

POST/EMAIL SUBMISSION DETAILS	
Date Received	08/03/2017
Name	■
Organisation	
Email	■
Postcode	3922
Privacy Options	I am making this submission as an individual . I request my submission be published anonymously including only my postcode
Privacy Statement Correct?	Yes
Privacy Collection Notice Read?	Yes
Submission Type	Individual
Previous engagement in review?	Info session 2015
	Workshop 2015/16
	Targetted consultation
	SRG
	Written submission to CP?
	Other? Describe
Will changes improve function of regs?	
Reasons	There is still a loop hole that enables indiscriminate clearing of native vegetation, even if it is classed Location 2. This is explained in my response to Q 5.
Implementation issue with proposed changes?	Yes
Reasons	The current wording of the 1030 rule means that the potential for indiscriminate clearing of native vegetation remains – see response for Q5 .
Guidelines – guidance or clarification needed?	Yes
Details	The exemptions under the Bushfire Management Overlay need clarification, particularly the notion of ‘dwelling’. The potential for misuse in certain council areas is demonstrated below with an actual example of misuse in Phillip Island. Every example of misuse has devastating consequences in an area like Phillip Island where less than 15 per cent of the land retains a natural cover of vegetation, and much of that vegetation is of category Location 2. For Bass Coast Shire, the 10/30 clearing rule (http://planning-schemes.delwp.vic.gov.au/schemes/vpps) allows for removal of trees with 10 metres and removal of all other vegetation within 30 metres of a dwelling provided that the dwelling was constructed before September 2009; or approved by a planning or building permit issued before 10 September 2009; or constructed to replace a dwelling that was damaged or destroyed by a bushfire that occurred between 1 January 2009 and 31 March 2009.

	<p>These exemptions allow for landowners to remove vegetation on their land which surrounds any dwelling provided it complies with the 10/30 rules as set out above. This includes the removal of vegetation even where the surrounding dwelling is on a neighbouring property.</p> <p>The policy intention of the 10 30 rule is to allow owners of buildings to create defensible space around their own buildings, rather than to allow owners of land without buildings on it to clear that land, so that they can bypass the usual planning permit process. However, that is what is happening in Bass Coast Shire today.</p> <p>The 10 30 rule with its current wording enables 1000m2 blocks of vacant land that are vegetated with Endangered Ecological Vegetation Classes of Location 2 category and designated as an Area of Aboriginal Cultural Heritage Sensitivity and with a Vegetation Protection overlay, to be completely cleared if they are adjacent to a block of land with a dwelling on it. Under the 10 30 rule there is no need to obtain a permit and there is no need for any offsets.</p> <p>As Bass coast council itself recognizes “There is very little indigenous vegetation remaining on private land within the Shire. The remaining remnant vegetation is highly valued for wildlife habitat and for its contribution to the distinctive coastal, rural and urban landscapes of the shire. Therefore, it is extremely important that what vegetation remains is protected from indiscriminate clearing, maintained and enhanced to form part of wildlife corridors to ensure biodiversity of locally indigenous species, and to be able to be enjoyed and appreciated by future “generations. http://www.basscoast.vic.gov.au/getmedia/7ce604e8-5ba9-420a-86b8-d5765519a942/Vegetation_removal.pdf</p>
Terms to include in guidelines glossary?	
Details	
Subscribe to e-newsletter?	Yes. Please send information updates to my email address
Other comments	
Written submission provided?	No