

13/09/2010  
VC63**SCHEDULE 3 TO THE SPECIAL USE ZONE**Shown on the planning scheme map as **SUZ3****BRUMBYS ROAD, PORT CAMPBELL - BHP MINERVA GAS PROCESSING PLANT****Purpose**

To facilitate the development of a gas processing plant to process gas from the Minerva Gas Field, associated gas pipelines and other works in a manner which recognises the character and amenity of the surrounding area.

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VC63**Table of uses****Section 1 - Permit not required**

<b>USE</b>	<b>CONDITION</b>
<b>Apiculture</b>	Must meet the requirements of the Apiary Code of Practice, May 1997.
<b>Agriculture (except poultry farming, pig keeping and cattle feedlot)</b>	
<b>Caretaker's house</b>	Must meet the requirements of Clauses 2.0 and 3.0 of this Schedule.
<b>Industry</b>	
<b>Mineral exploration</b>	
<b>Mining</b>	Must meet the requirements of Clause 52.08-2.
<b>Natural systems</b>	
<b>Search for stone</b>	Must not be costeaning or bulk sampling.
<b>Utility installation</b>	Must meet the requirements of Clauses 2.0 and 3.0 this Schedule.

**Section 2 - Permit required**

<b>USE</b>	<b>CONDITION</b>
<b>Industry (other than Fuel depot, Materials recycling, Refuse disposal, and Transfer station) if the section 1 condition is not met.</b>	
<b>Mineral, stone, or soil extraction if the section 1 condition is not met.</b>	
<b>Utility installation if the section 1 condition is not met.</b>	

USE	CONDITION
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**Mining if the section 1 condition is not met.**

**Any other use not in section 1 or 3**

### Section 3 - Prohibited

USE
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**Accommodation (other than Caretaker's house)**

**Brothel**

**Caretaker's house if the Section 1 condition is not met**

**Fuel depot**

**Materials recycling**

**Office**

**Refuse disposal**

**Retail premises**

**Transfer station**

## 2.0

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### 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 5.0 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 storage, processing or transmission of gas. This includes importing natural gas by pipeline, separation of carbon dioxide from the imported gas and its disposal, separation and injection of produced formation water, separation and temporary storage of condensate 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 use of existing natural gas fields as gas storage reservoirs.
- The retail sale from the site of any material stored or processed on the land.

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

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

## 3.0

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### Building Works

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 3.1 specifically applies or which Clause 3.2 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, pipelines and other associated works.

### 3.1 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 including the Environment Review Committee.

The Development Plan must be generally in accordance with the Gas Processing Plant Framework Plan (Worley Limited; Drawing No D20-7001, Rev A) 1998.

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 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.
- The provision of major physical infrastructure to accommodate the development and use including provision of water, sewerage, drainage, electricity and telecommunications.

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

### 3.2 Exempt Building and Works

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The following development is exempt from the requirements of clause 3.0 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.

#### 4.0

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#### Environmental Management Plan

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

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 groundwater. The reuse and/or offsite disposal of treated waste water must accord with the limits established in the works approval and licence for the plant shown on the gas processing framework plan (Worley Limited: Drawing Number D20-7001, Rev A) and the revised comprehensive waste water proposal contained within the Sinclair Knight Merz Report Minerva Gas Plant: Review of Options for Waste Water Treatment and Disposal, May 1999. A methodology for testing and monitoring groundwater must be included.
- Air emissions. The limits for CO, nitrogen oxides expressed as 'NO<sub>2</sub>' and mercaptans and other emissions must accord with the limits established in the Works Approval and Licence for the plant shown on the Gas Processing Framework Plan (Worley Limited; Drawing No D20-7001, Rev A).
- 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<sub>bg</sub> plus 10 dB(A).
- Geotechnical stability and any special requirements for foundations or other works resulting from the detailed geotechnical testing of the site.
- Flora and fauna.
- Visual amenity.
- Cultural heritage.
- Waste management.
- Safety.
- Fire safety (including bushfires emanating from outside the site).
- Traffic.
- Construction activities. Construction Management Plan including control of off-site dust emissions, measures to reduce the transfer of site mud to roads, control of noise and hours of operation, erosion control, storm water runoff, off-site road works and

compensation to the owners of adjoining farms for any adverse effects upon farm production.

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 & 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 mechanisms for the review of the effectiveness of and the need for any additional vegetation buffer planting.
- The construction of a fire water tank on the site and the maintenance of 1800m<sup>3</sup> of water in that tank to meet fire fighting requirements.
- The improvement of any roads specified in the Construction Management Plan to a standard specified by the Responsible Authority.
- The control of use of adjacent roads by heavy construction equipment vehicles and condensate tankers and other trucks, including speed, hours of use, and advice to abutting residents of the hours of use.
- The establishment of a fire emergency management plan in conjunction with local fire brigades, local emergency services and the Corangamite Shire Council, including training the appropriate personnel in emergency procedures relevant to the proponent's construction and operation of a gas processing plant.
- 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 keeping of a log which details flaring, alarms (false and otherwise), incidents and complaints on a register together with a record of action taken to investigate and rectify the situation and which details any interaction with relevant agencies.
- The development of an accommodation strategy for onshore construction workers with associated management of potential traffic problems, impact on residents, amenity and fauna road kills.

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

## 5.0

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### Requirements for Commencement

The establishment of the Environmental Review Committee must take place within 45 days of Gazettal of Amendment C1. Buildings and works for the purpose of a Gas Processing Plant and use of the land as a Gas Processing Plant must not commence before the requirements of Clause 3.1 and 4.0 are met.