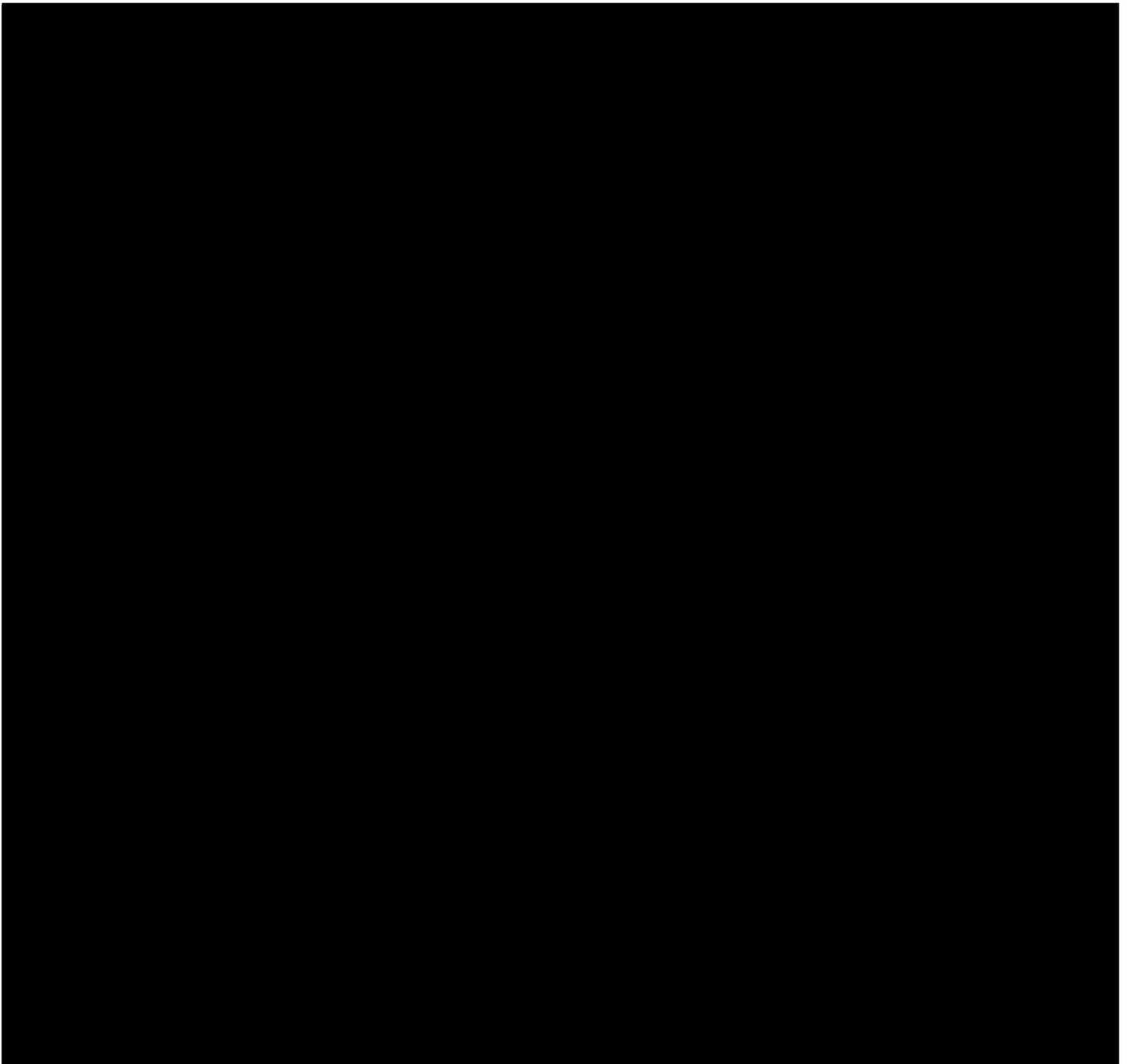


24 July 2020

Engage Victoria
Department of Environment, Land, Water and Planning
PO Box 500
East Melbourne, VIC, 3002

Sent via Email: planning.implementation@delwp.vic.gov.au

Re: Submission to Strategic Extractive Resource Areas Pilot Project



complementary land uses. This will provide greater certainty to industry, land use planners and the community to better inform future land use well in advance of development.

A 'SERA' is:

"a defined area with actual and/or potential extractive resources of strategic value. It has manageable environmental and planning constraints and is accessible to markets".

Whilst two Local Government Areas are identified for consideration as part of this SERA pilot project, this submission relates specifically to the Wyndham Local Government Area only.

It is understood that the draft planning provisions are proposed for identified resource areas of strategic importance in Wyndham. The proposed provisions seek to (amongst other things):

- Ensure only appropriate development and land uses occur close to quarry sites and on land with resources of strategic value.
- Make existing quarries and their buffer distances much easier to see in planning scheme maps.

The revised or new planning provisions, relevant to the SERA pilot project, that will apply to our client's land are:

- Revised Schedule 6 to the Special Use Zone (SUZ6) – part of the land
- New State Resource Overlay (SRO) – all of the land

The revised Planning Policy Clause 16.03-1S and Particular Provision Clause 52.09 also form part of the SERA pilot that will apply to the land.

For the purposes of this submission we are most concerned with the application of the State Resource Overlay (SRO) as the SRO will be used to identify the extent of the SERA, being *a defined area with actual and/or potential extractive resources of strategic value...*

Whilst part of the site is currently zoned Special Use Zone – 6 (Earth and Energy Resources) it does not currently support an active extractive industry operation nor has a Works Authority been issued.

We are informed by our clients and Barro Group's planning consultants that there is no intention to undertake extractive industry activities on the land.

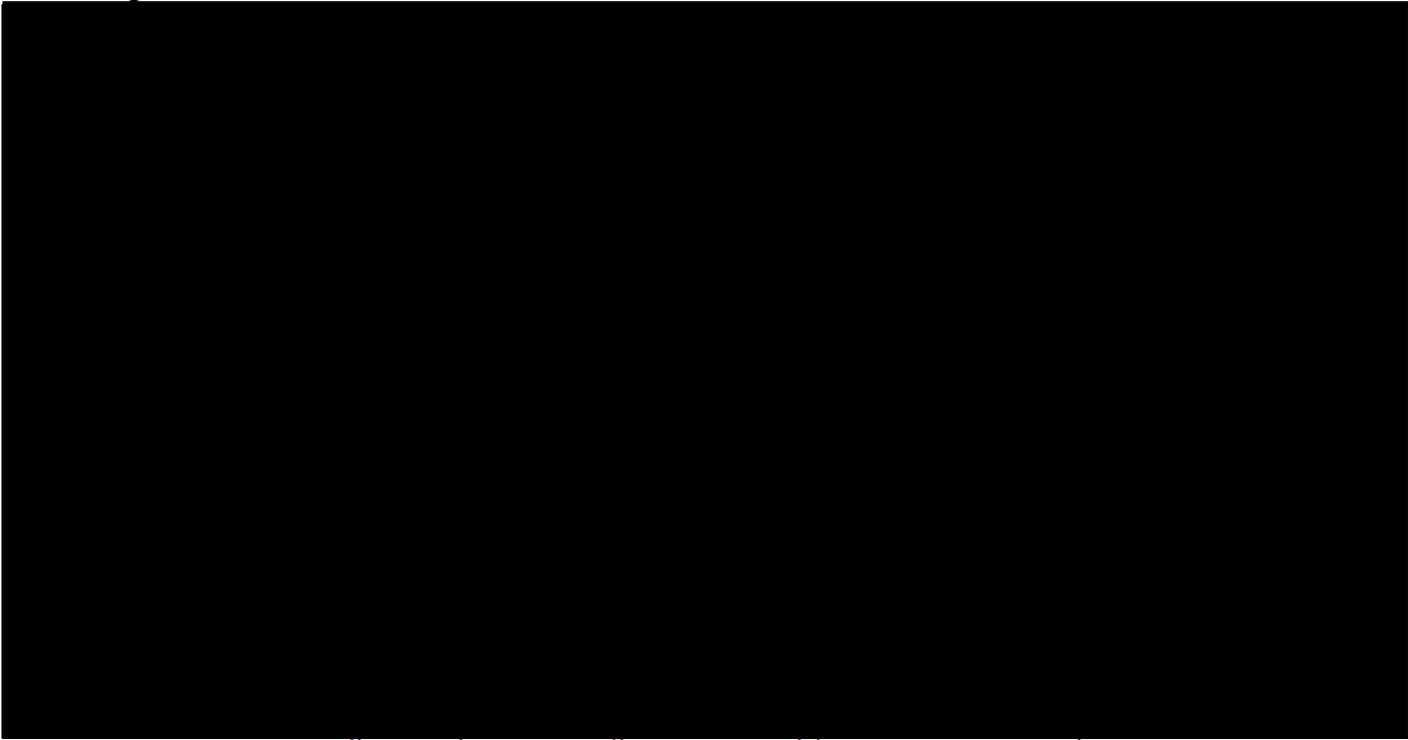
Review Context

In the context that there is no intention to undertake extractive industry activities on the land, we have been engaged to review the proposed changes to the Victorian Planning Provisions and how the implementation of the proposed planning provisions would affect our client's land.

This submission relates to the information that has been available during the consultation period on the Engage Victoria website, including:

- Wyndham Pilot Maps (**"the Maps"**)
- Wyndham Pilot - Information Sheet (**"the Information Sheet"**)
- Full Draft Report: SERA Pilot Project (**"the Report"**)
- Summary Report: SERA Pilot Project (**"the Summary Report"**)
- Draft SERA Planning Provisions (**"the Planning Provisions"**)

Planning Context



The land is located inside the Urban Growth Boundary (UGB).

The SUZ6 area appears to form a continuation of the same zoned land north of Wests Road, which has been subject to historic quarrying activities. The FZ land appears to provide a buffer between the SUZ6 area and the Princes Highway to the south. The GWZ land applies to future land that is to be occupied by the Outer Metropolitan Ring Road (OMR).

As mentioned above, the SERA project proposes to apply the State Resource Overlay (SRO) to the entire site.

Given the land is located inside the UGB it is expected that a Precinct Structure Plan will be prepared for this broader area. The map below (Figure 3) shows that extent of the Werribee Junction Precinct Structure Plan area, which includes the land at 411 Wests Road, Little River.

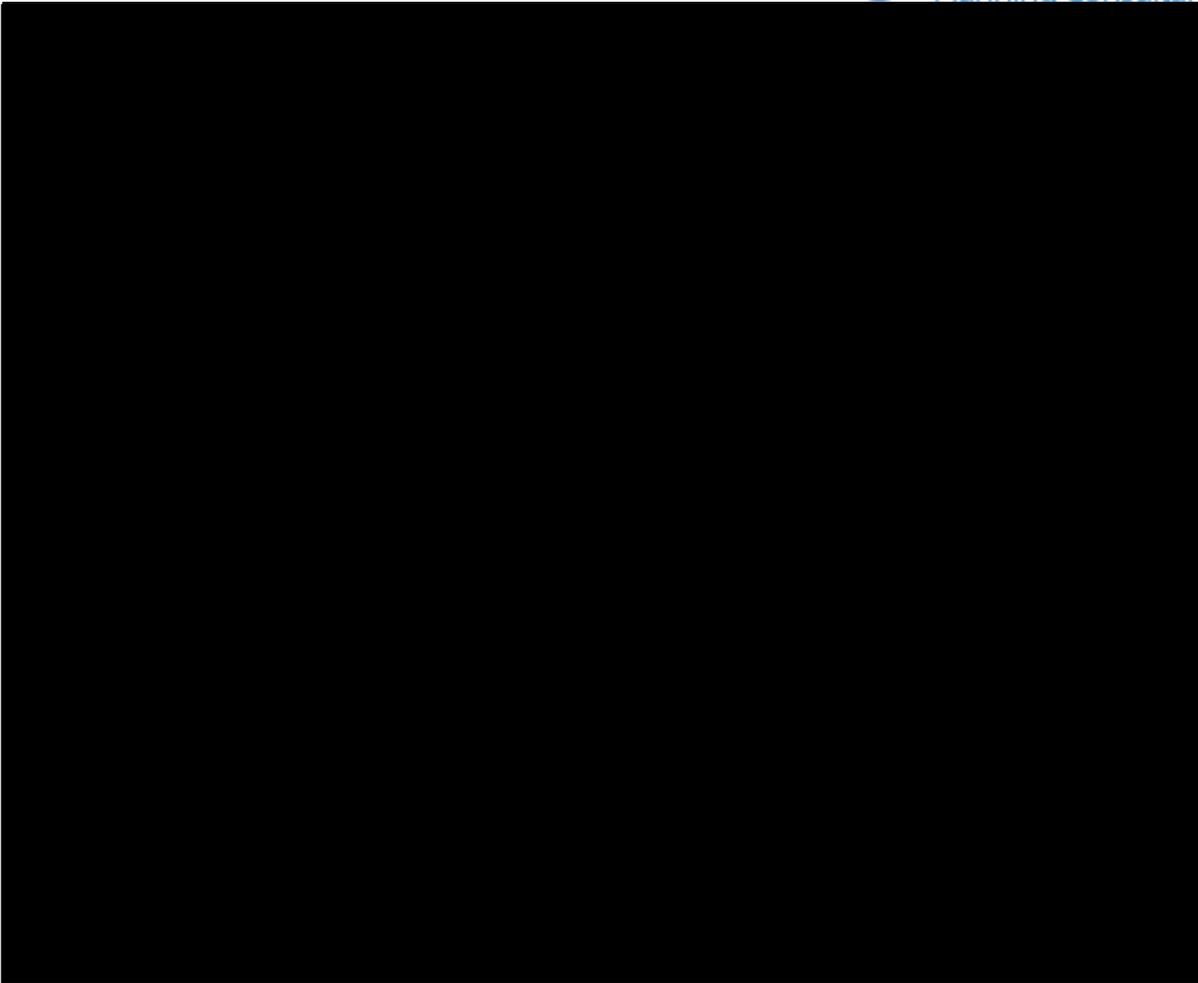


Figure 3 – Wyndham Precinct Structure Plan Areas

The Victorian Planning Authority website outlines that:

'The Werribee Junction Precinct Structure Plan area was identified as a 'logical inclusion' within the Urban Growth Boundary (UGB) by the Logical Inclusions Advisory Committee in 2011 and the Minister for Planning approved the amendment to expand the urban growth boundary to include Werribee Junction Precinct Structure Plan area in 2012. The Logical Inclusions Advisory Committee identified potential for employment uses focussed on industry and logistics, with potential for a small area of residential land and associated open space.

The Victorian Planning Authority (VPA) will commence pre-planning for the Precinct Structure Plan (PSP) in June/ July 2017. The VPA will be working closely with Wyndham City Council and other stakeholders in preparing the Werribee Junction Precinct Structure Plan.

As the Werribee Junction Precinct Structure Plan was not included in the Melbourne Strategic Assessment (MSA) and is not covered by the Biodiversity Conservation Strategy for Melbourne's Growth Corridors (2013), the precinct will require a biodiversity assessment to determine conservation values'.

The Logical Inclusions Advisory Committee process was a comprehensive process that considered a range of factors before making recommendations to include more land inside the UGB and it is our submission that the

