

Date

Friday 24 July 2020

To

The Hon. Richard Wynne MP
Minister for Planning
C/- State Planning Services

Address

PO Box 500
EAST MELBOURNE VIC 3002

Sent

Via Email: planning.implementation@delwp.vic.gov.au

Dear Minister Wynne,

Strategic Extractive Resources Areas (SERA) Pilot Project

[REDACTED]

The State Government is to be congratulated on its work to date, in seeking to more clearly define and protect land containing strategic extractive resources. Without an adequate level of protection, land use conflicts will significantly impact the ability to source extractive resources close to where they are needed most.

As set out within this letter, the draft SERA boundaries are generally supported by Barro and it is considered that the SERA project should be quickly rolled out across the state to ensure strategic extractive resources are protected as soon as possible.

Draft SERA Boundaries

It is understood that the draft SERA boundaries have been determined based on an assessment of location, Extractive Industry Interest Area (EIIA) designation, proven resource, manageable planning and environmental constraints and access to markets. It is understood that the draft SERA also makes provision for the designation of buffers associated with existing extractive operations.

The selection criteria reflect locations where some strategic resources are likely to exist, however the draft SERA boundaries reflect some but not all land currently or proposed to be used for extractive industries by Barro.

The following provides further detail in relation to Barro land within each draft SERA area:

- Draft Wyndham SERA

The draft Wyndham SERA boundary encompasses the current Mountain View Quarry at Wyndham Vale (WA186 and WA6219) and Argoona Road (WA43) and identifies a future quarry at 411 Wests Road, Little River (no current WA).

The inclusion of the properties known as WA186, WA6219 and WA43 within the draft Wyndham SERA are supported.

[REDACTED]



411 Wests Road, Little River

The inclusion of the land at 411 Wests Road, Little River (no WA) is not supported. We are advised that the land was drilled in the 1970's as part of exploring the potential to carry out an extractive industry on the land. The land was found to have a high and saline groundwater table (approximately 5m below the surface) which we are advised would make quarrying in this location impractical as groundwater would not be able to be appropriately discharged.

We would welcome the opportunity to discuss the operational constraints associated with this land with you further.

WA6052

The future quarry at 1035 Ballan Road, Quandong (WA Application No. 6052) which adjoins WA43 is not included within the draft Wyndham SERA boundary. This land has been the subject of detailed investigations in relation to its potential for extractive industry and is proposed to form a future extension to the existing quarry at WA43.

The draft SERA Pilot Project Report identifies the WA6052 land as within the Western Grasslands Reserve and therefore unlikely to proceed, however assessments carried out in the preparation of a draft Work Plan associated with WA6052 land have identified former uses that significantly diminished the environmental qualities of the land. Investigations reveal that the land was formerly used by the Department of Defence as an airfield and bombing and shooting range in or around the 1920s.

As a result of that use, the land is highly degraded and unlikely to form part of the Western Grasslands Reserve and it is intended to continue to pursue the use of this land for extractive industry. Further information in relation to this land can be provided on request.

The draft Wyndham SERA boundary should be amended to include the land at 1035 Ballan Road, Quandong (WA Application No. 6052), to amend the proposed zoning of the land to Special Use Zone (Schedule 6) and to apply the proposed State Resource Overlay to the land and 500m buffer.

- Draft South Gippsland SERA

The draft South Gippsland SERA boundary includes the existing sand pit at 5815 South Gippsland Highway, Nyora (WA 1004).

While it is acknowledged that the South Gippsland Pilot project primarily encompasses land within South Gippsland Shire, it is peculiar that the draft South Gippsland SERA includes some land within the neighbouring Cardinia and Bass Coast Shires but does not include the well documented sand resources in the Lang Lang and Grantville areas.

In particular, it is noted that Clause 21.05-6 of the South Gippsland Planning Scheme encourages extractive industry and the strategies specifically seek to "*Protect the area identified in the Lang Lang to Grantville Regional Sand Extraction Strategy in the north west of the Shire for its significant regional sand resource*"

Clause 21.03-7 of the Bass Coast Planning Scheme recognises the significance of the Grantville sand resources and includes objectives and strategies to "*...ensure the long term protection of known and potential sand resources*"

Clause 21.04-6 of the Cardinia Planning Scheme relates to 'Extractive Industry' and includes strategy to "*Protect sand and stone resources and existing extractive industry operations from inappropriate development which may impact on their viability*"



The significance of the sand resources between Lang Lang and Grantville is well documented and should be recognised as part of the SERA Pilot Project.

The following properties owned by Barro should be included within the draft South Gippsland SERA boundary and to amend the proposed zoning of the land to Special Use Zone (Schedule 6) and to apply the proposed State Resource Overlay to the land and 250m buffer:

- Lot 1 Lindhe Lane Lang Lang 3984
- Lot 1 McDonalds Track Lang Lang 3984
- 435 McDonalds Track Lang Lang 3984
- 605 McDonalds Track Lang Lang 3984
- 550 Westernport Road Lang Lang 3984
- 610 Westernport Road Lang Lang 3984
- 115 McGrady Road, Grantville 3984 (Lot 1 on PS124999 and Lots 2, 3 and 4 on PS140203)

In conclusion, the importance of quickly securing well located, high quality resources cannot be overstated and the implementation of the SERA pilot project will provide greater certainty for land owners and extractive industry operators into the future.

Maps depicting the changes proposed by Barro are attached to this correspondence.

If you have any questions or wish to discuss any aspect of this submission further, please do not hesitate to contact the undersigned.

Yours sincerely,

Encl.

