



Private & Confidential

5 November 2020

Mr Anthony Basford
Chief Executive Officer
East Gippsland Shire Council
273 Main St
BAIRNSDALE VIC 3875

**RE: Proposed amendment to the Stockman Base Metals Project Incorporated Document
(Incorporated Document)**

Dear Sir

Thank you for providing us with East Gippsland Shire Council's (**Council**) proposed amendment documentation regarding the Incorporated Document (**Amendment C158EGIP**).

Amendment C158EGIP will update references and correct errors which will assist in the implementation of the Incorporated Document. WHSP Stockman Pty Limited fully supports Council in making a request to the Minister of Planning to make Amendment C158EGIP.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'R Cooper', is positioned above the printed name and title.

Robert Cooper
Chief Executive Officer

[INSERT PLANNING SCHEME NAME] PLANNING SCHEME

30/07/2018

SCHEDULE TO CLAUSE 51.01 SPECIFIC SITES AND EXCLUSIONS**1.0****Specific sites and exclusions**

30/07/2018

Address of land	Title of incorporated document
The Crown Land identified in the Schedule to the Metung Land Act 1991	Storth Ryes Boat Harbour and Marina Development, (May 1999)
Lot 2 PS 420967K Storth Ryes, Hardys Road, Metung	Resort Hotel/Motel and Convention Facility Development, (May 1999)
Lot 3 PS 420967K Storth Ryes, Hardys Road, Metung	Storth Ryes Service Commercial Centre, (May 1999)
Lot S2 PS 323054A and Common Property on PS 323054A, 220 Baades Road, Lakes Entrance	220 Baades Road, Subdivision of Approved Development, (June 1999)
Lot 3 PS 336041H, Ellasville Road, Nicholson	Ellasville Road, Nicholson, Subdivision Process.
Land identified in the map "Lakes Entrance Business District" October 2010	Lakes Entrance Business District Interim Use and Development Control, Incorporated Document, (December 2011)
1015 Bairnsdale – Dargo Road, Hillside being lot 1 on TP102160W and lots 1, 2, 3 & 4 on TP842498C.	Specific control for land at 1015 Bairnsdale – Dargo Road, Hillside (October 2010)
26 Phillips Road LUCKNOW VIC 3875 being Lot 2 LP 542296	Site Specific control – 26 Phillips Lane, Lucknow – (May 2012)
870 Princes Highway, Hillside being Lot 2 PS 516537	Newspaper Printing and Production Facility, 870 Princes Highway, (March 2011)
73 Ewing Marsh Road, Corringale	Patricia Baleen Gas Plant, (June 2014)
Crown Allotment 10 Section 4 Parish of Guttamurra (Residential Village site) Crown Allotments 3 and 4 Section 7A Township of Benambra (Car Park site) Crown Allotment 6 Section 11 Parish of Hinno-Munjie (Borefield site) All land depicted in the maps attached to the Stockman Base Metals Project Incorporated Document, along Limestone and McCallums Roads associated with the linear infrastructure corridors and road widening	Stockman Base Metals Project Incorporated Document, (April 2016 2020)
Land affected by Schedules 15 and 16 to the Design and Development Overlay	Hospital Emergency Medical Services - Helicopter Flight Path Protection Areas Incorporated Document, (June 2017)

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Planning and Environment Act 1987

EAST GIPPSLAND PLANNING SCHEME

AMENDMENT C158EGIP

INSTRUCTION SHEET

The planning authority for this amendment is the Minister for Planning.

The East Gippsland Planning Scheme is amended as follows:

Planning Scheme Ordinance

The Planning Scheme Ordinance is amended as follows:

1. In **Particular Provisions** – Clause 51.01, replace the Schedule with a new Schedule in the form of the attached document.

End of Document

Planning and Environment Act 1987

EAST GIPPSLAND PLANNING SCHEME
AMENDMENT C158EGIP
PRESCRIBED AMENDMENT
EXPLANATORY REPORT

Who is the planning authority?

This Amendment C158egip (Amendment) has been prepared by the Minister for Planning who is the planning authority for this amendment.

The Amendment has been made at the request of East Gippsland Shire Council.

Land affected by the amendment

The Amendment applies to the support facilities and infrastructure components of the Stockman Base Metals Project located on land outside the mine licence area. In particular, the land adjacent to Limestone and McCallums roads from the intersection of Limestone Road with Beloka Road and the mine licence area. This land is referred to as the infrastructure corridor.

What the amendment does

The Amendment replaces the existing Schedule to Clause 51.01 being the *Stockman Base Metals Project Incorporated Document April 2016* with an updated Incorporated Document version.

The Amendment changes the Incorporated Document as follows:

- replaces the reference under condition 3.1.4 for the need for a Section 173 Agreement in relation to road widening activities in the infrastructure corridor with the need for an agreement
- updates clause references following Smart Planning Program restructure of the East Gippsland Planning Scheme
- corrects clerical errors to figure and map referencing

Prescribed amendment

The Amendment is a prescribed class of amendment listed in regulation 8 of the Planning and Environment Regulations 2015. The Amendment has been prepared under section 20A of the *Planning and Environment Act 1987* (the Act). Exhibition and notification requirements of sections 17, 18 and 19 of the Act do not apply in respect of this Amendment.

Where you may inspect this Amendment

The amendment can be inspected free of charge at the East Gippsland Shire website at www.eastgippsland.vic.gov.au/Planning_and_Building/Planning_Scheme_Amendments/Exhibited_Planning_Scheme_Amendments

The amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at www.planning.vic.gov.au/public-inspection.

Planning and Environment Act 1987

East Gippsland Planning Scheme

STOCKMAN BASE METALS PROJECT

Incorporated Document 2020

STOCKMAN BASE METALS PROJECT

This document is an Incorporated Document in the Schedule to **Clause 8151.01** of the East Gippsland Planning Scheme (**Planning Scheme**) and is made pursuant to Section 6(2)(j) of the *Planning and Environment Act 1987*.

This document gives effect to specific site controls for the purpose of **Clause 52.0351.01** in the Planning Scheme.

The land identified in this document as the Project Land may be used and developed in accordance with the controls in this document.

The controls in this document prevail over any contrary or inconsistent provision in the Planning Scheme.

This document applies to the support facilities and infrastructure components of the Stockman Base Metals Project. The Stockman Base Metals Project, located approximately 19 kilometres southeast of the township of Benambra in East Gippsland, includes recommissioning the existing Wilga underground mine and development of a new underground mine at the adjacent Currawong deposit to produce copper-zinc-silver-gold concentrates for export. The support facilities and infrastructure components, to be located on land outside the mine licence area, are referred to as 'the Project' in this document and are described below.

The proponent referred to in this document is the organisation that owns the Project when it is developed.

The operator referred to in this document is the organisation responsible for overall onsite management of the Project.

1. Land to which this document applies

The Stockman Base Metals Project Incorporated Document applies to the following land:

- Crown Allotment 10 Section 4 Parish of Guttamurra (Residential village site);
- Crown Allotments 3 and 4 Section 7A Township of Benambra (Car park site);
- Crown Allotment 6 Section 11 Parish of Hinno-Munjie (Borefield site);
- All land depicted in Figure 1 attached to this document along Limestone and McCallums Roads on which it is proposed to install and operate the water pipeline and pumping stations and power line (infrastructure corridor);
- Land depicted in **Figure-Map 1** attached to this document within and adjacent to Limestone and McCallums Roads from the intersection of Limestone Road with Beloka Road and the mine licence area to undertake road widening and linear infrastructure; collectively, the Project Land.

2. This document allows

Despite any provision to the contrary or any inconsistent provision of the Planning Scheme this document allows:

- The use and development of the Residential village site as a Residential village to provide mine workers accommodation in accordance with the conditions at Parts 3.1 and 3.2. The Residential village will generally comprise:
 - accommodation units to accommodate up to 200 personnel;
 - up to 20 additional temporary accommodation units during the construction phase;
 - a commercial kitchen;
 - a dry mess and a wet mess;
 - outdoor barbeque areas;
 - a gymnasium;
 - a multi-purpose outdoor sports court;
 - a recreation/internet/reading room;
 - laundry facilities;
 - sewage treatment plant and wastewater winter storage dam;
 - car park and bus parking/shelters;
 - internal roads and footpaths; and
 - landscaping.
- The use and development of the Car park site as a Car park in accordance with the conditions at Parts 3.1 and 3.3.
- The use and development of the Borefield site, if required for the Project, for the installation and use of a groundwater borefield in accordance with the conditions at Parts 3.1 and 3.4.
- The use and development of the infrastructure corridor, if required for the Project, for the purposes of a water pipeline and pumping stations in accordance with the conditions at Parts 3.1 and 3.5.
- The use and development of the infrastructure corridor, if required for the Project, for the purpose of an underground power line (up to 22,000 Volts), in accordance with the conditions at Parts 3.1 and 3.5.
- The use and development of a Telecommunications facility at the Residential village site, in accordance with the conditions at Parts 3.1 and 3.6.
- Widening of Limestone and McCallums Roads between the intersection with Beloka Road and the mine licence area in accordance with the conditions at Parts 3.1 and 3.7.
- The lopping, removal or destruction of native vegetation in accordance with the conditions at Parts 3.1 and 3.8.

3. The following conditions apply to this document

3.1 General

Endorsed plans

- 3.1.1 The use or development as shown on the endorsed plans for each element of the Project must not be altered without the written consent of the responsible authority.

Staging

- 3.1.2 The use and development of the Project may be completed in stages or parts as shown on the endorsed plans for each component of the Project to the satisfaction of the responsible authority. Any corresponding obligation arising under this document, including the preparation and approval of plans, may be similarly satisfied in stages or parts for each individual Project component.

Traffic and roads

- 3.1.3 Prior to the commencement of development, a Traffic Management Plan must be prepared by a suitably qualified traffic engineer in consultation with VicRoads, East Gippsland Shire Council and relevant emergency services to the satisfaction of the responsible authority. The plan must address all elements of the Project, with consideration given to mining and processing operations associated with the Project, and may be prepared in stages, as relevant to each Project component.

The Traffic Management Plan must include, as appropriate:

- a. identification and assessment of the road and associated infrastructure at risk from damage, deterioration or dilapidation arising from the construction and operation of the mine;
- b. a program of regular inspection works to be carried out during construction to identify road safety hazards or maintenance works necessary as a result of construction traffic;
- c. a program to rehabilitate existing road and infrastructure to a safe and usable condition during construction, operation and during and at the conclusion of decommissioning of the mine;
- d. measures to be taken to manage traffic impacts associated with construction and ongoing operation of the mine on the traffic volumes and flows on surrounding roads;
- e. details of road widening required and upgrades required to accommodate additional traffic or oversize vehicles;
- f. a driver code of conduct; and
- g. consideration of operating protocols with school bus operators.

3.1.4 Prior to the commencement of development, the proponent must enter into an agreement ~~pursuant to Section 173 of the Planning Environment Act 1987~~ with East Gippsland Shire Council requiring:

- a. the proponent to fund the cost of upgrading the unsealed sections of Limestone and McCallum's Roads to a 6 metre wide, 200mm minimum unsealed pavement, including 1m wide full depth shoulders;
- b. the proponent to fund line marking of intersections along the haulage route, where required; and
- c. the proponent to fund any other works and activities identified in the Traffic Management Plan.

The proponent is responsible for all costs and expenses of, and incidental to, the execution and recording of the agreement.

Fire and Emergency Response Plan

3.1.5 Prior to commencement of the development, a Fire and Emergency Response Plan must be prepared in consultation with the Country Fire Authority and the Department of Environment, Land, Water and Planning to the satisfaction of the responsible authority.

The plan must address all elements of the Project as relevant, including the consideration of mining and processing operations associated with the Project. The plan must include, as appropriate:

- a. procedures for vegetation management, fuel control and the provision of firefighting equipment during declared fire danger periods;
- b. protocols to address periods of high fire danger, including Total Fire Ban days and Code Red days;
- c. criteria for the provision of static water supply solely for firefighting purposes;
- d. minimum standard for access roads and tracks to allow access for firefighting vehicles;
- e. details of response roles at the mine site;
- f. details of the role of fire refuges;
- g. a program for monitoring the implementation of bushfire mitigation measures on an on-going basis; and
- h. a requirement for the operator to facilitate a familiarisation visit to the site and explanation of emergency services procedures, on an annual basis, for the Country Fire Authority, Rural Ambulance Victoria, East Gippsland Shire Council Emergency Management Committee and Victoria Police.

Social Management Plan

- 3.1.6 Prior to the commencement of development, a Social Management Plan must be prepared in consultation with the Department of Economic Development, Jobs, Transport and Resources, to the satisfaction of the responsible authority.

The plan must address all elements of the Project as relevant with consideration also given to mining and processing operations associated with the Project. The plan must include, but not be limited to:

- a. identification of potential social and economic effects of the Project;
- b. a framework for monitoring social impacts on housing, services, employment conditions and the community during operation of the mine; and
- c. measures which the proponent proposes to implement to mitigate socioeconomic impacts and maximise socioeconomic benefits in relation to affected townships, residents, community services and infrastructure, during both operation and following closure of the mine.

Noise Management Plans

- 3.1.7 Prior to the commencement of:

- construction of the Project, a Construction Noise Management Plan must be prepared in accordance with relevant Environment Protection Authority Victoria (EPA) Guidelines; and
- operation of the Project, an Operational Noise Management Plan must be prepared in accordance with EPA Guidelines.

Each plan must address all elements of the Project as relevant. The plans must include, but not be limited to:

- a. performance requirements;
- b. a noise compliance procedure;
- c. a noise complaints evaluation procedure; and
- d. a noise complaints response procedure.

The Operational Noise Management Plan must be implemented for the duration of the operation of the mine to the satisfaction of the responsible authority.

Environmental Management Plan

- 3.1.8 The use and development of the Project Land for the Project must be undertaken in accordance with an Environmental Management Plan prepared prior to the commencement of development in consultation with East Gippsland Shire Council to the satisfaction of, and approved by the Department of Environment, Land,

Water and Planning. The plan must address all elements of the Project as relevant, with consideration given to mining and processing operations associated with the Project. The plan may be prepared in stages and must include but not be limited to, the plans required by conditions 3.1.9 to 3.1.12 of this document.

Construction Management Plan

- 3.1.9 Prior to commencement of development of each relevant Project component, a Construction Management Plan must be submitted to and approved by the responsible authority detailing the construction activity proposed for the relevant Project component.

All construction works and requirements of the plan must be undertaken and completed in accordance with the endorsed plan to the satisfaction of the responsible authority. This plan must include, but not be limited to:

- a. a staging plan for all construction phases;
- b. location of any temporary construction works office and machinery storage area;
- c. construction timeframes;
- d. details of hours of construction;
- e. intended access and routes of all construction vehicles;
- f. vehicle and machinery exclusion zones;
- g. management of stockpiled soil and other material;
- h. measures and techniques to manage surface water runoff and to protect drainage lines and watercourses from sediment runoff from disturbed or under construction areas;
- i. measures to protect sites of conservation or archaeological significance during construction;
- j. measures to protect existing vegetation;
- k. measures and techniques to manage weed distribution;
- l. measures and techniques to manage dust control;
- m. measures and techniques to manage erosion;
- n. measures and techniques in relation to wildlife handling for trenches;
- o. location of a machinery and vehicle wash down area;
- p. location and management of litter, construction wastes and chemical storage;
- q. details of where construction personnel shall park;
- r. phone numbers of on-site personnel or other supervisory staff to be contactable in the event of issues arising on site;
- s. site evacuation plan and procedure;

- t. occupational health and safety policy;
- u. the removal of works, buildings and staging areas on completion of the construction phase;
- v. methods of ensuring all contractors are informed of the requirements of the plan and persons responsible for ensuring the plan is adhered to;

Biosecurity Management Plan

- 3.1.10 The use and development of the Project Land for the Project must be undertaken in accordance with a biosecurity management plan prepared to the satisfaction of, and approved by the Department of Environment, Land, Water and Planning.

Vegetation Management Plan

- 3.1.11 The use and development of the Project Land for the Project must be undertaken in accordance with a Vegetation Management Plan prepared to the satisfaction of, and approved by the Department of Environment, Land, Water and Planning.

Fauna Management Plan

- 3.1.12 The use and development of the Project Land for the Project must be undertaken in accordance with a Fauna Management Plan prepared to the satisfaction of, and approved by the Department of Environment, Land, Water and Planning.

3.2 Residential village

- 3.2.1 Prior to commencement of development of the Residential village at the Residential village site, plans (including any staging plans) must be submitted to and approved by the responsible authority, in consultation with Goulburn Murray Water. These plans must be generally in accordance with Figure 2 Stockman Residential Village Concept Plan attached to this document and show:
- a. site dimensions including, but not limited to, the site boundaries and setbacks from Limestone and McCallums Roads;
 - b. location and siting of buildings;
 - c. indicative elevations of the proposed accommodation units and other communal buildings;
 - d. waste storage locations;
 - e. road and pathway widths;
 - f. dimensions of car and bus parking spaces;
 - g. location of sewage treatment plant and winter wastewater storage dam designed in consultation with Goulburn Murray Water which addresses the Ministerial Guidelines for planning applications in Open Potable Water Supply Catchments (DSE, 2012);

- h. bushfire defendable spaces zones;
 - i. native vegetation to be removed;
 - j. landscaping;
 - k. a schedule of external materials and colours.
- 3.2.2 The landscaping shown on the endorsed plans must be maintained to the satisfaction of the responsible authority, and any dead, diseased or damaged plants must be replaced.
- 3.2.3 Prior to the commencement of development of the Residential village a report outlining the Bushfire Protection Measures in accordance with the Fire and Emergency Response Plan or forming part of this Plan, must be prepared and approved by the Country Fire Authority and the responsible authority. The bushfire mitigation measures as identified in the report, including those relating to construction standards, defendable space, water supply and access, must be implemented and maintained to the satisfaction of the responsible authority and the Country Fire Authority on a continuing basis. This condition continues to have force and effect after the development authorised by this document has been completed and the requirement of the condition ceases when the mine closes and the buildings have been removed from the Residential village site.
- 3.2.4 Prior to commencement of development of the Residential village, a Waste Management Plan must be submitted to and approved by the responsible authority. The plan must include:
 - a. the number and type of bins that will be used on the site and associated measures for the encouragement of recycling;
 - b. the location and size of bin storage areas;
 - c. the measures for the collection of waste and recyclables, including:
 - the organisation that will be responsible for collection of waste; and
 - the demonstration of safe and convenience access route for waste collection vehicles.
- 3.2.5 Prior to the commencement of development of the Residential village, detailed engineering plans prepared by a qualified engineer shall be submitted to and approved by the responsible authority which shows the internal road layout and driveway crossovers.
- 3.2.6 Prior to the commencement of development of the Residential village, detailed plans prepared by a qualified engineer shall be submitted to and approved by the responsible authority which describe the drainage and stormwater management measures to be used within the site.
- 3.2.7 Any external lighting should be located, directed, baffled and of limited intensity to limit light spill on the surrounding area to the satisfaction of the responsible authority.

- 3.2.8 Following closure and rehabilitation of the Stockman mine, all buildings, services and plant on the Residential village site must be removed from the site, subject to any alternative arrangements agreed with the landowner and to the satisfaction of the responsible authority in relation to any services/infrastructure to be retained for the ongoing agricultural use of the land. The water storage and effluent disposal areas should be decommissioned, checked for residual contamination and backfilled. Disturbed areas must be re-contoured to blend with the surrounding landscape, ripped, topsoiled and revegetated to support the pre-mining land use of pasture land for farming, in accordance with a rehabilitation plan to be prepared in consultation with the EPA and Goulburn Murray Water prior to commencing the rehabilitation works, to the satisfaction of the responsible authority.
- 3.2.9 The use and development of the Project Land for the Residential village must be undertaken in accordance with the Bushfire Mitigation Measures approved under condition 3.2.4. The use of the Residential village must cease upon the closure and completion of rehabilitation of the mine.

3.3 Benambra Car park

- 3.3.1 Prior to commencement of development of the Car park on the Car park site, site layout plans which are generally in accordance with Figure 3 Car Park Concept Plan attached to this document must be submitted to and approved by the responsible authority. These plans must show:
- a. dimensions of the site;
 - b. surface treatment;
 - c. dimensions of car parking spaces and accessways;
 - d. type of security fencing;
 - e. lighting;
 - f. indicative elevations of shelters and other buildings; and
 - g. landscaping.
- 3.3.2 The surface treatment of the car park must meet the following performance standards, to the satisfaction of the responsible authority:
- a. The bus parking area and car park entrances should be sealed to a reasonable standard.
 - b. The surface treatment of the car parking area should be:
 - easily maintained;
 - able to be line-marked; and
 - not unreasonably impact on the amenity of the area.
- 3.3.3 Prior to the commencement of the development of the Car park at the Car park site, detailed engineering plans prepared by a qualified engineer shall be submitted

to and approved by the responsible authority which shows the drainage and stormwater management measures.

3.3.4 Prior to commencement of operation of the Car park on the Car park site, a Car Park Management Plan must be prepared to the satisfaction of the responsible authority. The plan must include:

- a. a driver code of conduct;
- b. the consideration of safety and amenity impacts, specifically on residences adjacent to the car park; and
- c. the identification of appropriate noise attenuation measures to be implemented if required, to protect the amenity of adjoining residents.

3.3.5 Any lighting should be located, directed, baffled and of limited intensity so that no nuisance or loss of amenity is caused to the surrounding area to the satisfaction of the responsible authority.

3.3.6 Following closure and rehabilitation of the mine, the Car park site must either:

- a. be returned to resemble the pre-project condition, with the exception of perimeter landscaping and improved landscaping, which can remain; or
- b. be converted to another use, which would be subject to a future planning permit application to the satisfaction of the responsible authority.

3.4 Borefield

3.4.1 If the borefield is required to be constructed, location and site plans must be submitted to and approved by the responsible authority prior to commencement of development at the Borefield site.

3.4.2 If the borefield is constructed, following closure and rehabilitation of the mine and Residential village sites, the borefield infrastructure shall either be:

- a. decommissioned and removed from the land; or
- b. left in place, subject to future discussions with the landowner and the Country Fire Authority, and subject to any necessary approvals from the relevant Water Authority.

3.5 Linear Infrastructure

3.5.1 If either or both the underground power line or water pipeline are proposed to be developed within the infrastructure corridor, location and site plans must be submitted to and approved by the responsible authority prior to commencement of development of the infrastructure corridor.

3.5.2 Following closure and rehabilitation of the Stockman mine and Residential village sites, if constructed, the water pipeline shall be decommissioned and removed

from the land (except for the sections constructed underground which can be left in place) and the power line shall be decommissioned and left in place.

- 3.5.3 Revegetation of the infrastructure corridor, if constructed, must be carried out in accordance with a rehabilitation plan to be prepared to the satisfaction of the responsible authority.

3.6 Telecommunications facility

- 3.6.1 Prior to commencement of the development of the Telecommunications facility at the Residential village site, plans and elevations of the facility must be submitted to and approved by the responsible authority.
- 3.6.2 The Telecommunications facility must comply with the 'Code of Practice for Telecommunications Facilities in Victoria'.
- 3.6.3 The Telecommunication facility must be design and installed so that the maximum human exposure level to radio frequency emissions comply with Australian Standard AS/NZS 2772.1:1999.

3.7 Road widening

- 3.7.1 Prior to the commencement of construction of the Project, detailed construction plans for road widening and drainage provision of Limestone Road and McCallums Road in accordance with the Traffic Management Plan and to the satisfaction of the responsible authority must be submitted to and be approved by the responsible authority. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must show:
- a. statutory signage and traffic control devices and line marking; and
 - b. drainage infrastructure, including swale drains and culverts, piping/drains and pits (where required).
- 3.7.2 All earthworks associated with the construction of the drainage and road works must be stabilised to protect against erosion and failure.
- 3.7.3 All drainage and road works must be undertaken and completed prior to the commencement of use of the mining and processing operations associated with the Project, to the satisfaction of the responsible authority.

3.8 Vegetation removal

- 3.8.1 Prior to the removal, lopping or destruction of any native vegetation from any of the Project Land to which this document applies, a plan must be prepared to the satisfaction of and submitted to and approved by the responsible authority and the Department of Environment, Land, Water and Planning. The plan must include:
- a. a photograph or site plan (drawn to scale) showing the boundaries of the site, existing native vegetation and the native vegetation to be removed;

- b. a description of the native vegetation to be removed, including the extent and type of native vegetation, the number and size of any trees to be removed and the Ecological Vegetation Class of the native vegetation;
- c. topographic information, highlighting ridges, crests and hilltops, streams and waterways, slopes of more than 20 per cent, drainage lines, low lying areas, saline discharge areas, and areas of existing erosion;
- d. a written explanation of the steps that have been taken to:
 - avoid the removal of native vegetation, where possible;
 - minimise the removal of native vegetation;
 - appropriately offset the loss of native vegetation, if required; and
- e. where the removal, destruction or lopping of vegetation is to create defensible space, a statement explaining why removal, destruction or lopping of vegetation is required having regard to other available bushfire risk mitigation measures as appropriate.

3.8.2 Prior to the removal, lopping or destruction of any native vegetation, an Offset Management Plan must be prepared to the satisfaction of the Department of Environment, Land, Water and Planning. Once approved, the plan should be made publically available. The plan must include:

- a. methods of permanent protection for established offsets;
- b. location of the offsets;
- c. type of offsets to be provided;
- d. details of any revegetation including number of trees, shrubs and other plants; species mix; density; methods of interim protection and management until vegetation is established; and a Schedule of Works;
- e. details of any existing vegetation to be retained including methods of managing and restoring the vegetation and a Schedule of Works;
- f. actions to protect Large Old Trees and Very Large Old Trees that are hollow bearing and provide fauna habitat;
- g. person(s) responsible for implementing and monitoring the plan;
- h. time frames for implementing the plan;

The offsets must be initiated prior to the removal, lopping or destruction of any native vegetation.

3.8.3 Prior to the removal, lopping or destruction of any native vegetation, all offsets must be secured. This may be achieved by the following means:

- a. a requirement for the owner to enter into a Section 173 Agreement pursuant to the *Planning and Environment Act 1987* with East Gippsland Shire Council or a Section 69 Agreement pursuant to the *Conservation, Forests and Lands Act 1987* with the Secretary of the Department of Environment, Land, Water and Planning in respect of specified land; or
- b. a requirement for the owner to enter a binding agreement with a specified person in order to implement aspects of the offset plan.

4. Implementation

All endorsed plans must be implemented and associated buildings, works and plantings must be maintained to the satisfaction of the responsible authority.

5. Expiry of this control

The controls in this document expire if:

- the development and use is not started within seven years of the approval date; and
- the development is not completed within 15 years after commencement.

The responsible authority may extend the periods referred to above if a request is made in writing before these controls expire or within six months afterwards.

Figure 2: Stockman Residential Village Concept Plan

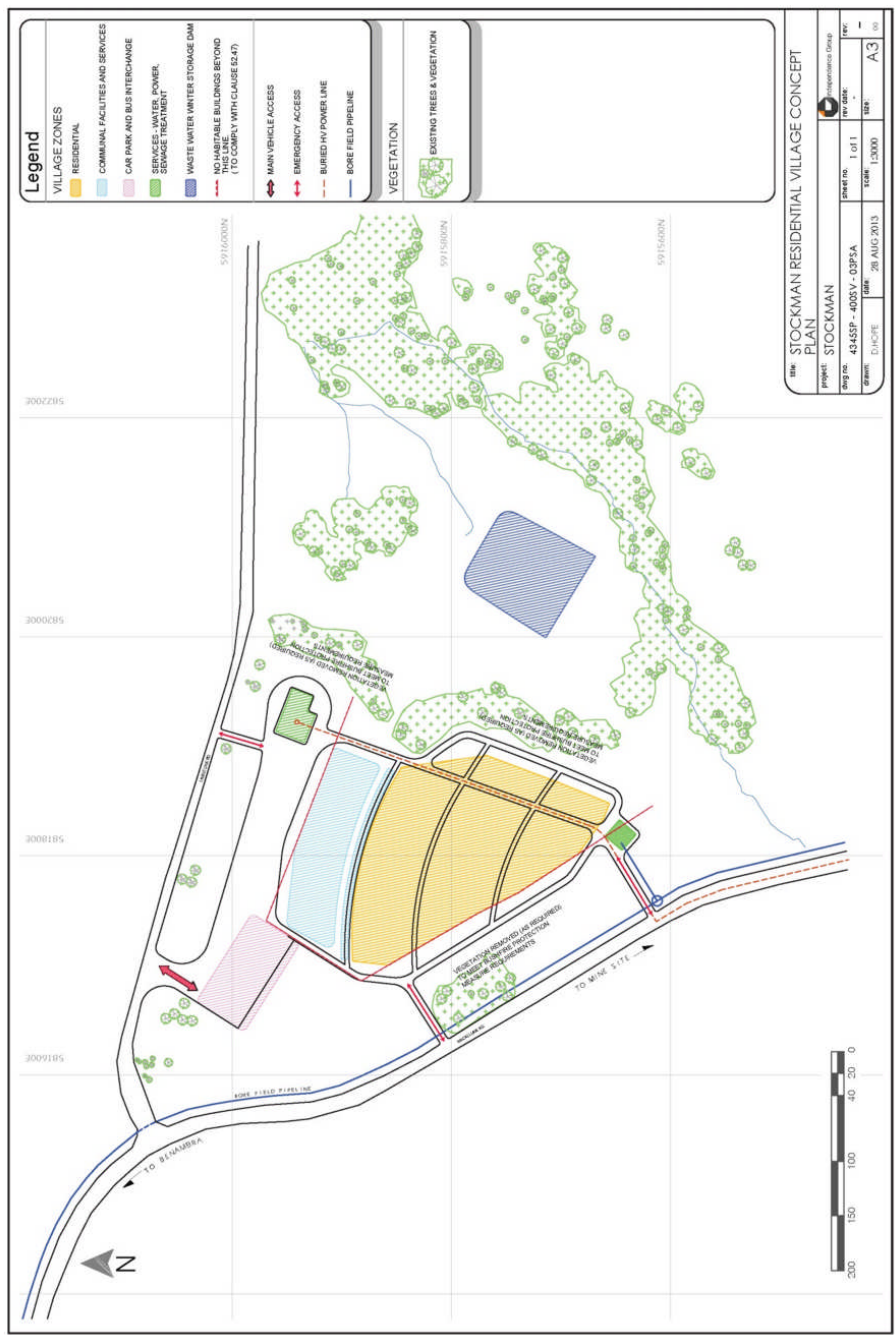


Figure 3: Car Park Concept Plan

