on page 29 of this document.	Refer to discussion in Chapter 6.
<i>6b.5 Encourage the development of agritourism operations in strategically identified locations.</i>		
<i>Council's Bass Coast Unlocking Tourism Strategy is critically important to achievement of objective 6b, furthermore it is a strategy that will ensure the establishment of appropriate rural tourism in the appropriate locations. As such, Council recommends this strategy is strengthened as follows:</i> <i>Encourage the development of rural tourism operations in strategically identified locations.</i>	Agree subject to drafting. <i>There is scope for the inclusion of a Strategy which more explicitly supports the strategic location of tourism businesses in the declared area.</i> <i>Part of SPP.</i>	Refer to discussion in Chapter 5.1.
Strategic infrastructure		
<i>7.1 Ensure design infrastructure is sympathetic to the preferred township character and landscape character by maintaining views from key transport corridors and providing vegetation that strengthens landscape character.</i>		
<i>This strategy adds value but requires improvement as follows:</i> <i>'Ensure the design of infrastructure is sympathetic to landscape character by maintaining views from key transport corridors and providing vegetation that strengthens landscape character.'</i>	Agree subject to drafting. <i>Part of SPP.</i>	Generally agree with Council and Proponent. Preferable for wording of strategy to align with SLOs, for example the 'landscape character objectives to be achieved'.
Settlements		
<i>To plan and manage the sustainable development of settlements in the declared area consistent with each settlement's unique character, role and function and the</i>		

Council requested change	DTP officer response <i>DTP proposed timing /method of implementation</i>	Committee response
<i>protection and enhancement of the area's landscape significance, environmental and biodiversity values, Bunurong cultural heritage and historic heritage values.</i>		
<p>Council requires the removal of the preferred character statements. The objective must read:</p> <p><i>"To plan and manage the sustainable development of settlements in the declared area consistent with each settlement's role and function and the protection and enhancement of the settlement's landscape significance, landscape character area, township character*, neighbourhood character, environmental and biodiversity values, Bunurong cultural heritage and historic heritage values."</i></p> <p><i>* Acknowledging that further work is required to understand township and neighbourhood character. For further details, refer to the settlements discussion.</i></p>	<p>Agree subject to drafting.</p> <p>DTP will continue to work collaboratively with Council in relation to township character work.</p> <p><i>Part of SPP.</i></p>	<p>Generally agree with Proponent's agreement to redraft 'preferred character statements' as 'township settlement statements'.</p>
<i>8.1 Direct urban development to a hierarchy of settlements identified for growth through designating change areas and clearly defining long-term settlement boundaries.</i>		
<p>The strategic work underpinning this strategy has not been undertaken. A settlement strategy is required to inform the hierarchy that DELWP proposes within this policy domain at Table 2 (page 78) of the draft SPP.</p>	<p>Disagree.</p> <p><i>DTP is supportive of further work being undertaken by Council on its settlement strategy. This can inform a future review of the SPP. It should not hold up the approval of the SPP.</i></p> <p><i>It is noted that Council's planning evidence did not identify any problems with the changes to the hierarchy proposed by the Draft SPP, except in relation to Cape Paterson and did not suggest any further changes to the hierarchy.</i></p> <p><i>Further, Council's planning evidence was supportive of the application of PSBs to all lower order settlements apart</i></p>	<p>Refer to discussion in Chapter 4.2.</p>

Council requested change	DTP officer response <i>DTP proposed timing /method of implementation</i>	Committee response
	<i>from Cape Paterson and Cape Woolamai.</i> <i>Not part of SPP.</i>	
<i>8.2 Implement protected settlement boundaries for each settlement identified in the proposed Bass Coast settlement hierarchy.</i>		
<i>Refer to the discussion about settlements.</i>	See responses in relation to PSBs	Refer to discussion in Chapter 4.3.
<i>8.4 Ensure development is designed to respect the identities, coastal characters and Aboriginal cultural and historic heritages of settlements and their environs.</i>		
<i>This strategy should be reworded as follows:</i> <i>8.4 Ensure development respects preferred township* and neighbourhood character, and Aboriginal cultural and historic heritages within settlements.</i> <i>*Acknowledging that further work is required to understand township and neighbourhood character. For further details, refer to the settlements discussion.</i>	Agree subject to drafting. <i>Further discussion is to occur between DTP and Council with respect to township and neighbourhood character and the contents of the SPP.</i> <i>Part of SPP.</i>	Generally agree with Proponent's agreement to redraft 'preferred character statements' as 'township settlement statements'.
<i>8.5 Ensure development at the periphery of settlements is designed to transition to the surrounding landscapes, integrating development with its environs, landscape character and features, subject to addressing bushfire risks</i>		
<i>This strategy adds value.</i> <i>However, for it to be of relevance a binding objective is required (either within this policy domain or within the landscape policy domain, refer to objective 3) that specifically includes landscape character.</i>	Agree subject to drafting. <i>Subject to further discussion between DTP and Council.</i> <i>Part of SPP.</i>	Disagree. The strategy should refer to surrounding 'significant landscapes'. Also refer to discussion at Chapter 3.4.
<i>8.7 Ensure development in settlements achieves best practice environmentally sustainable design and development for the full life of the development.</i>		
<i>Council requests that as part of implementation of the draft SPP, the local ESD policy (that has been utilised and implemented into numerous Victorian planning schemes) is incorporated into the Bass Coast</i>	Noted. <i>Not part of SPP; relates to implementation.</i>	Agree with Proponent. Address in implementation plan.

Council requested change	DTP officer response <i>DTP proposed timing /method of implementation</i>	Committee response
<i>Planning Scheme. This will ensure the achievement of this objective.</i>		
8.8 Encourage the provision of an adequate supply of well-serviced employment land in settlements to support local and regional jobs and services.		
<i>An understanding of employment land was omitted from the assessment of defining settlement boundaries. For this reason, Council requires the higher order settlements of Wonthaggi, Cowes and Silverleaves, Inverloch, San Remo/Newhaven and Grantville have protected settlement boundaries subject to further strategic work being undertaken so as to allow Council to understand the employment land needs of these settlements.</i>	<p>Agree in part, subject to further work.</p> <p><i>DTP supports the undertaking of further work for Wonthaggi and Inverloch with employment land in mind.</i></p> <p><i>Cowes and Silverleaves is highly constrained by the environmental risks, and environmental and landscape significance within the area. The proposed PSB resulted from taking into account these factors.</i></p> <p><i>The proposed PSB acknowledges the land in Newhaven West to be unsuitable for urban development, due to its high environmental and landscape values.</i></p> <p><i>A PSB is proposed to be applied to Grantville that is consistent with the existing settlement boundary set out in Bass Coast Planning Scheme Clause 21.08-7 and excluding the Grantville South area. The proposed PSB ensures the landscape and environmental values associated with the Western Port Ramsar site, are protected. It will also mitigate environmental risks including inundation and coastal erosion and protect state-significant natural resources.</i></p> <p><i>Further clarification from Council is sought about the employment land concerns, and for the timing and expectation(s) of the requested strategic work.</i></p> <p><i>Not part of SPP. The further work for Wonthaggi and Inverloch is to be undertaken post the finalisation of the SPP.</i></p>	Refer to discussion in Part C.

Council requested change	DTP officer response <i>DTP proposed timing /method of implementation</i>	Committee response
8.10 Ensure development close to existing and potential future extractive resource areas protects resources for future extraction.		
<i>Delete. This is already addressed by objective 6 and strategy 6b.1</i>	Agree subject to drafting. <i>Part of SPP.</i>	Agree with Council and the Proponent.
Cowes and Silverleaves		
<i>Within the Draft SPP:</i>	Disagree.	Refer to discussion at Chapter 9.1.
- <i>Delete Map 17</i>	<i>See response below.</i>	
- <i>On page 90, amend the first paragraph to read ‘A protected settlement boundary is proposed for Cowes. Before confirming the boundary further work should be completed to ensure the decision is fully informed’</i>	<i>Not part of SPP.</i>	
<i>Within the Settlement Background Paper:</i>	Disagree.	Refer to discussion at Chapter 9.1.
- <i>Amend Proposal 11 to read, ‘A protected settlement boundary be applied to Cowes, the location which will:</i>	<i>The need for further work in relation to a structure plan for Cowes is noted, and this investigation would be most appropriately led by Council.</i>	
- <i>exclude farming zoned land at the north-east corner of Coghlan Road and Cowes-Rhyll Road (also known as the Phillip Island Golf Course and the Lechte Land); and</i>	<i>DTP would be supportive of Council leading a structure planning or precinct planning activity, given this is beyond the remit of the SPP. Strategies and Objectives outlined within the SPP may be used to inform a future structure plan.</i>	
- <i>be informed by further strategic planning work including a Cowes Structure Plan</i>	<i>Not part of SPP.</i>	
- <i>Replace Action 4, with the requirement to finalise the Bass Coast Unlocking Rural Land Use strategy and implement planning policy into the Bass Coast Planning Scheme to better guide tourism development on Phillip Island, and proximity to</i>		

Council requested change	DTP officer response <i>DTP proposed timing /method of implementation</i>	Committee response
<p><i>Cowes.</i></p> <p><i>Replace Action 5, with the requirement to prepare a structure plan for Cowes.</i></p>		
<i>San Remo</i>		
<p><i>Within the Draft SPP:</i></p> <ul style="list-style-type: none"> <i>- Delete Map 27</i> <i>- On page 114, amend the first paragraph to read 'A protected settlement boundary is proposed for San Remo. The boundary's location is subject to further work'</i> 	<p>Agree in part, subject to further work.</p> <p><i>DTP remains generally supportive of the proposed PSB for San Remo exhibited in the draft SPP and supports undertaking further technical assessment of landscape values prior to the PSB being finalised. Further work with respect to infrastructure delivery and servicing is noted, however, this detailed investigation would be most appropriately led by Council.</i></p> <p><i>Part of SPP.</i></p>	<p>Refer to discussion in Chapter 9.3.</p>
<p><i>Within the Settlement Background Paper:</i></p> <ul style="list-style-type: none"> <i>- Amend Proposal 31 to read, 'A protected settlement boundary be applied to San Remo, the location which will be informed by further strategic planning work (the San Remo Structure Plan)</i> <i>- Amend Action 10, prepare comprehensive structure planning for San Remo.</i> <i>- Include a new Action, that requires DELWP in collaboration with the Bass Coast Shire Council will engage technical experts to undertake a detailed landscape analysis of San Remo's future growth area. The work will further the findings of the Bass Coast Landscape Assessment Review, Volume 1 and provide clarity and concrete recommendations</i> 	<p>Agree in part, subject to further work.</p> <p><i>DTP will continue to work collaboratively with Council. DTP remains generally supportive of the proposed PSB for San Remo exhibited in the draft SPP and supports undertaking further technical assessment of landscape values prior to the PSB being finalised.</i></p> <p><i>DTP is supportive of Council leading a separate structure planning or precinct planning activity for San Remo, given this is beyond the remit of the SPP. Strategies and Objectives outlined within the SPP may be used to inform a future structure plan.</i></p> <p><i>The community's vision for the township must also be considered, in addition to movement and land supply needs, and the Bunurong cultural heritage values present in</i></p>	<p>Refer to discussion in Chapter 9.3.</p>

Council requested change	DTP officer response <i>DTP proposed timing /method of implementation</i>	Committee response
<p><i>about the exact extent of the eastern growth front; as well as provide detailed urban design guidelines for future built form and infrastructure within this area.</i></p> <p>- <i>Include a new Action that requests DELWP in partnership with the Bunurong Land Council Aboriginal Corporation prepare a Cultural Heritage Management Plan for the proposed growth front that will be used to inform the San Remo Structure Plan.</i></p>	<p><i>area.</i></p> <p><i>DTP is open to further discussion with Council and the BLCAC. However, please note that engagement with Traditional Owners regarding land management decisions and significant policy decisions is at the discretion of Council officers.</i></p> <p><i>Part of SPP.</i></p>	
Grantville		
<p><i>Within the Draft SPP:</i></p> <p>- <i>Delete Map 19</i></p> <p>- <i>On page 93, amend the first paragraph to read 'A protected settlement boundary is proposed for Grantville. The boundary's location is subject to further work'</i></p>	<p>Disagree.</p> <p><i>DTP supports the proposed Grantville PSB articulated within the draft SPP. The proposed PSB takes into account the environmental risks, environmental and landscape significance within the area.</i></p> <p><i>The proposed PSB ensures the landscape and environmental values associated with the Western Port Ramsar site and other areas of environmental significance, are protected. It will also mitigate environmental risks including inundation and coastal erosion and protect state-significant natural resources</i></p> <p><i>For further information, refer to the Response to Submissions document.</i></p> <p><i>Not part of SPP.</i></p>	Refer to discussion in Chapter 10.1.
<p><i>Within the Settlement Background Paper:</i></p> <p>- <i>Amend Proposal 15 to read, 'A protected</i></p>	<p>Disagree.</p> <p><i>DTP would be supportive of Council leading a structure</i></p>	Refer to discussion in Chapter 10.1.

Council requested change	DTP officer response <i>DTP proposed timing /method of implementation</i>	Committee response
<p><i>settlement boundary be applied to Grantville which will be informed by further strategic planning work including a Grantville Structure Plan.</i></p> <ul style="list-style-type: none"> <i>- Replace Action 7 to require the preparation of a comprehensive structure plan for Grantville;</i> <i>- Insert a new Action, to undertake a commercial and industrial land use strategy to inform the location of Grantville's protected settlement boundary.</i> <i>- Insert a new Action to undertake a freight strategy that will support the industrial land use strategy</i> <i>- Insert a new Action that ensures there is a resolution about including or excluding the land included in figure 1, 2 and 3</i> 	<p><i>planning or precinct planning activity for Grantville, given this is beyond the remit of the SPP. Strategies and Objectives outlined within the SPP may be used to inform a future structure plan.</i></p> <p><i>Not part of SPP.</i></p>	
Inverloch		
<p><i>Within the Draft SPP:</i></p> <ul style="list-style-type: none"> <i>- Delete Map 21</i> <i>- On page 100, amend the first paragraph to read 'A protected settlement boundary is proposed for Inverloch. The boundary's location is subject to further work'</i> <i>- Within the policy domain 'Climate Change mitigation and adaption' discuss the Cape to Cape Resilience Project and its findings for the declared area.</i> <i>- Include a new strategy under objective 2b that guides the planning for coastal erosion within</i> 	<p>Agree in part.</p> <p>Agree to all recommendations (subject to drafting) except for the recommendation in relation to a new Environment Risk map.</p> <p><i>DTP accepts that further structure planning work may be needed prior to formalising the Inverloch protected settlement boundary. This could be brought into the SPP at the same time as the Wonthaggi boundary, and provide some certainty for management of the issue.</i></p> <p><i>The further strategic planning work must recognise the risks of sea level rise and erosion, which would preclude expansion of Inverloch's PSB along its coastal aspect. This is in alignment with DEECA's Cape to Cape Resilience Project</i></p>	<p>Refer to discussion in Chapter 9.2.</p>

Council requested change	DTP officer response <i>DTP proposed timing /method of implementation</i>	Committee response
<p><i>proximity to the declared area's settlements.</i></p> <ul style="list-style-type: none"> - <i>Include a new Environmental Risks map that clearly shows the predicted implications of climate change on Inverloch.</i> <p><i>Within the Settlement Background Paper:</i></p> <ul style="list-style-type: none"> - <i>Amend Proposal 19 to read, 'A protected settlement boundary be applied to Inverloch, the location which will be informed by further strategic planning work (the Inverloch Structure Plan)</i> - <i>Amend Action 8, to require preparation of a comprehensive structure plan for Inverloch.</i> 	<p><i>which in principle supports a 'retreat' strategy in response to coastal hazards such as erosion.</i></p> <p><i>The Screw Creek area to the east of Inverloch should be excluded from the proposed PSB due to environmental values and risks.</i></p> <p><i>Additional mapping work is subject to availability of data: this requires a definition for 'environmental risks' and related data set(s) to inform the work. Pending the availability and relevance of data, this may not be feasible. The preparation of a structure plan for Inverloch is beyond the remit of the SPP.</i></p> <p><i>For further information, refer to the Response to Submissions document.</i></p> <p><i>Part of SPP. However, amending 8 to prepare a structure plan will not be included as this is beyond the remit of the SPP.</i></p>	
Cape Paterson		
<p><i>Within the Draft SPP:</i></p> <ul style="list-style-type: none"> - <i>Delete Map 13</i> - <i>On page 82, amend the first paragraph to read 'A protected settlement boundary is proposed for Cape Paterson. The boundary's location is subject to further work'</i> 	<p>Disagree.</p> <p><i>The Gippsland Regional Growth Plan identifies a subregional network comprising Wonthaggi (as the regional centre), and</i></p> <p><i>Cape Paterson and Inverloch (as secondary centres) as the preferred locations for accommodating future population growth.</i></p> <p><i>The proposed PSB articulated within the draft SPP remains supported, however as set out in the Part B and Document 303 DTP at an officer level, would not oppose any recommendation that further work be undertaken to</i></p>	<p>Refer to discussion in Chapter 11.1.</p>

Council requested change	DTP officer response <i>DTP proposed timing /method of implementation</i>	Committee response
	<p><i>identify the visual values of the land either to confirm or refine the boundaries or to determine the form of development within the boundaries (noting that such work would probably be confined to assessing the dunes in the south-east corner of the land.</i></p> <p><i>A PSB is proposed to be applied to Cape Paterson that is consistent with the existing settlement boundary set out in Bass Coast Planning Scheme Clause 11.01-1L-12.</i></p> <p><i>For further information, refer to the Response to Submissions document.</i></p> <p><i>Not part of SPP.</i></p>	
<p><i>Within the Settlement Background Paper:</i></p> <ul style="list-style-type: none"> <i>- Amend Proposal 3 to read, 'A protected settlement boundary be applied to Cape Paterson, the location which will be informed by further strategic planning work.</i> <i>- Amend Action 1, to ensure DELWP are responsible for engaging a technical expert to undertake the proposed work.</i> <i>- Include a new action that requires, comprehensive strategic work that will provide clear and consistent advice about the long term development of Cape Paterson with consideration to reducing the boundary.</i> 	<p>Disagree.</p> <p><i>In addition to the response above, please note that additional strategic planning work that may be used to inform the development of Cape Paterson is not within the scope of the SPP. Strategies and Objectives outlined within the SPP may be used to inform further work, such as a future structure plan.</i></p> <p><i>Not part of SPP.</i></p>	Refer to discussion in Chapter 11.1.
Newhaven		
<p><i>Within the Draft SPP:</i></p> <ul style="list-style-type: none"> <i>- Delete Map 24.</i> 	<p>Disagree.</p> <p><i>DTP supports the proposed Newhaven PSB articulated</i></p>	Refer to discussion in Chapter 9.3.

Council requested change	DTP officer response <i>DTP proposed timing /method of implementation</i>	Committee response
<ul style="list-style-type: none"> - Amend the first paragraph on page 108 to read, 'A protected settlement boundary be applied to Newhaven, subject to further strategic work' 	<p><i>within the draft SPP. DTP acknowledges that there is an error in the landscape assessment (as outlined by Claire Scott's evidence), which will be considered in finalising the PSB and may lead to amending the proposed Newhaven PSB.</i></p> <p><i>The proposed PSB considers Newhaven's location at Western Port and has environmental values associated with the Ramsar wetland site and Churchill Island Marine Park.</i></p> <p><i>For further information, refer to the Response to Submissions document.</i></p> <p><i>Not part of SPP.</i></p>	
<p><i>Within the Settlement Background Paper:</i></p> <ul style="list-style-type: none"> - Amend Proposal 25 to read, 'A protected settlement boundary be applied to Newhaven, that is subject to further work and includes Rennison Road, Newhaven' - Include a new action that requires comprehensive strategic work to be undertaken that investigates the opportunities to develop Newhaven West in a manner that can protect its environmental values. - Include a new Action 4, with the requirement to finalise the Bass Coast Unlocking Rural Land Use strategy and implement planning policy into the Bass - Coast Planning Scheme to better guide tourism development in Newhaven West. 	<p>Disagree.</p> <p><i>Advocating the preparation of an Action guiding strategic planning work in Newhaven is beyond the remit of the SPP.</i></p> <p><i>Tourism development in the region is supported by DTP and is addressed in Objectives under the Sustainable economic development policy domain.</i></p> <p><i>Not part of SPP.</i></p>	<p>Refer to discussion in Chapter 9.3.</p>

Council requested change	DTP officer response <i>DTP proposed timing /method of implementation</i>	Committee response
Coronet Bay		
Mapping anomaly: <i>The draft SPP and Settlement Background Paper conclude the protected settlement boundary should be consistent with the strategic framework plan at Clause 11.01-1L-10. However, the proposed protected settlement boundary is not consistent with the strategic framework plan.</i>	Agree subject to drafting. <i>DTP will correct any identified mapping anomalies. Part of SPP.</i>	Refer to discussion in Chapter 11.4.
Jam Jerrup		
Mapping anomaly: <i>The draft SPP and Settlement Background Paper conclude the protected settlement boundary should be consistent with the strategic framework plan at Clause 11.01-1L-21. However, the proposed protected settlement boundary is not consistent with the strategic framework plan and appears to excluded a parcel of land that is within the boundary and included in the Township zone.</i>	Agree subject to drafting. <i>DTP will correct any identified mapping anomalies. Part of SPP.</i>	Refer to discussion in Chapter 12.4.
The Gurdies		
Mapping anomaly: <i>The draft SPP and Settlement Background Paper conclude the protected settlement boundary should be consistent with the strategic framework plan at Clause 11.01-1L-20. However, the proposed protected settlement boundary is not consistent with the strategic framework plan and appears to exclude a parcel of land that is included within the Rural</i>	Agree subject to drafting. <i>DTP will correct any identified mapping anomalies. Part of SPP.</i>	Refer to discussion in Chapter 12.1.

Council requested change	DTP officer response <i>DTP proposed timing /method of implementation</i>	Committee response
<p><i>Living Zone.</i></p> <p><i>This land also appears to be part of the Gurdies Nature Conservation Reserve. Further investigation into this anomaly is required, to understand if this land should be excluded and rezoned to PCRZ.</i></p>		
<p><i>Dalyston</i></p>		
<p><i>Of concern is the location of the protected settlement boundary not matching the location of the existing settlement boundary shown in Clause 11.01-1L-14. The proposed protected settlement boundary has been expanded to include an area of land included in the Farming Zone in the south-east corner of Dalyston.</i></p> <p><i>It is noted that the 2018 Dalyston Structure Plan document contains a mapping anomaly, similar to what is shown in the draft SPP. The structure plan map is an error; the structure plan includes no discussion or rationale to increase the settlement boundary.</i></p> <p><i>Council respectfully submits that the protected settlement boundary included within the draft SPP is amended to be consistent with the strategic framework plan shown in Clause 11.01-1L-14.</i></p>	<p>Agree subject to drafting.</p> <p><i>Part of SPP.</i></p>	<p>Refer to discussion in Chapter 11.5.</p>
<p><i>Within the Draft SPP:</i></p> <p><i>Map 18 is amended to be consistent with Clause 11.01-1L-14 and exclude the land in the Framing Zone.</i></p>	<p>Agree subject to drafting.</p> <p><i>DTP will correct any identified mapping anomalies.</i></p> <p><i>Part of SPP.</i></p>	<p>Refer to discussion in Chapter 9.3.</p>

Council requested change	DTP officer response <i>DTP proposed timing /method of implementation</i>	Committee response
Cape Woolamai		
<p><i>Within the Draft SPP:</i></p> <ul style="list-style-type: none"> - <i>Include a new strategy under objective 4, that will ensure the long-term protection and conservation of the valued environmental attributes on the former Phillip Island Airport.</i> 	<p>Agree.</p> <p><i>The first point is agreed.</i></p> <p><i>Part of SPP.</i></p>	Refer to discussion in Chapter 11.2
<ul style="list-style-type: none"> - <i>Include a new map that illustrates significant environmental attributes located on the Phillip Island Airport Site</i> 	<p>Agree in part – subject to drafting.</p> <p><i>The additional mapping work is subject to availability of data. Inclusion of a dedicated Strategy concerning Phillip Island Airport is not supported by DTP officers given the narrow scope of the requested Strategy.</i></p> <p><i>For further information, refer to the Response to Submissions document.</i></p> <p><i>Not part of SPP.</i></p>	
<p><i>Within the Settlement Background Paper:</i></p> <ul style="list-style-type: none"> - <i>Include a new Action that requires DELWP to prepare a long-term management plan that will protect and conserve the environmental attributes on the site from all threats</i> 	<p>Disagree.</p> <p><i>The SPP is not an action plan, however it is noted for consideration in implementing the SPP. Further discussion to occur between DTP, Council and any relevant RPEs concerning the responsibility for leading the action.</i></p> <p><i>Not part of SPP.</i></p>	
Preferred township character		
<p><i>Council is concerned about the inadequate manner in which township character is being managed and would like to collaborate with DELWP to achieve the following:</i></p> <ul style="list-style-type: none"> - <i>Preparation of detailed landscape character</i> 	<p>Agree in part – subject to drafting and further work.</p> <p><i>DTP is open to further drafting work to update how the township character is managed through the SPP. However, DTP notes Council’s proposed further work relating to implementation.</i></p>	Generally agree with Proponent’s agreement to redraft ‘preferred character statements’ as ‘township settlement statements’.

Council requested change	DTP officer response <i>DTP proposed timing /method of implementation</i>	Committee response
<p><i>assessment for the regionally significant landscapes.</i></p> <ul style="list-style-type: none"> <i>- Peer review of the detailed landscape character assessment and preferred township character statements.</i> <i>- Subject to further discussion and agreements between Council and DELWP produce bespoke character controls for settlements.</i> <i>- Delete the preferred township character statements from the draft SPP and Settlement Background Paper.</i> <i>- Include an updated discussion within the settlement policy domain that clearly outlines bespoke planning policy and controls are being prepared that will be informed by the interrelated Landscape Assessment, Township Character Study, Neighbourhood Character Study and Housing Strategy.</i> 	<p><i>DTP is supportive of Council undertaking additional technical and strategic work regarding township character.</i></p> <p><i>Removal of township character statements may be considered. The Settlements policy domain may be updated with clearer reference to planning policy.</i></p> <p><i>Not part of SPP; relates to implementation matters. Further work will be undertaken to address specific outstanding gaps in landscape analysis prior to the finalisation of the SPP, however DTP does not agree to further landscape work beyond this. Additional work may be possible in the implementation stage, or Council may choose to use the SPP as a basis for their own strategic work and planning controls.</i></p>	
Extractive industry		
<p><i>Environment and biodiversity:</i></p> <p><i>Objective 4a.5: Establish strategic biolinks to connect areas of high environmental, biodiversity and ecological value to increase connectivity and mitigate the effects of fragmentation.</i></p>		
<p><i>Council requests a new map within the draft SPP that illustrates the strategic biolink that must be established through the Lang Lang to Grantville Corridor.</i></p> <p><i>This map must also identify the areas where the</i></p>	<p>Agree in part – subject to further work.</p> <p><i>DTP agrees with the ecology expert evidence that the current biolink map in the Draft SPP should be removed, or amended (subject to consultation with council), and agrees that a new map be included showing the Western Port</i></p>	<p>Refer to discussion in Chapter 6.</p>

Council requested change	DTP officer response <i>DTP proposed timing /method of implementation</i>	Committee response
<i>extractive industries cannot occur.</i>	<p><i>Woodland Investigation Area and agrees with Mr Organ's recommendation to include a map showing the location of current native vegetation in the Declared Area. Further mapping and strategic planning work can be undertaken in relation to the location of a strategic biolink, and DTP can support the Council in this task.</i></p> <p><i>DTP does not agree that the SPP must also identify the areas where the extractive industries cannot occur.</i></p> <p><i>Part of the SPP in part. This is subject to further work after the finalisation of the SPP.</i></p>	
<p><i>Sustainable economic development:</i></p> <p><i>Objective 6b: To facilitate a diverse, resilient, circular economy that promotes innovation in the productive use of rural land, natural resources and value- adding activities.</i></p>		
<p><i>Council seeks clarification on the following matters:</i></p> <ul style="list-style-type: none"> <i>- Whether or not this objective is binding on authorities who decide work authority permits.</i> <i>- The 'Helping Victoria Grow, Extractive Resource Strategy' includes actions to investigate 'efficient regulation' reforms aimed at improved decision making (and potentially removing the need for planning permits). Can DEWLP please clarify, that if these reforms are introduced whether or not the draft SPP objectives and strategies will remain binding on decision making authorities?</i> <p><i>Reword the objective to include the word 'that is consistent with the environmental and landscape values'</i></p>	<p>Agree subject to drafting.</p> <p><i>The implementation of Objective 6b, and whether Objectives will remain generally binding on RPEs, will be clarified with the relevant specialist teams at DEECA and DJSIR.</i></p> <p><i>Text revision may be considered.</i></p> <p><i>Part of SPP.</i></p>	<p>Refer to discussion in Chapter 6.</p>

Council requested change	DTP officer response <i>DTP proposed timing /method of implementation</i>	Committee response
<p><i>Sustainable economic development:</i></p> <p><i>Objective 6b.2: Ensure proposals to establish extractive industries adhere to best practice measures to avoid and minimise impacts on the declared area's attributes, and ensure locations of lesser environmental and landscape significance are prioritised.</i></p>		
<p><i>Can DELWP clarify and define:</i></p> <ul style="list-style-type: none"> - 'best practice measures' - 'locations of lesser environmental and landscape significance' 	<p>Agree.</p> <p><i>Key terms and phrases require definition.</i></p> <p><i>Part of SPP.</i></p>	<p>Refer to discussion in Chapter 6.</p>
<p><i>Include new strategy:</i></p> <ul style="list-style-type: none"> - 6b.3 Extraction must not take place on public land, including nature conservation reserves or beneath any areas of public or private land that has established vegetation and habitat for flora and fauna or is part of a strategic biolink. - 6b.4 Proposals to establish new or expand existing extractive industries must not be approved where a comparative resource is available elsewhere in Victoria. - 6b.5 Proposals to establish new or expand existing extractive industries must not be approved unless the proposal can demonstrate it will not have a significant adverse impact on the integrity of vegetation and habitat or a strategic biolink. - 6b.6 Proposals to establish new or expand existing extractive industries must demonstrate the maintenance and opportunities for enhancement of connecting vegetation consistent with the strategic biolink shown within the environment and 	<p>Disagree.</p> <p><i>The proposed Strategies cannot be included, as their inclusion conflicts with existing planning and regulatory mechanisms governing extractive industry.</i></p> <p><i>Not part of SPP.</i></p>	<p>Refer to discussion in Chapter 6.</p>

Council requested change	DTP officer response <i>DTP proposed timing /method of implementation</i>	Committee response
<p><i>biodiversity policy domain.</i></p> <ul style="list-style-type: none"> - <i>6b.7 Extraction must not adversely impact on the quality and quantity of groundwater resources or other watercourses within or beyond the extraction area including the waters of Western Port Bay which is a RAMSAR listed wetland.</i> - <i>6b.8 Proposals to establish new or expand existing extractive industries must minimise the visual impact of the extraction activity and demonstrate the visual qualities of the landscape are ultimately conserved and the extractive industry is not visible from key tourist routes, tourist lookouts, the waters of Western Port Bay or other key vantage points.</i> 		
<p><i>Include a new map that:</i></p> <ul style="list-style-type: none"> - <i>Identifies the areas where extractive resource areas must not be located. For example:</i> <ul style="list-style-type: none"> - <i>all public land overlying the sand resources must be managed as conservation reserves and excluded from extraction.</i> - <i>All area of established vegetation that could be habitat for flora and fauna or is part of a strategic biolink must be excluded from extraction.</i> 	<p>Disagree.</p>	<p>Refer to discussion in Chapter 6.</p>
<ul style="list-style-type: none"> - <i>Illustrates the strategic biolink that is to established [sic] through the Lang Lang to Grantville Corridor.</i> 	<p>Agree in part subject to further work.</p> <p><i>See Part C response to submission on Western Port Woodlands.</i></p> <p><i>Part of SPP in part. A plan showing existing vegetation and a map showing the Investigation Area will be included in</i></p>	<p>Refer to discussion in Chapter 6.</p>

Council requested change	DTP officer response <i>DTP proposed timing /method of implementation the SPP as per the Part C submissions.</i>	Committee response
<i>Climate change adaptation and mitigation</i>		
<p><i>Within the policy domain for climate change and mitigation, include the new strategy:</i></p> <ul style="list-style-type: none"> - 2a.6 Reduce the demand for extractive resources by encouraging their substitution with other recycled products. 	<p>Disagree.</p> <p><i>This is a matter outside the scope of the SPP.</i></p> <p><i>While DTP supports a circular economy, the proposed strategy cannot be incorporated within the SPP without considering the feasibility of identifying and promoting the use of recyclable replacement materials.</i></p> <p><i>Not part of SPP.</i></p>	Refer to discussion in Chapter 6.
<i>Settlement:</i>		
<i>8.10 Ensure development close to existing and potential future extractive resource areas protects resources for future extraction.</i>		
<i>This should be deleted as this is a duplication and covered by strategy 6b.1.</i>	Agree subject to drafting. <i>Part of SPP.</i>	Agree with Council and Proponent.

F:2 Response to proposed LPC ²

Council requested change	DTP officer response	Committee response
Proposed landscape planning controls		
<i>Permit requirements</i>		
<p><i>Consider the following:</i></p> <ul style="list-style-type: none"> - Specifying what an open-sided rural structure is. - Aligning the total floor area for which a permit is not 	<p>Agree subject to drafting.</p> <p><i>Requires further consideration – revisions to landscape planning controls may be implemented following conclusion</i></p>	Refer to discussion in Chapter 3.12.

² Columns 1 and 2 are provided from verbatim from D332 from the Proponent and have not been edited, the Committee's response is provided in Column 3

Council requested change	DTP officer response	Committee response
<p><i>required (for both new buildings and existing buildings) to be a single specified floor area. (eg. it is problematic to have two measures, 100 square metres for a new building or 150 square metres for an existing building).</i></p> <ul style="list-style-type: none"> - <i>Specifying the external materials and colours can be used within a permit being required (as it currently reads, this permit exemption is subjective and not enforceable).</i> 	<p><i>of the hearing process.</i></p> <p><i>Changes agreed in principle following Claire Scott's expert witness statement.</i></p> <p><i>Changes are dependent on internal discussions with statutory drafting and implementation specialists.</i></p> <p><i>Part of SPP.</i></p>	
Application requirements		
<p><i>Consider the following:</i></p> <ul style="list-style-type: none"> - <i>Removing the word "suitable" from "suitable replacement plantings for any vegetation proposed to be removed."</i> - <i>Replacing the term "remnant community" with "patch" to align with Guidelines for the removal, destruction or lopping of native vegetation.</i> - <i>Replacing the application requirement "the likely bushfire attack level for new and existing development resulting from landscaping" with the types of reports that inform a decision maker of what the BAL should be, consistent with application requirements of Clause 44.06. Specify that an application should be accompanied by a bushfire hazard site assessment, bushfire hazard landscape assessment and bushfire management statement.</i> - <i>Particularly for schedules 2 and 3, including an application requirement that considers light installations and impacts on landscape and</i> 	<p>Agree in principle.</p> <p><i>Requires further consideration – revisions to landscape planning controls may be implemented following conclusion of the hearing process. The change in relation to replacing the term 'remnant community' with 'patch' has been agreed in principle following Claire Scott's expert witness statement.</i></p> <p><i>Changes are dependent on internal discussions with statutory drafting and implementation specialists.</i></p> <p><i>Further investigation is required regarding the use of planning controls to mitigate impacts of lightspill on coastal communities, flora and fauna.</i></p> <p><i>Part of SPP.</i></p>	<p>Refer to discussion in Chapter 3.12.</p>

Council requested change	DTP officer response	Committee response
environment from lightspill. This is proposed to help manage the impact of built form on the coastline and also contribute to the protection of migratory birdlife and local nocturnal species. Similarly, if this suggestion is considered favourably, a decision guideline should be prepared that corresponds with it.		
Decision guidelines		
Consider the following:	Disagree.	Refer to discussion in Chapter 3.12.
<ul style="list-style-type: none"> - Providing clarification on how the following decision guidelines are to be balanced and whether vegetation or bushfire risk to be given greater weight: <ul style="list-style-type: none"> - Whether buildings and works are screened by existing or proposed landscaping or vegetation. - The bushfire risk to new and existing development including the likely exposure of new and existing development to bushfire. - Providing clarification on the acceptable level of bushfire risk, or alternatively, consider introducing a referral requirement to the Country Fire Authority. 	<p>As outlined in Kevin Hazel's bushfire expert witness statement there is 'no reason to clarify the SLOs themselves when the operation of the planning scheme explicitly requires that bushfire / life-safety be prioritised'.</p> <p>Existing SLOs operationalise integrated decision making. In relation to clarifying the acceptable level of bushfire risk Mr Hazel said: 'That level will be set by the planning scheme depending on the approval sought and the use and development. For example, through an application in the Bushfire Management Overlay' and 'Where the planning scheme does not already define acceptable risk, the outcome of what is acceptable is contextual and discretionary. This is the current operation of the planning scheme. I see no reason for this to change as part of these SLOs'.</p> <p>Not part of SPP.</p>	
Schedule to Significant Landscape Overlay		
Consideration should be given in particular to:	Agree in principle.	Refer to discussion in Chapter 3.12.
<ul style="list-style-type: none"> - Changing the permit exemptions to allow for the construction of a "post and wire" fence as opposed to 	<p>The landscape planning controls will be implemented following approval of the SPP.</p>	

Council requested change	DTP officer response	Committee response
<p><i>a “post and rail” fence, given the type of agricultural activity being carried out in Bass Coast.</i></p> <ul style="list-style-type: none"> - <i>Extending the floor area allowed for a building associated with agriculture to be constructed “as of right”, to be over 100 square metres in area (considering the area of 100 square metres is relatively small and is not at scale for modern agricultural practices.</i> - <i>Removing Australian Height Datum as a measure for where buildings can be sited without a permit.</i> <ul style="list-style-type: none"> - <i>In many rural areas, there is significant cost associated with having land surveyed, particularly considering this cost would be incurred in order to establish that a permit is not required.</i> - <i>In areas where land is low lying (for example, schedule 3), visual prominence comes from a buildings proximity to the high tide line. Encouraging buildings not to be sited above a certain AHD measure effectively encourages buildings closer to the waterfront and subsequently into the view shed. Instead, it should be considered whether it would be more appropriate to require a planning permit within certain proximity to the high tide mark (e.g. 500 metres).</i> - <i>Whether the application requirements of a bushfire assessment should be required for agricultural buildings given they are non-habitable.</i> 	<p><i>DTP acknowledges the need for further technical assessment of topography and significant view locations and corridors for the settlements of San Remo, Ventnor and Cape Paterson</i></p> <p><i>Changes are dependent on discussions with statutory drafting and implementation specialists.</i></p> <p><i>Changes to permit exemptions relating to fencing types, floor area of agricultural buildings, and Australian Height Datum requirements for agricultural buildings agreed in principle following Claire Scott’s expert witness statement.</i></p> <p><i>Part of SPP.</i></p>	

Council requested change	DTP officer response	Committee response
<ul style="list-style-type: none"> - Undertaking further detailed landscape assessment to refine the extent of windrow protection that is required within each of the significant landscape areas. That is, identify which windrows are integral to landscape significance, and which can be reasonably removed without a planning permit. There appears to have been a blanket approach with regards to the protection of windrow vegetation. - Not requiring a permit to remove introduced species of ornamental shrubs or fruit trees. 		
Municipal Planning Strategy and the Planning Policy Framework		
<p>Volume 1 of the Bass Coast Landscape Assessment Review has further refined landscape character areas across the declared area, and identifies a total of nine landscape character areas.</p> <p>While the Distinctive Areas and Landscapes Program proposes to amend and introduce new schedules to the Significant Landscape Overlay based on Volume 2 of the Bass Coast Landscape Assessment Review, it does not outline how it proposes to address the necessary updates to the MPS and PPF to reflect the newly identified character areas.</p> <p>This will present immediate conflict in the assessment of development applications as the character areas identified in the SPP differ to the character areas identified in the Bass Coast Planning Scheme.</p> <p>It is recommended that Clause 02.03-2 and Clause 12.05 be updated to reflect the Volume 1 and Volume 2 of the Bass Coast Landscape Assessment Review and that in</p>	<p>Agree in principle – subject to drafting.</p> <p>The SPP, once approved, would be given effect through a planning scheme amendment that the Minister must prepare under Section 46AZB(1) of the Planning & Environment Act 1987.</p> <p>That amendment will ensure the planning scheme is consistent with the SPP and will include giving effect to the landscape policies. DTP will work with the Bunurong, the Bass Coast Shire Council and RPEs to facilitate any further planning scheme amendments.</p> <p>Part of SPP. However, they are not matters before the Committee.</p>	<p>Agree with Proponent. Address in implementation plan.</p>

Council requested change	DTP officer response	Committee response
<p>order to maintain transparency in the planning system, that this material be released immediate to Council and the public to review prior to its introduction in the Bass Coast Planning Scheme.</p>		
Regionally significant landscapes		
<p>Volume 1 of the Bass Coast Landscape Assessment Review identifies two new regionally significant landscapes that are worthy of protection under a Significant Landscape Overlay: Eastern Westernport Bay Coastal Flatlands and Phillip Island North Coast and Hinterland. However, these are not included within the proposed landscape controls, nor is further work identified as needing to be done to include these landscapes within a landscape control.</p> <p>It is not clear why the three previously identified regionally significant landscapes (being San Remo to Inverloch Coast and Coastal Hinterland landscape, Phillip Island Swan Bay Coast and Churchill Island landscape, and Strzelecki Foothills landscape) are proposed to be amended through this process and no further consideration is being given to the newly identified regionally significant landscapes.</p> <p>It is recommended that a landscape control be prepared for the two newly identified regionally significant landscapes and that clarification is sought on the timing of this.</p>	<p>Agree in principle</p> <p>DTP supports further work being undertaken in relation to the two landscapes identified prior to designating SLO boundaries. The timing and lead responsibility for undertaking this work is subject to resourcing and discussion with Bass Coast Shire.</p> <p>Changes are dependent on internal discussions with statutory drafting and implementation specialists.</p> <p>Nor part of SPP.</p>	<p>Agree with Proponent. Address in implementation plan.</p> <p>Response to Combined Conservation Groups – refer to discussion in Chapter 6.</p>
Application of proposed landscape controls to public land		
<p>It is recommended that the proposed landscape controls</p>	<p>Agree subject to drafting.</p>	<p>Refer to discussion in Chapter 3.12.</p>

Council requested change	DTP officer response	Committee response
<i>be extended over public land.</i>	<i>Part of SPP.</i>	
<i>Applying landscape controls to residential land</i>		
<i>It is recommended that Council request the Significant Landscape Overlay only apply to land outside of settlement boundaries, and that landscape features within settlement boundaries be addressed when Council develops its Neighbourhood Character Study to ensure the appropriate use of planning controls.</i>	<p>Agree, subject to further work.</p> <p><i>It should also be acknowledged that few SLOs apply within proposed PSBs, with affected settlements including Bass, San Remo, Kilcunda and Cape Paterson. The function of proposed SLOs will ensure development of the area(s) remains respectful of the regionally significant landscape, particularly if the SPP is finalised and published prior to the completion of Council's Neighbourhood Character Study.</i></p> <p><i>Part of SPP.</i></p>	Refer to discussion in Chapter 3.12.
<i>Application of Significant Landscape Overlay Schedule 1</i>		
<i>It is recommended that the proposed Significant Landscape Overlay Schedule 1 for the Strzelecki Foothills be retained in the location proposed by the Volume 2 Bass Coast Landscape Assessment Review, and that the provisions of the schedule be redrafted as stated above.</i>	<p>Agree, subject to further work.</p> <p><i>The most appropriate planning provisions needed to implement the SPP will be considered following its approval and in discussion with relevant government agencies and Bass Coast Shire Council.</i></p> <p><i>Not part of SPP.</i></p>	Refer to discussion in Chapter 3.6.

Appendix G: Consolidated list of SPP changes proposed by Proponent ³

SPP reference	Change proposed	Committee finding
Glossary		
<i>Landscape significance</i>	<i>The definitions of landscape significance within the SPP should be consistent with the definition in the glossary.</i> <i>The definition of landscape significance should either align with the Surf Coast SPP or reflect Ms Scott's proposed definition.</i>	Agree with Proponent.
<i>Settlement boundary and protected settlement boundary</i>	<i>Definitions of 'settlement boundary' and 'protected settlement boundary' in the SPP and LPCs to be amended to precisely reflect the definitions in the Planning & Environment Act 1987.</i>	Agree with Proponent.
<i>Biolinks</i>	<i>Review the definition of biolinks</i>	Agree with Proponent. Refer to Chapter 6.2.
Declared area framework plan		
<i>Map 3</i>	<i>Update the Declared Area Framework Plan to include all relevant features and attributes and for legibility. The focus of the framework plan is on identifying the distinctive attributes for protection at a broad level and identifying the preferred locations that may be potentially suitable for development.</i>	Agree with Proponent.
	<i>Prepare a detailed Implementation Plan or Action Plan.</i>	Agree with Proponent.
Introduction		
<i>Table 1</i>	<i>Include asterisk (or similar) in row 1 with a footnote identifying that the WPW is also an attribute of "Outstanding environmental significance".</i>	Refer to discussion in Chapter 6.
<i>State and Regional</i>	<i>Under Helping Victoria Grow Extractive Resources Strategy, amend the text to</i>	Agree with Proponent.

³ Columns 1 and 2 are provided verbatim from Document 303 from the Proponent and have not been edited, the Committee's response is provided in Column 3

SPP reference	Change proposed	Committee finding
Policy Context	<p>reflect the precinct wording in the strategy as follows:</p> <p><i>“Helping Victoria Grow: Extractive Resources Strategy sets a framework for securing extractive resources vital to supporting growth and development across Victoria. The strategy identifies Bass Coast as a critical resource supply local government area supply area for hard rock, gravel and sand.”</i></p>	
Climate Change Adaptation and Mitigation Policy Domain		
Map 5 and Map 8	<p>Identify areas with significant biodiversity values, high bushfire risk or flood / erosion risk to which Strategies 2a.1 and 2b.1 apply.</p> <p><i>Note: the recommendation regrading significant biodiversity values has been responded to in detail in submissions. Mapping to identify bushfire and flood erosion risk is contained in the overlays in the Planning Scheme. While that mapping could be included in the SPP, equally the SPP could defer to the planning scheme maps to provide the clarity sought by the recommendation. This would ensure the SPP is enduring notwithstanding changes to the planning scheme mapping.</i></p>	Refer to discussion in Chapter 6.
Strategies 2a.3 and 2a.7	Reword to align with relevant State policy in PPF.	Agree with Proponent.
Landscape Policy Domain		
Landscape significance	Delete the statement “the entire declared area has landscape significance, consistent with its declaration under the Act...”.	Agree with Proponent.
Map 7	<ul style="list-style-type: none"> - Reposition the map before the written significance descriptions. - Map 7 is inaccurate as it utilises both the initial significance boundaries and the refined significance boundaries that were determined as part of Volume 2 (Implementation Recommendations). As a result, parts of Phillip Island are shown as not significant, which is incorrect. The uncoloured parts of Phillip Island are those that were excluded from the final boundaries of the state and regionally significant SLO areas. They should be incorporated into the regionally significant Phillip Island hinterland. Consideration should also be 	Disagree with the Proponent. The boundaries shown on Map 7 should align with the SLOs. Refer to discussion in Chapter 3.

SPP reference	Change proposed	Committee finding
	<i>given to utilising a less 'solid' boundary for those significant landscapes that were not refined and finalised as part of Volume 2 (Implementation Recommendations).</i>	
Significance descriptions	<i>Illustrate of each of the significance descriptions with photographs to emphasise the significant visual landscape qualities being described.</i>	Agree with Proponent.
Strategy 3.1	<i>Identify threats to land and seascape features sensitive to change Note: Strategy 3.1 says: 'Ensure landscape and seascape features that are sensitive to change are identified and threats to them identified and addressed in strategic planning processes.'</i> <i>Note: While DTP agrees with John Glossop's recommendation the action of 'identifying threats to land and seascape features sensitive to change' is to be carried out on case-by-case basis depending on the RPE's project to a level of detail that is not suitable within the SPP. This could be made explicit in the SPP.</i>	Agree with Proponent. Address in implementation plan.
Strategy 3.4	<i>Amend the first dot point, to insert "and works" following buildings.</i>	Agree with Proponent.
Strategy 3.6	<i>Amend the second dot point to address views 'from' the coastline and water from scenic coastal drives.</i>	Agree with Proponent.
Environment and Biodiversity Policy Domain		
Map 8	<i>Replaced with a map at a more legible scale and resolution</i>	Agree with Proponent.
	<i>Show existing vegetation similar to Mr Organ's Figure 3 Extant Ecological Vegetation Classes (EVC) (2005) in Bass Coast Shire Bass Coast – Distinctive Areas and Landscapes rather strategic biodiversity values</i>	Agree with Proponent.
	<i>Retain the note that recognizes the mapping is based on modelling and requires on-ground assessment to inform decision-making at a property level</i>	Agree with Proponent.
	<i>Remove the reference to biolinks</i>	Disagree with Proponent. Refer to discussion in Chapter 6.2.

SPP reference	Change proposed	Committee finding
	<i>Further consultation ought to be undertaken before removing all corridors shown on the map</i>	Refer to discussion in Chapter 6.2.
Strategy 4b.3	<i>Clarify whether establishment of biolinks is a future action or is satisfied by draft SPP</i>	Refer to discussion in Chapter 6.2.
Strategy 4b.4	<i>Reword to clarify or define 'best practice land management'.</i>	Disagree, refer to discussion in Appendix G.
General	<i>Explicitly recognise the unique, significant and intrinsic biodiversity value of the WPW corridor as a whole, irrespective of land tenure, and the potential for cumulative, permanent impacts associated with extractive industries in the region.</i>	Refer to discussion in Chapter 6.
	<i>Acknowledge the direct conflict between current and future mining operations and the conservation of biodiversity in the region.</i>	Refer to discussion in Chapter 6.
	<i>Prioritise the conservation and enhancement of existing habitats across all land types, and connection of these habitats based on species needs, not land tenure or management.</i>	Refer to discussion in Chapter 6.
	<i>The concept of using planning provisions to strengthen the protection of the WPW is supported.</i>	Refer to discussion in Chapter 6.
	<i>Note: document also contains a number of statements including that it is too early to recommend the application of the Environmental Significance Overlay or any other planning tool at this stage, and without further work. The most appropriate planning provisions needed to implement the SPP will be considered following its approval and in discussion with relevant government agencies and Council.</i>	
	<i>Further assessment should be undertaken to identify the biodiversity values of the WPW corridor. The assessment can occur after finalisation of the SPP.</i>	Refer to discussion in Chapter 6.
	<i>The strategies included in the SPP for protection of the WPW corridor should be performance-based for achieving the objective, rather than be specific</i>	Refer to discussion in Chapter 6.

SPP reference	Change proposed	Committee finding
	<i>implementation actions.</i>	
	<p><i>Support additional work being undertaken with respect to biolinks in the declared area and recommends that this work is led by Council.</i></p> <p><i>Note: This work is not required prior to finalising the SPP.</i></p>	Refer to discussion in Chapter 6.2.
	<p><i>The SPP should include a high-level plan that identifies the WPW as an investigation area to further identify the extent and significance of the WPW for biodiversity and for determining approaches for improving habitat connectivity that may include potential biolinks. The plan should not show definitive boundaries. The plan in Annexure 5 of the CCG submission, document 233s, could be used as a starting point but should be informed by further investigation following the hearings in consultation with the DEECA, the Council, traditional owners, and the CCGs. The SPP should also identify that further work should be undertaken to further refine the plan.</i></p> <p><i>This recommendation is in addition to, not in substitution for, the accepted recommendations above that:</i></p> <ul style="list-style-type: none"> <i>- Map 8 of the Draft SPP should show existing vegetation similar to Mr Organ's Figure 3 Extant Ecological Vegetation Classes (EVC) (2005) in Bass Coast Shire Bass Coast – Distinctive Areas and Landscapes rather strategic biodiversity values;</i> <p><i>The SPP should explicitly recognise the unique, significant and intrinsic biodiversity value of the WPW corridor as a whole.</i></p> <p><i>DTP is not in a position to identify the precise scope of the further work that may be undertaken to further refine the plan after the SPP is finalised. The precise scope of any future work will be subject to the agreement of the person or body who is funding the work, and will also likely involve consultation with DEECA and the Council, among others. However, a reasonable starting point for that further work may be the following:</i></p> <ul style="list-style-type: none"> <i>- A map of the WPW at an appropriate scale and resolution identifying, at least,</i> 	Refer to discussion in Chapter 6.1.

SPP reference	Change proposed	Committee finding
	<p><i>land tenures, land uses and constraints.</i></p> <p>- <i>A report prepared by a suitably qualified person which identifies the extent and significance of the Western Port Woodlands for biodiversity, and opportunities for enhancement.</i></p>	
	<i>Review of the corridors (noted as biolinks in the draft SPP) to determine the extent to which any or all of those corridors should be retained in the SPP and whether they ought to be renamed in light of any revised definitions in the SPP.</i>	Refer to discussion in Chapter 6.2.
	<i>Accept the drafting changes to the paragraph starting with “The main refuges”, save for “and beyond the declared area” as set out in D239b.</i>	Agree with Proponent.
	<i>Accept in general terms (with changes to text to, for example, identify the relevant legislation) the insertion of “The Western Port Woodlands provide habitat for threatened flora and fauna species listed under state and national protection legislation including the Strzelecki Gum, Tea-Tree Fingers, Thick-lip Spider orchid, Southern Brown Bandicoot, Giant Gippsland Earthworm, Swift Parrot, Lace Monitor and Powerful Owl” as set out in D239b.</i>	Agree with Proponent.
	<p><i>The CCGs propose deletions to this sentence “Other endangered or vulnerable species to which Bass Coast is home include the Swift parrot, the Orange-bellied parrot, the Red-necked stint, the Grey-headed flying fox, and the River blackfish and the Southern brown bandicoot ” as set out in D239b.</i></p> <p><i>To resolve the drafting, DTP, at an officer level proposes to split the paragraph commencing with “the Bunurong” into two paragraphs rather than deleting text.</i></p>	Agree with Proponent.
	<i>Accept the deletion of “The Bass Coast Rail Trail, the Bass and Powlett rivers and their tributaries, Screw Creek and the Phillip Island Wildlife Corridor are priority biolinks” as set out in D239b.</i>	Agree with Proponent.
Water and soil quality	<i>Accept in principle the insertion of the following “The Western Port Groundwater Basin balances flows between Western Port Bay and the</i>	Agree with Proponent.

SPP reference	Change proposed	Committee finding
	<i>agricultural district of Koo Wee Rup to the north of the declared area. The basin is partly recharged with freshwater via the permeable surface and faults of the hinterland east of the bay (The Gurdies Hills). Exposure and interactions with basin groundwater potentially introduce pollutants that are harmful to ecosystems and food production ” as set out in D239b.</i>	
<i>Objective 4a</i>	<i>Accept in principle the insertion of “protecting and” after “ecosystem services by” as set out in D239b.</i>	Agree with Proponent.
<i>Strategies</i>	<i>Agree in principle with the following new strategies: 4a.2 - Ensure use and development does not fragment areas of environmental, biodiversity and ecological significance. 4a.3 - Require development within or adjacent to the Western Port Woodlands to contribute to ecological connectivity and resilience. 4a.6 - Ensure that infrastructure near the boundaries of the declared area include features to provide for passage of wildlife across the boundaries of the declared area to connect with habitat to the north within Cardinia and South Gippsland Shires.</i>	Agree with Proponent.
<i>Strategy 4a.3</i>	<i>Accept in principle that the strategy could be retained by rewording to refer to the importance of corridors and linkages and to remove reference to “particularly along waterways and coastlines” as set out in D239b.</i>	Agree with Proponent.
<i>Objective 4c</i>	<i>Accept the insertion of “avoid and” after “To” as set out in D239b.</i>	Agree with Proponent.
<i>Strategy 4c.1</i>	<i>Accept in principle to deletion of “marine environs and coastal” and insertion of “(marine, coastal and terrestrial)” after “ecological significance” as set out in D239b.</i>	Agree with Proponent.
Sustainable Economic Development Policy Domain		
<i>Map 10</i>	<i>Show strategic agricultural land and strategically identified location for agritourism Note: this issue was explored with Mr Buxton. The words ‘strategic’ at p 65 and in strategic 6.b3 should be replaced with ‘productive’ or ‘high</i>	Refer to discussion in Chapter 6.2.

SPP reference	Change proposed	Committee finding
	<p><i>quality', in light of any confusion that may be caused with the identification of 'strategic' agricultural land in the Rural Land Use Strategy.</i></p> <p><i>Mapping may be unnecessary, and a further textural explanation may be appropriate. See Part C submissions.</i></p>	
Tourism	<p><i>Accept the insertion of "Further guidance is contained within the Bass Coast Unlocking Rural Tourism Strategy 2023."</i></p>	Refer to discussion in Chapter 6.1.
	<p><i>Accept in principle the insertion of "It is important to diversify the tourism offering by capitalising on the declared areas natural landscapes and outstanding environmental values. The Council will promote the Bass Hills and scenic tourist routes between the Western Port Woodlands and Dalyston as a place to stop and relax when visiting the declared area. The Western Port Woodlands has potential to be a drawcard for nature based tourism and for those seeking a bushland experience."</i></p>	Agree with Proponent.
Natural resources	<p><i>Accept the replacement of "encouraged to locate" with "located".</i></p>	Agree with Proponent.
Objective 6a	<p><i>Accept the replacement of "aligns with" with "capitalises on".</i></p>	Agree with Proponent.
Strategy 6b.2	<p><i>Accept the deletion of "proposals to establish".</i></p>	Agree with Proponent.
Settlements Policy Domain		
Preferred Character Statements	<p><i>Rename to Township Settlement Statements and clarify role in decision-making.</i></p>	Agree with Proponent.