

Our ref: D5858120



22 July 2020

The Hon Richard Wynne MP
Minister for Planning
8 Nicholson Street
EAST MELBOURNE VIC 3002

Dear Minister

**South Gippsland Shire Council
Submission to the Strategic Extractive Resource Areas Pilot Project**

Thank you for the opportunity for South Gippsland Shire Council to partner with the Department of Environment, Land, Water and Planning (DELWP) and Department of Jobs, Precincts and Regions (DJPR) in the development of the Strategic Extractive Resource Areas (SERA) pilot project.

Council has recognised for many years the strategic importance of the Nyora sand resource to the local and broader Victorian economy. This importance is reflected in existing planning scheme policy statements and in Council's Economic Development and Tourism Strategy both of which supported Council's decision in June 2018 to identify the sand resource in a planning scheme overlay to assist its long-term protection. The SERA pilot project has superseded this work and we remain supportive of the introduction of new planning scheme controls to protect the sand resource and the amenity of local residents.

The SERA consultation information requests feedback on the geographic extent of the SERA area. We note that the area generally accords with the current Extractive Industry Interest Area (EIIA) mapping and that Council has no other resource mapping information. The SERA mapping accords with Council's understanding of the resource extent and the addition of the 250m buffer is supported. Excluding the sand resource known to be under the Rural Living Zone estate north of McDonalds Track is a practical response in recognition of the established rural residential development of this area.

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In relation to the draft planning scheme controls Council is broadly supporting of the application of the Special Use Zone (SUZ) to active quarry sites and the amended State Resource Overlay (SRO) to the broader sand resource area and buffer. Identification of these areas as proposed is a significant improvement on the current use of EIA mapping which is not readily transparent in the planning system and is not identified in vendor statements when land is bought and sold.

Regarding the operation of the SUZ and SRO provisions, they provide a reasonable balance of interests however the SRO Schedule would benefit from having more planning permit exemptions for buildings and works related to dwelling and agricultural uses. This would reduce the planning permit burden on landowners in the SERA.

Close analysis of the draft provisions has identified a range of mostly minor issues that will require considered before any next steps occur. Issues include typographical corrections, updating of planning scheme clause numbers, removal of references to the Public Use Zone 4 'Transport' (railway tracks currently being removed) and other planning scheme technical matters that require detailed explanation. These matters will be further explored by Council's Planning Department with the SERA project team.

Not directly addressed in the SERA pilot project is the impact of sand truck movements on local road pavements and the broader amenity impacts of trucks. These impacts are well known to Council and local residents. We note that with the expected increase in demand for the sand resource over time, these impacts will increase commensurately. A large portion of sand truck movements occur on McDonalds Track, which is the Shire's most heavily trafficked Council road. The strategic significance of McDonalds Track for access to the resource, combined with Council's limited resources to provide for its upgrading, supports its transfer from Council to a State Government responsibility as a matter of priority. We trust that the State Government will consider and plan for how these impacts can be managed and funded now and when expansion occurs. A large number of trucks

In conclusion, Council requests that any process to formally introduce the SERA planning controls into the South Gippsland Planning Scheme occur with further public consultation and independent review by a Planning Panel or Advisory Committee. The draft controls are complex and will have material impact on many landowners. For transparency and fairness, we support further consultation and independent review.



We look forward to continuing to work with DELWP and DJRP in the preparation and implementation of the SERA pilot project.

If you have any further questions please contact me on 5662 9311 or email Kerryn.ellis@southgippsland.vic.gov.au

Yours sincerely

Kerryn Ellis
Chief Executive Officer