

Strategic Extractives Resource Areas Pilot Project

Consultation summary



Environment,
Land, Water
and Planning

OFFICIAL

Acknowledgment

We acknowledge and respect Victorian Traditional Owners as the original custodians of Victoria's land and waters, their unique ability to care for Country and deep spiritual connection to it. We honour Elders past and present whose knowledge and wisdom has ensured the continuation of culture and traditional practices.

We are committed to genuinely partner, and meaningfully engage, with Victoria's Traditional Owners and Aboriginal communities to support the protection of Country, the maintenance of spiritual and cultural practices and their broader aspirations in the 21st century and beyond.



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Introduction

In May 2020, the Department of Environment, Land, Water and Planning (DELWP) released the Strategic Extractives Resource Areas (SERA) Pilot Project for an eight (8) week period for public and other stakeholder review and feedback.

With Victoria's population expected to double by 2050, more quarries will be needed to supply materials such as rock, sand and gravel for building homes, infrastructure and private investment. The SERA Pilot Project is a key initiative of the *Extractive Resources Strategy* and will help secure strategic extractive resources in defined locations.

This report summarises what we heard through the consultation process, and what changes we made to the Pilot Project based on feedback. It focuses on survey responses received via the Engage Vic website, and written submissions lodged directly with DELWP during the public consultation period.

DELWP would like to thank all who provided feedback.

Planning for extractive industries

A new approach to planning controls

The SERA Pilot Project proposed new planning controls and mapping to secure strategic extractive resources in two pilot local government areas in Victoria.

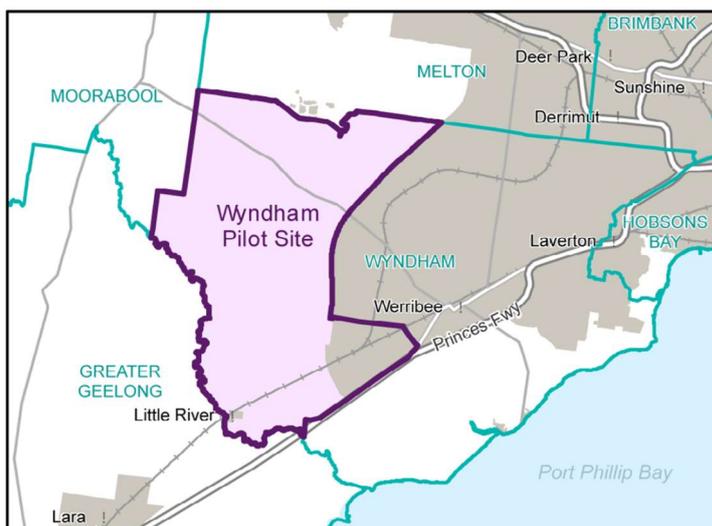
Wyndham City Council and South Gippsland Shire Council were selected as pilot areas after an expression of interest process involving numerous local government authorities. Both pilot areas already include large tracts of land in Extractive Industry Interest Areas (EIIA) and are located close to where the source materials will be used in construction.

Reforms to planning policy and controls to more clearly identify and protect current and future extractive industries sites will reduce the distance that source materials need to be transported, improve the affordability of constructing homes and major infrastructure, and deliver a better outcome for communities and the extractives sector.

Pilot site 1 – Wyndham City Council

The Wyndham area is recognised for its vast flat basalt plains. Hard rock quarries have been operating in the area for decades, producing good quality road base from the extracted basalt, which is used for major road projects across Victoria. However, more than 70 per cent of the Extractive Industry Interest Areas in Wyndham are inaccessible due to incompatible development.

The large Western Grassland Reserve and the location of small settlements and larger towns nearby helped shape the proposed SERA boundaries, which avoided these important areas. It encompassed existing quarries and areas where there are potential extractive resources that may be suitable for future quarry development.

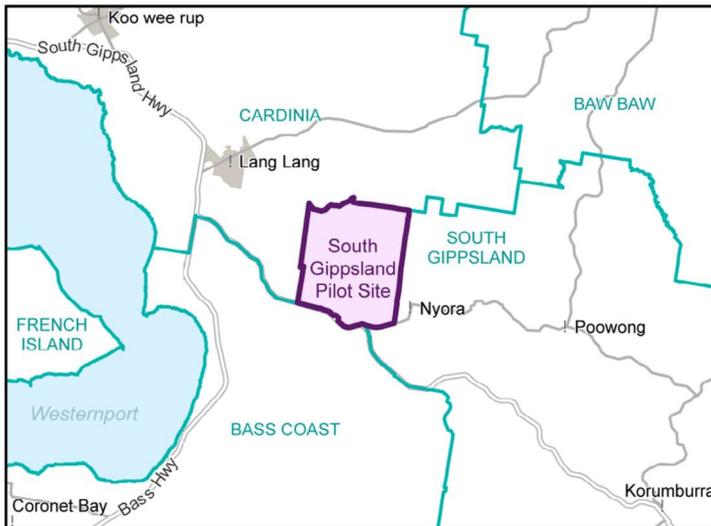


Map 1 Wyndham SERA Pilot Project Area

Pilot site 2 – South Gippsland Shire Council

South Gippsland's north western corner forms part of an extensive sand belt. The sand near Nyora has been extracted since the 1950s and is projected to continue for the next few decades. Several quarries located in the SERA project area produce sand that is largely used in construction projects across Melbourne.

The proposed SERA boundary generally covered all of the existing sand quarries in the South Gippsland municipality that lie west of Nyora. It also included adjoining areas that are within the existing Extractive Industry Interest Area and which sit within planning zones where extractive industries are permitted.



Map 2 South Gippsland SERA Pilot Project Area

Community and stakeholder consultation

The consultation process for the SERA Pilot Project was adapted in response to the declared COVID-19 State of Emergency in Victoria. This caused delays in the consultation process commencing, and changes to how stakeholder engagement could be undertaken.

The consultation period ran during May, June and July 2020. Due to restrictions on movement and face to face meetings, DELWP extended the consultation period out to 8 weeks, and utilised COVID-safe engagement methods.

Consultation activities

The key consultation activities undertaken by DELWP included:

- A dedicated project page on the Engage Vic website.
- On online survey on the Engage Vic website.
- Information collateral comprising:
 - SERA Pilot Project Full Draft Report
 - Draft planning provisions and maps
 - Proposed planning provisions Q&As
 - Wyndham and South Gippsland information sheets
 - Community and landowner information sheet
 - Industry information sheet, including Q&As
 - Summary of proposed planning provision changes
 - Short video available online.
- Direct correspondence to 191 potentially affected landowners in Wyndham City Council, South Gippsland Shire Council, Cardinia Shire Council and Bass Coast Shire Council.
- Direct correspondence to relevant stakeholder organisations, State government agencies, and local government authorities.
- Public notices published in local newspapers in Wyndham and South Gippsland, plus the state-wide Weekly Times.
- Media releases.
- A hotline established for stakeholder enquiries with access to departmental staff.
- Video and teleconferencing options made available for persons wishing to discuss the project.

Engage Victoria survey

The consultation period for the SERA Pilot Project ran from 26 May to 24 July 2020.

Interested groups and individuals could complete an online survey and/or upload written submissions via the Engage Vic website. Written submissions were also lodged by email directly with DELWP.

Across the 8-week consultation period, the dedicated project page was viewed 6728 times on the Engage Vic website, by 3910 unique visitors.

The online survey included four questions, three of which related specifically to the SERA Pilot Project.

The first two questions included a statement about the project, with respondents invited to score on 5-point graded scale the extent to which they agreed with that statement ('strongly disagree', 'disagree', 'neutral', 'agree', 'strongly agree').

The third question sought feedback on the draft planning provisions exhibited on the Engage Vic website. The fourth question invited comments on any other aspect of the SERA Pilot Project.

1. Securing strategic extractive resources

To what extent do you agree with the below statement:

It is important to secure strategic extractive resources in suitable locations.

Please let us know why you gave your response above.

2. Draft 'Strategic Extractive Resource Area' boundaries

To what extent do you agree with the below statement:

The draft boundaries adequately identify 'Strategic Extractive Resource Areas' in the pilot area/s.

Please let us know how the draft SERA boundaries could be improved. If you would like a particular parcel of land added or removed from the draft SERA, please detail why.

3. Draft 'Strategic Extractive Resource Area' planning provision

Do you have any feedback on the proposed planning provisions which intend to secure 'Strategic Extractive Resource Areas' in the planning system?

4. Other matters

If you would like to comment on any other aspects of the SERA pilot project, please do so below.

What we heard

Overview of submissions

A total of 304 submissions were received by DELWP during the 8-week public consultation period. Of these, 255 submissions were received through the Engage Vic website. A further 49 submissions were received by direct email.

Two duplicate submissions received online were removed from the data set. One submission with no response to the questions was also removed.

Numerous submissions included extensive attachments such as supporting documents and photographs. All attachments and photographs were reviewed by DELWP as part of its overall analysis of submissions.

DELWP received submissions from:

- Individuals with an interest in the project
- Community organisations and special interest groups (e.g. Landcare, Royal Botanic Gardens)
- Private landowners directly or indirectly affected by the project
- State government agencies and authorities (e.g. Parks Victoria, Victorian Planning Authority)
- Local councils directly or indirectly affected by the project
- Extractive industry sector representatives, including quarry operations and industry organisations.

Analysing the submissions

The largest group of submitters were individuals from settlements and land holdings outside of the proposed SERA boundaries (127). The second largest group of submitters were landowners with properties located wholly or partly within the proposed SERA boundaries (70). There were 36 submissions from organisations, and 8 submissions from local councils (Figure 1).

Of the 304 total submissions, 98 related to the South Gippsland pilot area, and 97 related to the Wyndham pilot area. The remaining submissions related to both the South Gippsland and Wyndham pilot areas, and/or to the SERA Pilot Project more generally (Figure 2).

Figure 1: Number of submissions by group

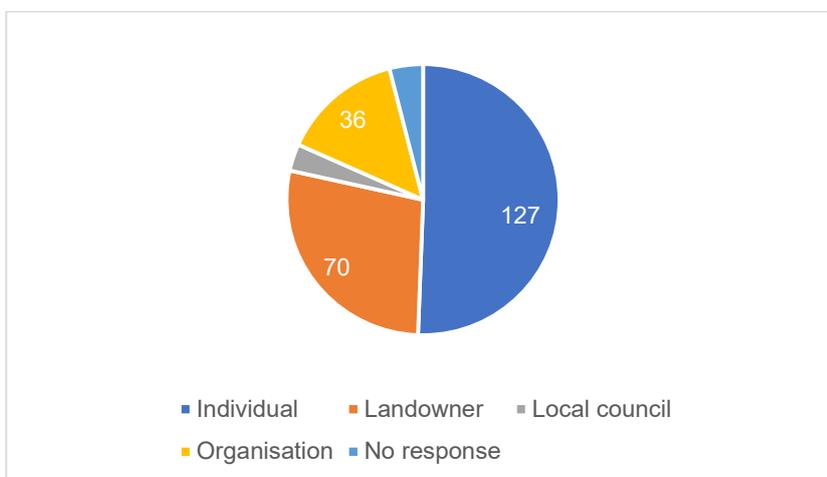
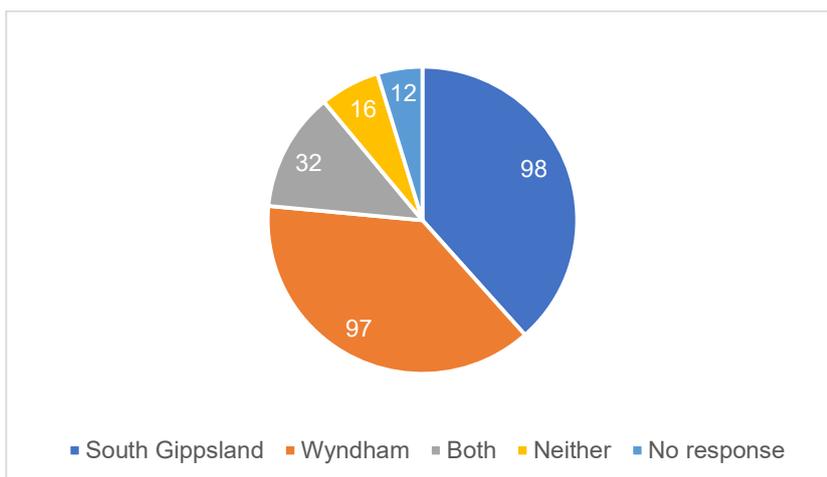


Figure 2: Number of submissions by study area



Survey results

The following section analyses the responses to the four questions contained in the survey.

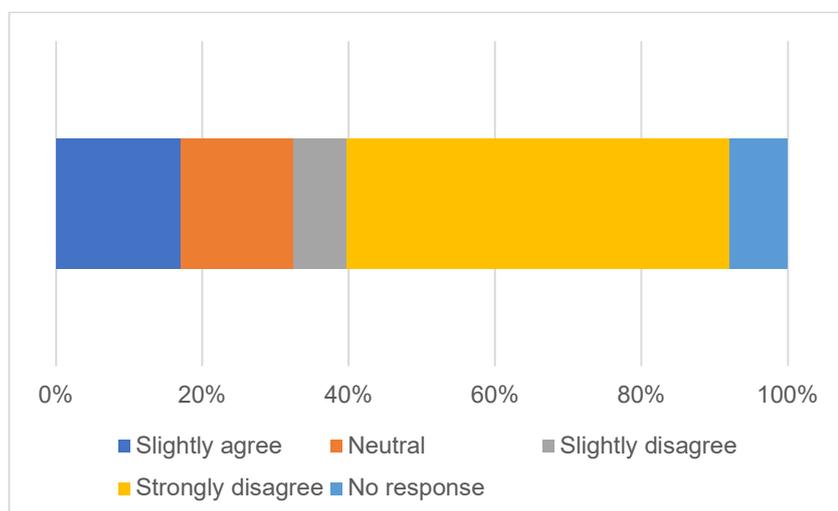
Question 1 focused on ‘Securing Strategic Extractive Resources’.

Respondents were asked to identify the extent to which they agreed with the following statement: *It is important to secure strategic extractive resources in suitable locations.*

The majority of respondents to this question (105) **did not agree** that it is important to secure strategic extractive resources in suitable locations. Eighty-eight submitters agreed that it was important to secure strategic extractive resources in suitable locations, noting that written submissions in support of the SERA are not accounted for in this survey.

Figure 3 and Table 1 summarise the responses by respondent type.

Figure 3: Extent to which submitters agree with statement about importance of SERA*



* Note: does not account for separately lodged submissions

Table 1: Extent to which submitters agree with importance of SERA by submitter group*

	Individual	Land owner	Local council	Organisation	No response	Total
Agree	42	22	4	20	0	88
Neutral	15	9	1	2	0	27
Disagree	68	33	0	2	2	105
No response	2	6	3	12	12	35
Total	2	6	8	36	14	255

* Note: does not account for separately lodged submissions

In response to the sub-question ‘*Please let us know why you gave that response?*’, we received the following submissions:

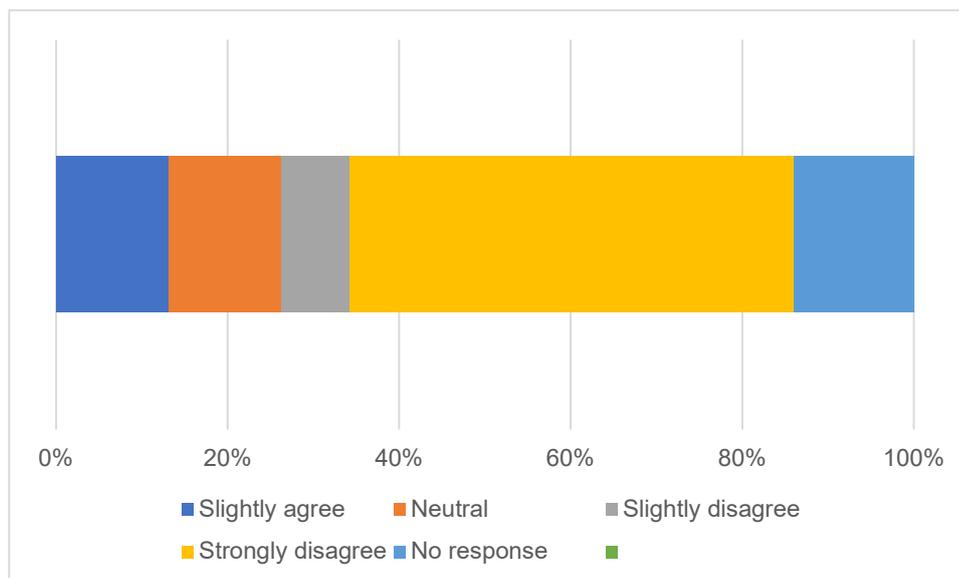
- It is important to secure strategic extractive resources in suitable locations.
- Need to protect SERA from competing land uses, close to the construction activities they support.
- Concerned about the potential environmental impacts, including the impact on waterways and biodiversity, with several references to the Adams Creek Nature Conservation Reserve.
- SERA pilot sites will increase truck movements on already congested roads causing further congestion and road damage with several references to Ballan Rd, Wyndham Vale.
- SERA sites are too close to residential areas and will create noise and dust issues.
- Buffer distances proposed to SERA may not be sufficient.

Question 2 focused on ‘*Strategic Extractive Resources Areas boundaries*’.

Submitters were asked to identify the extent to which they agree with the following statement: *The draft boundaries adequately identify ‘Strategic Extractive Resource Areas’ in the pilot area/s?*

Figure 4 and Table 2 illustrates the breakdown of the survey results.

Figure 4: Extent to which submitters agree with proposed SERA boundaries*



* Note: does not account for separately lodged submissions

Table 2: Extent to which submitters agree with proposed SERA boundaries by submitter group*

	Individual	Land owner	Local council	Organisation	No response	Total
Agree	13	3	4	9	0	29
Neutral	17	6	1	6	0	30
Disagree	93	54	0	9	2	158
No response	4	7	3	12	12	38
Total	127	70	8	36	14	255

* Note: does not account for separately lodged submissions

In response to the sub-question ‘*Please let us know how the draft SERA boundaries could be improved?*’, we received the following submissions:

- Remove Holden Testing Ground.
- Remove Adams Creek Reserve which is habitat for the endangered Southern Brown Bandicoot
- Remove Western Grassland Reserve.
- Remove SERA from areas of high conservation and threatened species.
- Alter SERA to be distant from residential areas, bush, forest and farming land.
- SERA creates unequal expectations either through future quarries that can operate without community consultation or provides unequal advantage to those quarries already located within SERA.
- Need three-year review of SERA boundaries to take account of new or closed quarries.
- Some submissions requested either entire Wyndham or South Gippsland SERA be removed from pilot.

Question 3 asked for feedback on the proposed planning provisions which intend to secure “Strategic Extractive Resource Areas” in the planning system.

We received the following submissions:

- Oppose Clause 44.07 which allows the Responsible Authority to exempt applications from notice of permits and review of planning decisions to potentially affected landowner and residents
- Planning controls should be implemented as an Environmental Significance Overlay with a Special Use Zone over the extractive industry work authority area.
- The State Resource Overlay should have precedence in existing/proposed extractive’s work authority area over other overlays such as the Vegetation Protection Overlay.
- Buffers need to be considered in more site-specific way.
- Lack of standard Planning Scheme Amendment process for SERA Pilot Project; future proposals require standard Planning Scheme Amendment process
- The State Resource Overlay creates more planning permit requirements for dwellings, some buildings and works and some agricultural activities.

- Greater consideration is needed for RAMSAR conservation area and RAMSAR obligations within Wyndham SERA area.
- Consider consistency with *Mineral Resources (Sustainable Development) Act 1990*.
- Add more information about other industrial uses that will be supported in State Resource Overlay, as they are complementary to extractive industries.
- Consider impact on waterways including biodiversity, hydrology, flow change, impacts downstream at a strategic level before planning permit and works approval are sought.

Question 4 invited comments on any other matter related to the SERA Pilot Project. We received the following submissions:

- Need to consider quarry rehabilitation including future uses of closed rehabilitated quarries.
- State government or extractive industry companies need to contribute funding to upgrade roads that will be taking more quarry trucks.

Direct submissions

In addition to survey responses submitted through the Engage Vic website, DELWP received 49 submissions from individuals and other stakeholders. Some submissions included detailed analysis of one or more issues arising in the overall SERA Pilot Project; raised concern about a special interest or topic relevant to one of the two SERA pilot areas; or raised a matter relating to a specific parcel of land in one of the two pilot areas (e.g. requesting to be included or excluded from the project).

DELWP has analysed each of these submissions, including all attached documents and photographs, and considered the issues raised by stakeholders and local communities.

Summary of key issues

The data generated by the 8-week public consultation process included:

- Responses to 'graded score' questions in the online survey (questions 1 and 2).
- Responses to open text boxes in the online survey (questions 1 and 2).
- Written responses to questions 3 and 4 in the online survey.
- Supporting material attached to online survey responses.
- Submissions made directly to DELWP, including supporting documents and photographs.

Consistent themes emerged across the data sets generated by the online survey and from direct submissions. These themes are summarised below.

General

Use of the State Resource Overlay to identify and protect extractive resources

The exhibited documentation proposed to apply a new State Resource Overlay Schedule 1 (SRO1) to land in Wyndham and South Gippsland. The SRO1 would be applied in locations where it would (1) manage the encroachment of sensitive uses around existing extractive industries, and (2) identify existing extractive industry operations, and land where extractive industries may be developed in the future (with separate planning permission).

Specific concerns raised in submissions suggest the use of SRO1 to achieve two different planning objectives was confusing, especially for landowners in the two pilot areas, but also for landowners within proximity to an existing extractive industry. Landowners who would be affected by the SRO1 where it was intended to manage encroachment issues were concerned that it was earmarking their land for the expansion of a nearby extractive industry or designating their land as a site for a future extractive industry.

Exemptions from notice and appeal rights

The exhibited documentation included an exemption from public notice and review rights for 'Extractive Industry' when two conditions are met under the SRO1. Some submitters were concerned that this impacted natural justice by reducing opportunities for residents to participate in planning processes. Other submitters were concerned that the exemption represented a loss of oversight or awareness of change occurring in proximity to townships. Concerns were also raised that granting exemptions for some categories of permit applications (relating to Extractive Industries) would encourage the extractives sector to develop more quarries in these areas.

For the purpose of clarity, the proposed exemption from notice and review rights under the SRO1 was intended to only apply if a permit application for 'Extractive Industry' achieved a defined setback distance from an existing sensitive land use (e.g. a dwelling or accommodation); and if the land where the Extractive Industry would be located has access to a Road Zone Category 1 road.

Wyndham pilot area

Applying the State Resource Overlay to the future Western Grassland Reserve

The exhibited documentation proposed to apply the SRO1 as a separation distance around existing Work Authorities (operating quarries) inside the future Western Grassland Reserve. The purpose of the SRO1 in those locations was to reduce the risk of sensitive land uses being developed in proximity to extractive industries (essentially safeguarding those industries in the Planning Scheme).

The land set aside for the future Western Grassland Reserve is currently zoned Rural Conversation Zone (RCZ) and is affected by the Public Acquisition Overlay and Environmental Significance Overlay (both overlays relating specifically to the future Reserve).

Many submitters were concerned that application of the SRO1 to land inside the future Western Grassland Reserve signalled that the Reserve would not come to fruition but would instead be developed for extractive industries. Other submitters were concerned that additional extractive industry developments inside the Reserve would undermine the nationally significant biodiversity and habitat values of the area.

SERA planning controls and Precinct Structure Plans

The exhibited documentation proposed applying the SRO1 to land in Wyndham City Council located inside the Urban Growth Boundary (UGB). Some properties near the UGB, and where the SRO1 was proposed to be applied, are already affected by planning controls introduced by Precinct Structure Plans approved by the Minister for Planning.

Submissions from private landowners and developers, State and local government authorities and industry bodies, sought clarification on how the SRO1 would impact approved or proposed Precinct Structure Plans in inside the UGB (e.g., Black Forest PSP, Werribee Junction PSP).

Some private landowners were concerned that planning controls introduced by the SERA Pilot Project would duplicate existing controls introduced by Precinct Structure Plans and create confusion in planning processes. Other submitters sought clarification as to whether the introduction of additional extractive industries in Precinct Structure Plan areas would conflict with other State government policies relating to industrial and commercial land, particularly in relation to the future Werribee Junction Precinct Structure Plan.

Impact on Little River township and Eynesbury Estate

The exhibited documentation proposed to apply the SRO1 to land immediately south and southeast of the Eynesbury Estate, and to a large area of land immediately north, east and southeast of Little River township.

The SRO1 was proposed to be applied in these locations to designate land for possible future extractive industries. Both locations are already in Extractive Industry Interest Areas (EIAs), which have been identified in the Victorian planning system since the 1990s. Land near Eynesbury Estate and Little River has high-grade rock resources, good access to road networks, and manageable planning constraints, and were therefore deemed suitable for inclusion in the Pilot Project.

Submitters in both communities, along with land developers and community organisations, raised concerns about the intensity of existing extractive industry operations in the area, and about the possible impacts of additional extractive industry developments on amenity, environments and local road networks.

Existing planning controls require a new extractive industry development to achieve a minimum setback from sensitive land uses (e.g. a dwelling) – this requirement does not change under the SERA Pilot Project. However, the placement of the SRO1 immediately adjoining the Little River township led community members to raise concerns about the prospect of extractive industries being developed very close to that settlement.

With respect to Eynesbury Estate, the primary concern is that the zoning and overlay controls for Eynesbury Estate allow residential development to occur in stages, and future stages will bring residential development significantly closer to its property boundary. If the SRO1 was applied to land immediately south and west of Eynesbury Estate, future development in Eynesbury Estate – which is permitted under current zoning and overlay controls – will immediately abut land designated under the SRO1 for potential future extractive

industries. This configuration of planning controls may create a scenario whereby Eynesbury Estate's approved future residential development will encroach into the setback distance of an extractive industry, creating foreseeable and avoidable land use conflicts.

South Gippsland pilot area

Applying the State Resource Overlay to the Adams Creek Nature Reserve

The exhibited documentation proposed to apply the SRO1 to land inside the Adams Creek Nature Reserve that contains an existing Work Authorities (the same land would be rezoned to Special Use Zone), and to other land inside the Nature Reserve that may be suitable for future extractive industry developments.

Extractive industries currently operate on land in the Nature Reserve under Work Authorities issued by the Department of Jobs, Precincts and Regions (DJPR). Land in the Nature Reserve is currently in Extractive Industry Interest Areas, and contains significant quantities of sand resource that, if extracted, would support local development.

Numerous submissions, including a petition with 550 signatures, raised concerns with the proposal to apply the SRO1 to land in the Nature Reserve, noting its important ecological and social values.

Response to submissions

Below is a concise response to the key issues raised in submissions about the SERA Pilot Project.

Use of the State Resource Overlay to identify and protect extractive resources

Some submitters were concerned by the proposal to use the SRO1 to identify and protect earth resources, while other submitters were confused by the how the SRO1 would work, and/or where it would be applied.

Response

DELWP closely considered these submissions and explored modifications to the SRO Schedule 1 to clarify its objectives and the reason it is being applied.

Following discussions with DJPR, Wyndham City Council, South Gippsland Shire Council, and Cardinia Shire Council, DELWP revised its approach and utilised two SRO Schedules with different purposes and objectives, rather than one SRO Schedule, as exhibited.

Separating the exhibited Schedule into two Schedules allows DELWP to tailor the planning controls – its objectives, purposes, permit requirements, and decision guidelines – to the context where the SRO is applied.

SRO1 (Strategic Extractive Resource Areas) has been applied to identify and protect existing extractive industries, and to designate areas of land where extractive industries may develop in the future. SRO2 (Protecting extractive industries) has been applied in limited locations to manage encroachment of sensitive uses around existing extractive industries.

Exemptions from notice and appeal rights

Some submitters were concerned about the loss of access to planning processes, while others were concerned that new extractive industries could be developed near communities with no oversight.

Response

Noting that DELWP has introduced two Schedules to the SRO, not one Schedule as exhibited, the proposed exemption for 'Extractive Industry' applications has been retained only in SRO1 (Strategic Extractive Resource Areas), and removed from SRO2 (Protecting extractive industries).

In light of State Government policy to facilitate extractive industries and provide greater certainty and clarity in the planning system – a policy which underpins the SERA Pilot Project – it remains appropriate to grant an exemption from notice and review rights in the revised SRO1. The purpose of the SRO1 is to identify and protect existing extractive industries and designate land where extractive industries may be developed based on geology, access to road networks and manageable planning constraints. For a proposed extractive industry to benefit from the exemption from notice and appeal rights, it must be located at least 250 metres from an existing sensitive use in South Gippsland, or 500 metres from an existing sensitive use in Wyndham; AND have access to Road Zone Category 1 road. If those two conditions are met, an application for a new 'Extractive Industry' will have minimal amenity impacts on existing sensitive uses, and can benefit from the exemption from notice and appeal rights.

It is important to note, however, that an application benefiting from an exemption from notice and appeal rights is not exempt from the requirements of the Planning Scheme to obtain a planning permit. All applications for Extractive Industry, whether in a SERA pilot area or another local government area, must comply with the requirements of the Planning Scheme, and also the requirements of the Mineral Resources (Sustainable Development) Act 1990. The Planning Scheme and State legislation provide a strong regulatory framework for assessing and managing the impacts of extractive industries, and these regulatory frameworks remains vital to the assessment of any Extractive Industry application in a SERA pilot area.

With respect to the SRO2, the exemption from notice and review rights has been removed from this Schedule. The objective of the SRO2 is to manage the encroachment of sensitive uses near existing extractive industries, and to explicitly discourage the expansion of an existing extractive industry into surrounding land. As the SRO2 effectively operates to manage a separation distance between an extractive industry and adjoining sensitive uses, an exemption from notice and appeal rights is not required, as applications for new Extractive Industries are not likely to arise in the SRO2.

Applying the State Resource Overlay to the future Western Grassland Reserve

Submitters were concerned about conflicts between extractive industries and protecting and acquiring land for a future Western Grassland Reserve.

Response

The extent of the SRO has been changed to reflect considerable community concern about applying new planning controls to land in the future Western Grassland Reserve.

The SRO1 (Strategic Extractive Resource Area) applies only to land that has been rezoned Special Use Zone 6, which is where an extractive industry is currently operating under an approved Work Authority.

The SRO1 and SRO2 (Protecting extractive industries) have been removed from all other parts of the future Western Grassland Reserve.

SERA planning controls and Precinct Structure Plans

Submitters sought to clarify how new planning controls introduced to identify and protect extractive industries would interact with existing and/or proposed planning controls that prioritise residential, commercial and industrial growth.

Response

Where land under an approved Precinct Structure Plan is in proximity to an existing extractive industry, the Wyndham Planning Scheme already includes planning controls that ensure sensitive uses do not encroach within 500 metres of that extractive industry operation. The existing planning controls therefore achieve the purpose intended by the proposed SRO.

In light of this, the revised SRO2 (Protecting extractive industries) has been removed from those locations so as not to duplicate an existing planning control.

Where no Precinct Structure Plan has been prepared or approved, but where one is earmarked for completion in the future (e.g. Werribee Junction), the SRO1 and SRO2 have been applied to land inside the UGB. The Victorian Planning Authority, which is responsible for preparing Precinct Structure Plans with local Councils, will integrate SERA planning control into its future plan for Werribee Junction.

With respect to any conflict between the SERA Pilot Project and other State Government policies relating to industrial and commercial land supply: DELWP has worked closely with the Victorian Planning Authority and Invest Victoria to ensure that SERA planning controls do not undermine the intent of, or conflict, strategic directions for those important growth areas.

Impact on Little River township and Eynesbury Estate

Many submitters were concerned about the location of the SRO – and therefore possible future extractive industries – in relation to the Little River township and the Eynesbury Estate.

Response

The extent of the SRO has been changed to reflect community concern about the proximity of possible future extractive industries near Little River and Eynesbury Estate.

The SRO1 (Strategic Extractive Resource Area) has been setback an additional 400 metres (approximately) from the northern interface with the Little River township, and an additional 500 metres from where interfaces with Eynesbury Estate.

These mapping changes will ensure future extractive industries located in SERA areas can maintain appropriate separation distance from existing settlements, in-line with requirements contained in EPA Guideline 1518.

Applying the State Resource Overlay to the Adams Creek Nature Reserve

Submitters were concerned about conflicts between extractive industries and protecting land in the Adams Creek Nature Reserve.

Response

The extent of SRO mapping has been changed to reflect considerable community concern about applying new planning controls to land in the Adams Creek Nature Reserve.

The SRO1 (Strategic Extractive Resource Area) applies only to land that has been rezoned Special Use Zone 8, which is where an extractive industry is currently operating under an approved Work Authority.

The SRO1 and SRO2 (Protecting extractive industries) have been removed from all other parts of the Adams Creek Nature Reserve.

Other matters

While DELWP has considered all submissions and made changes and improvements to the SERA Pilot Project, not every issue raised by the community and stakeholders can be resolved through this process.

The following is a selection of other matters raised during public consultation, and a short statement on how and when they will be addressed.

Guidance for professionals (Planning Practice Note)

DELWP and DJPR have committed to the development of a Planning Practice Note (PPN) to support the application of planning policy and controls introduced by the SERA Pilot Project. The scope of the PPN is still to be finalised, however it would likely provide guidance to developers and quarry proponents seeking to establish in the SRO. It would also outline a way forward for any adjustments to the SRO due to new, varied, or closed quarries; and a process for including other extractive industries sites in the SUZ and SRO. Key stakeholders such as the VPA and Councils will be involved in this process at an early stage.