

ADVERTISED PLAN

Cardinia Shire Council
PO Box 7
PAKENHAM VIC 3810
via email: mail@cardinia.vic.gov.au

20 June 2023

Dear Recipient

Planning Permit Application – 5575 South Gippsland Highway, Lang Lang

Tract Consultants Pty Ltd acts on behalf of Lang Lang Sand Resources Pty Ltd (the 'Applicant') in respect to land at 5575 South Gippsland Highway, Lang Lang (the 'Site').

The Planning Permit Application is for the use and development of the Site for Extractive Industry, associated earthworks, to alter access to a road in a Transport Zone 2 and to remove and create an easement.

Attachments

Please find enclosed for your consideration:

- Application Materials:
 - Completed Planning Permit Application Form;
 - Certificate of Title; and
 - Copy of the Metropolitan Planning Levy Certificate to the value of \$19,500.
- Planning Report prepared by Tract Consultants (16 June 2023).
- Statutorily Endorsed Work Plan WA007541, including:
 - Work Plan Specific Conditions, issued by DEECA;
 - Work Plan Description, prepared by BCA Consulting;
 - Risk Management Plan, prepared by BCA Consulting;
 - Community Engagement Plan, prepared by ACM Resources;
 - Rehabilitation Plan, prepared by BCA Consulting;
 - Surface Water Management Plan, prepared by Lang Lang Sand Resources;
 - Stormwater Management Plan, prepared by Spiire;
 - Hydrogeological Assessment (including initial Groundwater Management Plan), prepared by Nolan Consulting;
 - Geotechnical Assessment, prepared by GHD;
 - Ground Control Management Plan, prepared by GHD;
 - Ecological Report, prepared by Norris and Schoeffel;
 - Air Quality Impact Assessment, prepared by WSP;
 - Acoustic Report, prepared by Enfield Acoustics; and
 - Imported Material Management Plan, prepared by prepared by ACM Resources.

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- Declaration of Cultural Heritage Management Plan Requirement, issued by the Department of Jobs, Precincts and Regions (16 March 2023).
- Traffic Impact Assessment, prepared by Traffix Group (6 June 2023);
- Notice of Statutory Endorsement, issued by DEECA (26 May 2023);
- Statutory Endorsement Information for Council, issued by DEECA;
- Referral Consultation Checklist, issued by the Department of Jobs, Precincts and Regions;
- Referral Agency Response, issued by DEECA (17 May 2023);
- Referral Agency Response, issued by the Environmental Protection Authority (18 May 2023); and
- Referral Agency Response, issued by the Southern Rural Water (3 May 2023).

Referral Exemptions

In accordance with Planning Practice Note 89 and pursuant to Clause 52.09-3, the Planning Permit Application does not need to be referred to agencies consulted through the Work Plan. Having regard to the Work Plan process, this means that the following agencies do not require referral:

- DEECA (formally DELWP).
- Heritage Victoria.
- Melbourne Water.
- AusNet.

In addition, the following authorities were provided the Work Plan for comment. Under the above-mentioned provision, these authorities do not require further comment.

- Southern Rural Water
- Environmental Protection Authority.

In addition to the above, the following referral to the Head, Transport for Victoria is not triggered, given the proposal will generate less than one hundred commercial trips per day, the roadworks will be built in accordance with the relevant requirements and the declared road is a highway (not a freeway).

- **Clause 66.02-8** – for an application to use of develop land for Extractive Industry *‘On land which abuts a road declared as a freeway or an arterial road under the Road Management Act 2004. This does not apply to a development which generates less than one hundred commercial trips per day, with roadworks at the entrance to the site built in accordance with the requirements of the Head, Transport for Victoria and the declared road is not a freeway’.*

Required Referrals

This application triggers the following referral under the provisions of Clause 66:

- **Clause 66.03** – for an application to create or alter access to *‘a road declared as a freeway or an arterial road under the Road Management Act 2004’ or ‘land owned by the Head, Transport for Victoria for the purpose of a road’.*
 - Triggers referral to the Head, Transport for Victoria, as a determining referral authority.

We note the Work Plan was referred in accordance with Section 77TE of the *Mineral Resources (Sustainable Development) Act 1990*, and therefore pursuant to Clause 52.09-3 no further referrals are required, other than those listed immediately above.

We respectfully request that Council issues an invoice for the relevant application fee, addressed to 'Lang Lang Sand Resources Pty Ltd C/- Aurora Construction Materials (Epping) Pty Ltd', to ensure prompt payment.

We trust that the enclosed application is sufficient for Council to make its assessment and we look forward to working with you to resolve appropriate permit conditions to facilitate the proposed use and development which is of key economic benefit to the State of Victoria.

If we can be of any assistance, please do not hesitate to contact either myself on 0427 201 111 or my colleague Georgia Banks on 03 9429 6133 or at GBanks@tract.net.au.

Yours sincerely



Justin Slater
Director
Tract
JSlater@tract.net.au

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