

24.07.2020

SERA PILOT PROJECT SUBMISSIONS
Online Submission relating to City of Wyndham SERA and proposed SRO

To whom it may concern

Re: SERA Project – Proposed SR01 Overlay City of Wyndham. Letter of response in relation to impacted property at [REDACTED]

Thankyou for the opportunity to provide a formal response to the SERA project and the proposed SR01 Overlay at City of Wyndham.

We are the owners of 438 Edgars Road Little River and we strongly object to the proposed State Resource Overlay (SR01) that will detrimentally impact our property directly and the local Little River area as a whole. Whilst we appreciate the need for State Resources to be identified and protected, we are of the opinion that the proposed State Resource overlays in City of Wyndham are clearly poorly researched and completely impractical in terms of achieving any meaningful outcomes. In fact they will most likely be detrimental to the future development of the Little River Area and more productive commercial and employment outcomes.

Subject Impacted Property context:

Our property is an operating farm / rural holding of 90 hectares which has been in our ownership since 2001. Our property is located on the West side of Edgars Road and has a substantial frontage (over 2klms) to Little River. The River frontage includes some of the deepest natural pools along the river course and over the past 19 years we have invested significantly in Environmental improvements to the river frontage and the property as a whole with the continuous support of Melbourne Water and City of Wyndham. As a result of these investments our property is an exemplar for river health and environmental improvement and is largely free of invasive weeds. The property also accommodates two very significant Bluestone heritage Buildings (Woolshed and stables/workers cottage built by the Chirside family in approximately 1865) which we continue to maintain and preserve for their heritage values. Our property is currently protected by Cultural, Environmental and Heritage Overlays. The property also accommodates Little River Airfield which has been continually active during the period of our ownership. The airfield is primarily used for private aviation purposes however the airfield also provides community support (in kind) for aerial firefighting activities and Emergency Services Helicopter winch training (supporting the Victoria Police Airwing and Westpac Rescue Services).

Objection to proposed extent State Resource Overlay (SR01 – City of Wyndham):

We strongly object to the proposed extent of the State Resource Overlay to be introduced at City of Wyndham. We believe that the extent of the overlay is inappropriate and will have significant detrimental impacts on our property, the properties immediately surrounding us and the Littler River township for the following reasons:

1. The proposed extent of the SR01 which lies on the West Side of the Melbourne to Geelong Railway line can not be justified due to the resultant impacts on occupied residential rural properties and the required 500m buffer zones that would have to be enforced for any excavation/quarrying to occur. There are at least 40 privately owned Rural Residential Properties directly impacted by the proposed State Resources Overlay extending beyond the West side of the Melbourne to Geelong Railway Line. Refer attached plan diagram identifying Residential Dwellings on the West Side of the train line and showing the 500m Buffer zones (blue rings) that would be required for any Extractive Resources Quarrying to occur. This diagram demonstrates that there is almost no opportunity to undertake any open cut mining / resource quarrying due to the impact on residential properties in private ownership. There is no regard in the reports of the detrimental impact on these residential properties.
2. There are significant tracts of landscape and natural environs that are either already protected or should be protected in the future if any resource extraction was to occur. Notably the Little River Corridor and the Swamp to the southwest of the Edgars Road/Mouyong Road intersection both have substantial natural habitat value and must be protected by associated overlays. The limits of any SRO for extraction/quarrying purposes should NOT include any sensitive environmental areas to ensure their ongoing protection. There is no regard in the reports of these significant values associated with our property and the local area.
3. Our property accommodates an operating Airfield (Little River Airfield – Airservices Australia designation YLRV). This Airfield has been maintained and improved through continuous operation during our ownership. The airfield is primarily used for private aviation purposes however the airfield also services our community (in kind) providing a base for aerial firefighting activities and Emergency Services Helicopter winch training (supporting the Victoria Police Airwing and Westpac Rescue Services). The Airfield has strategic value to City of Wyndham (particularly from a firefighting perspective) and we have been developing plans for potential future commercial aviation operations on the property (Subject to planning approval) which would provide economic and employment benefits to the local community. The extraction of resources should not occur in close

proximity to an airfield due to the impacts of dust on aviation equipment and the danger of flying debris associated with extraction blasting. Ideally there should not be resource extraction occurring within at least 2 nautical miles of an airfield. There is no regard in the reports of the impact on the airfield, associated dangers or future potential development impact.

4. Our property accommodates two significant Bluestone Heritage Buildings that were built by the Chirnside family – part of Werribee’s significant rural history. We supported City of Wyndham in the application of a site specific Heritage Overlay to protect these buildings and their immediate surrounds. There is no recognition of these Heritage Assets and potential impacts in the SRO and associated reports.
5. The SRO is likely to detrimentally impact the value of ALL of the Residential rural properties in the Little River Area including those properties that fall outside the proposed SRO. The Residential Rural properties located inside the SRO are likely to be significantly detrimentally impacted in terms of current value and potential future values. There is no mention in the report of any intent to compensate landowners accordingly.
6. Stating the obvious – any future Resource extraction / quarrying would destroy the natural rural environment that is currently enjoyed by so many landowners in Little River – particularly along Edgars Road, Collins Crescent and Mouyong Road.
7. We further object on the basis that we have received no consultation prior to the letter of advice outlining the SERA project and the proposed SRO. There is also no evidence of investigation or site visit to our property to determine associated impacts before preparing the SRO as identified.

Recommendation:

We urgently request that the Victorian State Government and the City of Wyndham immediately suspend this process and undertake appropriate investigations before determining the proposed boundary limits for the SRO.

It is our firm opinion that the proposed boundaries of the SRO should be restricted to the East side of the Geelong to Melbourne train line and that the SRO should NOT extend west of the train line. There is no evidence to suggest that there is any practical reasoning for the SRO to extend beyond this location or beyond Edgars Road (at which point the impacts of the overlay on the Environment, Residential properties and the Little River Airfield becomes significantly more complicated).

We request your due consideration to the above objections with a view to

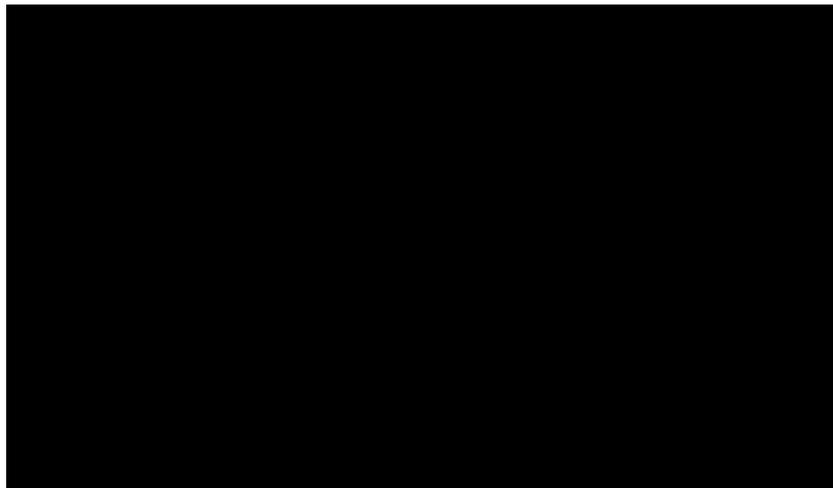


protecting the significant existing values of the Little River Township and its immediate environs.

We are entirely supportive of appropriate commercial development in the area to improve our community access to employment opportunities however we must ensure that any future development does not destroy the natural environment and the potential future development of the township as a thriving semi-rural community strategically located midway between Melbourne and Geelong.

I look forward to a favourable response and would be happy to expand on this correspondence. I am best contacted on mobile 

Regards,



Refer following diagrams:

