



**RE:** **OBJECTION to Strategic Extractive Resource Areas (SERA) – Lang Lang**

**To:** **Hon Sonya Kilkenny MP**  
VIC Minister for Planning ([sonya.kilkenny@parliament.vic.gov.au](mailto:sonya.kilkenny@parliament.vic.gov.au))  
**Hon Lily D'Ambrosio MP**  
VIC Minister for Climate ([lily.dambrosio@parliament.vic.gov.au](mailto:lily.dambrosio@parliament.vic.gov.au))  
**Hon. Steve Dimopoulos MP**  
VIC Minister for Environment/EPA ([steve.dimopoulos@parliament.vic.gov.au](mailto:steve.dimopoulos@parliament.vic.gov.au))  
**Hon. Ros Spence MP**  
VIC Minister for Agriculture ([ros.spence@parliament.vic.gov.au](mailto:ros.spence@parliament.vic.gov.au))  
And submitted via:  
[Strategic Extractive Resource Areas in Cardinia, Hume and Baw Baw | Engage Victoria](#)

**REF:** <https://engage.vic.gov.au/sera-langlang-oaklandsjunction-trafalgar>

**CC:** **Ms Jordan Crugnale**  
Member for Bass, Legislative Assembly, and Environment and Planning  
([jordan.crugnale@parliament.vic.gov.au](mailto:jordan.crugnale@parliament.vic.gov.au))

**From:** **Lang Lang Foreshore Reserve Committee of Management Inc.**  
W: [www.langlangforeshore.com.au](http://www.langlangforeshore.com.au)  
E: [secretary@langlangforeshore.com.au](mailto:secretary@langlangforeshore.com.au)

**Date:** 21 Oct 2024

**CC (more):** See appendix

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*Dear Ministers Kilkenny, D'Ambrosio, Dimopoulos, and Spence,*

We respectfully and unanimously submit this objection to the draft SERA proposal for Lang Lang.

More specifically, as a Department of Energy, Environment and Climate Action (DEECA)-appointed Committee of Management, and land managers for the **Lang Lang Foreshore Reserve**, we are writing collectively to **object** with alarm and shock, and in the strongest possible terms, to the proposed State Resource Overlay, Schedule 1 (SRO1) draft planning provision in the Shire of Cardinia directly adjacent to and north of **Jetty Lane** – the southernmost boundary of Cardinia Council, on the boundary of one of the proposed SERA parcels, sitting *between* Bass Highway and Western Port Bay.

Within the foreshore reserve, our Committee manages six distinct areas which provide our community the benefit of environmental ([COASTAL MANAGEMENT | Lang Lang Foreshore](#)), cultural, and community values. This includes a northern precinct with a boat ramp, a Caravan Park, the Red Bluff precinct, the Jam Jerrup village foreshore, the Stockyard Point Precinct, and a southern precinct.

Two of these precincts – the northern recreation precinct, and the Caravan Park – are immediately and *only* accessible via **Jetty Lane**, the roadway which also forms the southern border of one of the proposed SERA areas of the above-referenced draft.

These two precincts are also among the most **widely-used community spaces** in the reserve. We have a number of issues to raise and items to note as part of our **objection** to the SERA Draft Planning Provisions for Lang Lang:

#### **Impact on established recreation and tourist area**

One of the SERA parcels runs alongside **Jetty Lane**, the only access road to our reserve's major recreation area. **Jetty Lane** is a rural, single-lane road.

The Lang Lang Foreshore Caravan Park ([OUR PARK | Lang Lang Foreshore](#)) had over **7,500 visitors** in the last financial year, providing a niche, vital, affordable, and frankly rare sanctuary along Western Port Bay with direct beach access for families seeking to camp and enjoy the natural environment, for fishing, kayaking, and access to walking tracks along the foreshore.

The adjacent noise pollution, dust (it is a high-winds area), traffic potential, and visibility of sand mining activities on the access road will all fundamentally degrade the intention of a rural camping experience, and negatively impact the benefits the tourists in the Park bring to the local area. The Park's water is provided via bore, and we fear the potential for cross-contamination with a sand mine in very close proximity.

The inevitable reduction in campers will also impact our operating budget, which we use to invest in "maintenance, repairs and operating costs to ensure campgrounds are kept clean and safe for all to enjoy", just like the State government does (ref: [Free Camping! | Premier](#)).

We are due to break ground within weeks, after almost a decade of lobbying and engagement, on an upgraded boat ramp and new jetty on the foreshore ([Lang Lang | Better Boating Victoria](#)), just next to the Caravan Park, which again is only accessed **via Jetty Lane**. This significant investment will ensure the passionate, large, and highly engaged boating/kayaking and fishing community will continue to be well-served ([BOATING & FISHING | Lang Lang Foreshore](#)).

This particular proposed SERA parcel is also **low-lying and very visible** from Bass Highway, traversed by millions of journeys each year on their way to the tourist destinations, wineries, and natural beauty of the adjacent Bass Coast Shire.

A sand mine in this location will inevitably be a clearly-visible, long-standing detraction from the stated intention of DEECA ([Department of Energy, Environment and Climate Action](#)), to be "focused on creating a liveable, inclusive and sustainable Victoria with thriving natural environments - where the community is at the centre of everything we do."

### **Environmental impacts**

Anyone with any local knowledge would immediately realise:

Parts of the SERA are perilously close to Western Port Bay.

As you know, the foreshore area is an important part of a Ramsar Site of International Importance ([RAMSAR & BIRDING | Lang Lang Foreshore](#)), one of only a few sites in Australia to have this designation for a wetlands area, which provides particular and unique benefits to humanity including biodiversity, flood control, and climate change mitigation. Unlike any other potential SERA parcel, the one by **Jetty Lane** sits between the Bay, where the birdlife frequents, and Bass Highway.

The reduction in tree canopy and re-allocation of the fields will only negatively impact on the Ramsar area. The fields and extensive vegetation on that parcel are now key landing sites for Cape Barren geese, Ibis, and other birdlife ([OUR AREA | Lang Lang Foreshore](#)).

A local landowner noted to us that the sand in this area is black and dirty, limiting its utility. This was also noted in the Shire's 2006 character assessment of the area: [Township Character Assessment - Cardinia Shire Council | Cardinia Shire Council](#).

Key risks to the area's waterways, noted in the 2009 township strategy, include land use change and native vegetation removal: (2009) [Lang Lang Township Strategy - Cardinia Shire Council | Cardinia Shire Council](#), and noting that a significant portion (80%) of the runoff from the municipality drains into the Bay, directly impacting its health, already. The proximity of this parcel in particular to the Bay should be a cause of concern, and requires proper assessment. Quoting:

*"Any development needs to embrace catchment and waterway management principles to limit sediment runoff into the drainage system and stormwater system, while maintenance of the drainage system to protect against flooding is important. ... The soils of the area are dominated by soils of peaty clay with a higher sand content. The soils are considered to have slow permeability, found on the flat alluvial plains which tend to have an acid pH level and are high in organic matter."*

And further in that same report is commentary which causes concern given Council has not been engaged in this draft, to quote:

*"5.8 Sand quarrying ... Council monitors the environmental off-site effects and liaises with the Department of Primary Industry to minimise any environmental impacts resulting from the operation of these quarries and sand mines."*

Additional causes of environmental concern are as addressed in these articles:

- [UN warns of looming sand crisis as population and city growth lead to surging demand - ABC News](#)
- [Surge in mineral sands mining prompts concerns over future of farmland - ABC News](#)

How sand extraction and washing in a site so close to an area subject to high winds and inundation could on balance be a good idea in any way is just not understandable.

Several years ago the adjacent Bass Coast Shire Council undertook a study of all sand mines along the Grantville corridor, just down the Bay from Lang Lang, due to similar concerns ([Sand miners on notice - Bass Coast Post](#)). The EPA was given a copy of the scientific report underpinning these concerns referred to in the article (which we aim to publish on our website), but we understand this was never responded to.

### **Proper notice and engagement not undertaken, study details not forthcoming**

Despite the proximity of the Lang Lang foreshore reserve and its location within an existing EIIA, and access to its most utilised community resource and recreation area being (only) via **Jetty Lane**, our Committee was not engaged by yourselves and became aware of the proposal only via local residents.

Concerningly, we note that the consultation period (02 Oct – 08 Nov) for the draft proposal started only *after* the start of the caretaker period for local elections, and largely overlaps with it (17 Sept – 24 Oct), directly dampening the ability for Local elected officials to lobby effectively to the State Government on the issue.

We have been advised specifically that the Cardinia Councillor for the Lang Lang area **was also not engaged prior**, and became aware of the SERA proposal only at the same time as local residents. We have reason to believe compulsory purchase orders were already issued, and quite some time ago, for properties along the Highway.

And the timing coincides with another State announcement, *also* during the caretaker period, of activity zones which will presumably be the beneficiary of the sand mining: <https://www.northweststar.com.au/story/8796920/high-rises-out-of-reach-for-residents-opposition-says/>.

It is unclear what specific studies have been done to assess the potential impact on the birdlife and other environmental elements including proximity to Western Port Bay of sand extraction from this parcel. There are no specifics included on timeframes or requirements to reinstate the site at any point in time, and as you will know VIC's own Auditor General noted ([Rehabilitating Mines | Victorian Auditor-General's Office](#)) noted this is an area of weakness for the State.

This proposal seems the result of the ultimate desktop exercise, and we strongly urge you to seek a balanced community view, informed local and scientific assessment and input, and consider the multiple objections we know you have already received, and **put a stop to the SERA parcel alongside Jetty Lane.**

Regards,

*The Lang Lang Foreshore Reserve Committee of Management Inc.*

**Appendix Copies to:**

<b>To</b>	<b>Contact</b>	<b>Role</b>
Lang Lang District Business and Community Group	<a href="mailto:langlangdbcg@gmail.com">langlangdbcg@gmail.com</a>	Lang Lang Business Community
Lang Lang and District Historical Society Inc.	<a href="mailto:lldhs.sec@gmail.com">lldhs.sec@gmail.com</a>	Lang Lang Historical Society
Lang Lang Caravan Park Boat Shed and Caravan Owners	<a href="mailto:langlangboatshedassociation@gmail.com">langlangboatshedassociation@gmail.com</a>	Association of Owners
D&C Campers	<a href="mailto:dandccampers@gmail.com">dandccampers@gmail.com</a>	Park Managers, Lang Lang Foreshore Caravan Park
Dept of Transport & Planning	<a href="mailto:planning.implementation@transport.vic.gov.au">planning.implementation@transport.vic.gov.au</a>	SERA Queries
Attn: EPA South Metro Region	<a href="mailto:contact@epa.vic.gov.au">contact@epa.vic.gov.au</a>	EPA
Cr. Jack Kowarzik	<a href="mailto:J.Kowarzik@cardinia.vic.gov.au">J.Kowarzik@cardinia.vic.gov.au</a>	Mayor, Cardinia Shire Council
Cr. Kaye Cameron	<a href="mailto:kaye.cameron@cardinia.vic.gov.au">kaye.cameron@cardinia.vic.gov.au</a>	Westernport Ward Member, Cardinia Shire Council
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Makayla Rimington	<a href="mailto:makayla.rimington@deeca.vic.gov.au">makayla.rimington@deeca.vic.gov.au</a>	Gippsland Media Contact, VIC DEECA
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Cr Geoff Ellis	<a href="mailto:geoff.ellis@basscoast.vic.gov.au">geoff.ellis@basscoast.vic.gov.au</a>	Western Port Ward Councillor, Bass Coast Shire
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