

13/09/2010
VC63**SCHEDULE 1 TO THE SPECIAL USE ZONE**Shown on the planning scheme map as **SUZ1****WAARRE ROAD, PORT CAMPBELL – GAS PROCESSING PLANT**

(Crown Allotment 12A, Section 4, Parish of Paaratte)

Purpose

To facilitate the use and development of a Gas Processing Plant to operate underground gas storage facilities, associated gas flow lines and other works in a manner which recognises the character and amenity of the surrounding area. The use and development must be in accordance with the Incorporated Document “Waarre Road, Port Campbell - Gas Processing Plant Framework Plan, September 1999”.

1.013/09/2010
VC63**Table of uses****Section 1 - Permit not required**

USE	CONDITION
Apiculture	Must meet the requirements of the Apiary Code of Practice, May 1997
Caretaker's dwelling	Must meet the requirements of Clause 2 of this Schedule
Farming	
Industry (other than Fuel depot, Materials recycling, Refuse disposal, and Transfer station)	Must meet the requirements of Clauses 2 and 5 of this Schedule
Mineral exploration	
Mining	Must meet the requirements of requirements of Clause 52.08-2
Road	
Search for stone	Must not be consteaming or bulk sampling
Utility installation	

Section 2 - Permit required

USE	CONDITION
Advertising sign (other than as provided for in Clause 4.1)	
Mineral, stone or soil extraction (other than Mineral exploration, Mining or Search for stone)	
Any other use not in Section 1 or 3	

Section 3 - Prohibited**USE****Accommodation (other than Caretaker's dwelling)****Brothel****Caretaker's dwelling if the Section 1 condition is not met****Fuel depot****Materials recycling****Office****Refuse disposal****Retail premises****Transfer station****2.0**19/01/2006
VC37**Use of land**

A permit is not required to use land for a Gas Processing Plant in accordance with this Clause. The requirements of Clause 5 of this Schedule, with regard to preparation of and compliance with an Environmental Management Plan, must also be met.

For the purpose of this Schedule, a Gas Processing Plant means an industrial complex or utility installation using plant, equipment and facilities for the extraction, storage, processing or transmission of gas enabling the use of existing natural gas fields as gas storage reservoirs. This includes the injection and withdrawal of natural gas, separation of carbon dioxide from the recovered or imported gas and its disposal, separation and injection of produced formation water, separation and temporary storage of condensate, and removal and disposal of mercaptans from the imported gas and mercaptan dosing of export gas. This includes any waste treatment systems including lagoons, fire protection, utilities, control rooms, administration, maintenance, training and amenity buildings and facilities which are ancillary to the use of the land as a Gas Processing Plant.

The exemption from a permit under this clause does not apply to:

- the use of any plant, equipment or facilities in relation to the processing or transmission of natural gas from off-shore fields, unless the gas has been initially processed (other than only minor processing such as the addition of odourants or mono-ethylene glycol) at another site.
- the retail sale from the site of any material stored or processed on the land.
- the recovery and reuse of mercaptans.

A permit is not required to use land for a Caretaker's Dwelling to accommodate or provide facilities for a worker or workers involved in caretaker duties during the construction and operation of the Gas Processing Plant, flow lines and associated works.

The grant of a permit for any use other than a Gas Processing Plant or Caretaker's Dwelling must not adversely affect the operation or further development of the Gas Processing Plant, flow lines or other associated works.

3.019/01/2006
VC37**Subdivision**

Subdivision of the land may be permitted to create a separate lot for the Gas Processing Plant.

4.0 Buildings and works

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A permit is required to construct a building or construct and carry out works. This does not apply to buildings and works to which Clause 4.1 specifically applies or which clause 4.2 specifically exempts. The grant of a permit for any building or works must not adversely affect the operation or further development of the Gas Processing Plant, flow lines and other associated works.

4.1 Development Plan

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A permit is not required to construct a building or construct and carry out works if the buildings and works are constructed in accordance with a Development Plan prepared to the satisfaction of the responsible authority, in consultation with other relevant authorities.

The Development Plan must be generally in accordance with the Waarre Road, Port Campbell – Gas Processing Plant Framework Plan, September 1999.

The exemption from a permit under this clause does not apply to the development of any plant equipment or facilities solely for the use in relation to the processing and transmission of natural gas from off-shore fields, unless the gas has been initially processed (other than only minor processing such as the addition of odourants or mono-ethylene glycol) at another site.

The Development Plan must include:

- The location and layout and height of all buildings and plant and details of site and other works.
- The colour, material and finish of all buildings and plant.
- The location of all loading areas.
- The location of all wells.
- Proposals for visual and noise barriers to provide screening for nearby dwellings.
- The location of all vehicle and pedestrian access ways.
- Security area or areas not available for public access and security fencing;
- Details of proposed signage.
- Details of proposed outside lighting, and measures to reduce the impact of outside lighting for nearby dwellings. The light emissions must be no greater than those required by safety regulations;
- Details of proposed landscaping including: planting proposals (and any replanting or rehabilitation works), the incorporation of fast growing species, arrangements for ongoing maintenance of landscaped areas and a schedule of plants. The landscape must be integrated with the character of indigenous planting in the locality.
- The stages, if any, in which the land is to be developed, and
- The provision of major physical infrastructure to accommodate the development and use including provision of water, sewerage, drainage, electricity, and telecommunications.

At the request or with the agreement of the occupier of the land, the Development Plan may be amended to the satisfaction of the responsible authority in consultation with other relevant authorities.

4.219/01/2006
VC37**Exempt Buildings and Works**

The following development is exempt from the requirements of Clause 4.0, but must be carried out in a manner consistent with any Development Plan applying to the particular land:

- Fencing
- The provision or alteration of plumbing and electrical services.
- The minor rearrangement of car parking areas and landscaping providing that their areas and effectiveness are not diminished.
- Any buildings or works required to be constructed or modified as a consequence of an approval, licence condition, statutory notice or regulation under the Dangerous Goods Act 1985, Petroleum Act 1958, Gas Industry Act 1994 or pollution abatement notice under the Environment Protection Act 1970.
- The rearrangement and renewal of plant provided that the area of plant external to existing buildings is not increased.
- Any works carried out by a public authority in association with the development of new plant or buildings.
- Any works required to be carried out for fire protection under relevant legislation.
- Temporary building, shed or structure not exceeding 100 square metres in floor area.

5.019/01/2006
VC37**Environmental Management Plan**

Prior to the commencement of the use of the land as a Gas Processing Plant and associated construction activities, an Environmental Management Plan must be prepared to the satisfaction of the Responsible Authority in consultation with other relevant authorities and the use of the land as a Gas Processing Plant and associated activities must be in accordance with such a Plan

The Environmental Management Plan must include details of (but not be limited to) management proposals to minimise amenity and environmental impact of the use of the site and construction activities, and must set out objectives, performance and monitoring requirements for:

- Erosion mitigation and control.
- Water quality, including the re-injection of produced water into the aquifer.
- Air emissions. The limits for CO, nitrogen oxides expressed as “NO₂” and mercaptans and other emissions must accord with the limits established in the Works Approval and Licence for the plant shown on the Waarre Road, Port Campbell – Gas Processing Plant Framework Plan, September 1999.
- Noise. The noise limits must be established in accordance with the “Interim Guidelines for Control of Noise from Industry in Country Victoria”, Environment Protection Authority Publication N3/89, 18 April 1989, and prescribe octave band levels of no greater than L_{bg} plus 10 Db(A).
- Geotechnical stability, and any special requirements for foundations or other works resulting from the details geotechnical testing of the site.
- Any requirements for Aboriginal heritage protection resulting from the further Aboriginal Heritage Studies required by the Minister Responsible for Aboriginal Affairs.

- Flora and Fauna.
- Visual amenity.
- Cultural heritage.
- Waste management.
- Safety.
- Fire Safety (including bushfires emanating from outside the site).
- Traffic.
- Construction activities, including control of off-site dust emissions, measures to reduce the transfer of site mud to roads, control of noise and hours of operation, and compensation to the owners of adjoining farms for any adverse effects upon farm production.

The Environmental Management Plan must address the reservoir management plan to be approved by Minerals and Petroleum Victoria (MPV) in accordance with the provisions of the Petroleum Act. The Environment Management Plan is to include details of the control wells and monitoring wells, and the specification of the monitoring regime required by Minerals and Petroleum Victoria.

The Environmental Management Plan must address the principles, actions and commitments contained in Chapters 10 and 12 of the exhibited Environment Effects Statement except where they are specifically varied in the Minister's assessment of Environmental Effects and Panel Report dated August 1998 or by the conditions of other statutory approvals.

The Environmental Management Plan must also provide for the landowner or operator of the plant to enter into agreements made pursuant to S.173 of the Planning and Environment Act 1987, with the Responsible Authority and other relevant authorities and persons, in relation to the following matters:

- The establishment and maintenance for a specified period of any off-site vegetation buffers including those adjacent to nearby residences and along the Cobden to Port Campbell Road.
- The enlargement of the dam (specify) on the property at (specify), and the maintenance of (specified water volume) in that dam to meet fire fighting requirements.
- The sealing of Waarre Road between Melrose Road and Eastern Creek Road (or the sealing of Browns Road and Waarre Road north of Browns road if the Responsible Authority consider this route to be more appropriate) to a standard specified by the Responsible Authority.
- The control of use of adjacent roads by heavy construction equipment vehicles and other trucks, including speeds, hours of use, and advice to abutting residents of the hours of use.
- The commitment to use Camp Corriemungle as a construction camp.
- The development of a fire management/emergency plan in conjunction with local fire brigades, including training their personnel.
- The setting up of an Environmental Review Committee, chaired by a person appointed by the Responsible Authority, in advance of the commencement of the development, to meet regularly to advise upon any amenity and environmental problems and the necessary management measures to reduce such problems, including advising on the incorporation of the results of further studies in the Environmental Management Plan.

- The setting up of a procedure which is to the satisfaction of the Responsible Authority whereby the owners of land generally within 800 metres of the plant site are provided the opportunity to voluntarily enter into agreements made pursuant to S.173 of the Planning and Environment Act 1987, with the plant owner/operator and the Responsible Authority, to forgo further development of the affected land for sensitive uses in exchange for financial reimbursement provided by the plant owner/operator. Should the plant site be subdivided, any land transferring to other ownership should also be subject to such an agreement.

At the request of or with the agreement of the occupier of the land, the Environmental Management Plan may be amended to the satisfaction of the Responsible Authority in consultation with other relevant authorities.

6.0

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Requirements for Commencement

The use of the land as a Gas processing Plant must not commence before the requirements of Clause 5.0 are met. Buildings and works for the purpose of a Gas Processing Plant must not be commenced before the requirements of Clause 4.1 are met.