

STRATEGIC EXTRACTIVE RESOURCE AREAS LANG LANG

The Department of Transport and Planning (DTP) is seeking feedback on a proposal to secure important quarry resources in Victoria, including near Lang Lang in the Shire of Cardinia.

Victoria's population is projected to exceed 10 million people by 2050. As Victoria grows and more houses, schools, hospitals, roads, and renewable energy projects are delivered, the demand for quarry resources, including rock and sand, will significantly increase.

Draft land use planning controls have been prepared to secure sand resources in the Lang Lang Strategic Extractive Resource Area (Lang Lang SERA) (**Map 1**). They seek to:

- provide long-term certainty for supplying quarry resources to Victorian markets.
- increase awareness of strategic resources and where quarrying may occur in the future, so they are considered in the assessment of land use and development proposals.
- ensure sensitive land use and developments, such as houses, schools, sports grounds, shops and wineries, are not built too closely to land where quarrying may occur.
- protect quarries close to where the demands for resources are, to reduce transport costs and minimise emissions, helping to make construction projects more affordable and sustainable.

What are the proposed planning scheme changes?

The land use planning controls sit within the *Cardinia and South Gippsland Planning Schemes*, with the planning schemes proposed to be amended as follows:

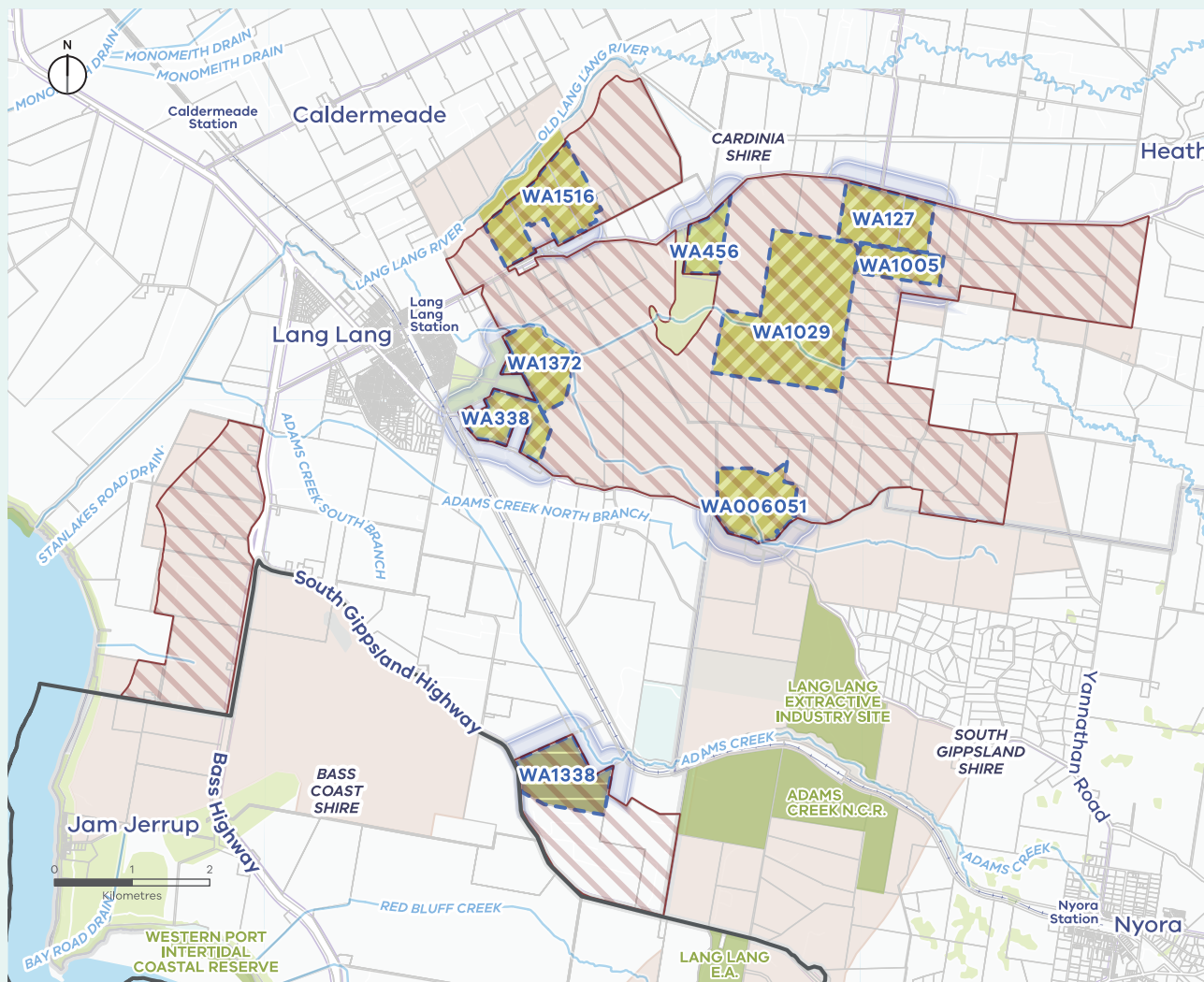
- Rezone land containing nine Extractive Work Authorities (WAs) in the Lang Lang SERA from Green Wedge Zone, Schedule 1 (GWZ1) or Rural Conservation Zone, Schedule 1 (RCZ1) to Special Use Zone 'Extractive industry' Schedule 8 (SUZ8) to safeguard approved quarrying within the Lang Lang SERA (*in the Cardinia Planning Scheme*).
- Apply the State Resource Overlay 'Strategic Extractive Resource Area' Schedule 1 (SRO1) to land inside the Lang Lang SERA (*in the Cardinia Planning Scheme*).
- Apply the State Resource Overlay 'Protecting Extractive Industry' Schedule 3 (SRO3) to land up to 250 metres outside of the Lang Lang SERA close to a WA inside the SERA (*in the Cardinia and South Gippsland Planning Schemes*).
- Amend the schedule to clause 66.05 'Notice of permit applications under local provisions' (*in the Cardinia Planning Scheme*) to require notice of an application for quarrying that would otherwise be exempt from notice within the SRO1 to be given to the Registered Aboriginal Party (RAP) – the Bunurong Land Council Aboriginal Corporation.

What do the changes mean?

Under a SRO1 and SRO3, a planning permit is needed for any sensitive land use, subdivision, or development near quarries. Permit applications must be referred to Resources Victoria within the Department of Energy, Environment and Climate Action (DEECA), who will advise the responsible authority, usually the municipal council or Minister for Planning. Applicants must consider the Lang Lang SERA in their proposals.

For new or extended quarries under the SRO1, if they are over 250 metres from sensitive land uses and have access to a road in the Transport Zone 2, they are exempt from notice, review, and appeal rights. However, the Bunurong Land Council Aboriginal Corporation will still receive notice but cannot seek a merits review of the permit decision.

▼ **Map 1: Draft Planning Controls: Lang Lang Strategic Extractive Resource Area**



Consultation Draft Planning Controls – Lang Lang (Cardinia Shire)

Existing

-  Work Authority (WA) of quarry
-  Extractive Industry Interest Area (EIIA)
-  Environmental Significance Overlay, Schedule 3 (ESO3)
-  Park/Reserve
-  Named Waterways

Proposed

-  State Resource Overlay, Schedule 1 (SRO1)
-  State Resource Overlay, Schedule 3 (SRO3)
-  Rezone Green Wedge Zone (GWZ) to Special Use Zone, Schedule 1 (SUZ1)
-  Rezone Rural Conservation Zone, Schedule 1 (RCZ1) to Special Use Zone, Schedule 8 (SUZ8)
-  Bass Coast Distinctive Area and Landscape boundary



How to make a submission?

You are invited to make a written submission about the draft planning provisions.

Submissions must be lodged by 5pm on Friday 8 November 2024 at:
engage.vic.gov.au/sera-langlang-oaklandsjunction-trafalgar



More information

For more information, including Frequently Asked Questions, please visit engage.vic.gov.au/sera-langlang-oaklandsjunction-trafalgar



Contact information

If you have any queries, please phone 136 186 or email planning.implementation@transport.vic.gov.au