

13/09/2010
VC63**SCHEDULE 4 TO THE SPECIAL USE ZONE**Shown on the planning scheme map as **SUZ4****WAARRE ROAD, PORT CAMPBELL - WOODSIDE GAS PROCESSING PLANT****Purpose**

To facilitate the development of a Gas Processing Plant to process gas from the Geographe and Thylacine Gas Fields, associated gas flow lines and other works in a manner, which recognises the character and amenity of the surrounding area.

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

USE	CONDITION
Agriculture (other than intensive animal husbandry and cattle feedlot)	
Apiculture	Must meet the requirements of the Apiary Code of Practice, May 1997
Caretaker's house	
Industry	Must meet the requirements of Clauses 2 and 3 of this Schedule.
Mineral exploration	
Mining	Must meet the requirements of Clause 52.08-2
Natural systems	Must not be costeaning or bulk sampling
Search for stone	
Utility installation	Must meet the requirements of Clauses 2 and 3 of this Schedule

Section 2 - Permit required

USE	CONDITION
Any other use not in section 1 or 3.	

Section 3 - Prohibited

USE
Accommodation (other than Caretaker's house)
Brothel
Materials recycling

USE**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.

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 and exporting 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, propane and autogas 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.

The use of the land must be consistent with the Environmental Management Plan approved by the responsible authority.

Decision Guidelines

Before deciding on an application, in addition to the decision guidelines in clause 65, the responsible authority must consider, as appropriate:

- The State Planning Policy Framework and the Local Planning Policy Framework including the Municipal Strategic Statement and local planning policies.
- Whether the granting of a permit will adversely affect the operation or further development of the Gas Processing Plant, pipelines and other associated works.

3.019/01/2006
VC37**Buildings and Works**

A permit is required to construct a building or construct and carry out works. This does not apply to a building or works that:

- Are in accordance with a Development Plan approved by the responsible authority.
- Rearrange, alter or renew plant if the area or height of the plant is not increased.
- Are a modification necessary to comply with a direction or licence under the Dangerous Goods Act 1985, Petroleum Act 1958, Gas Industry Act 1994 or a Waste Discharge Licence, Works Approval or Pollution Abatement Notice under the Environment Protection Act 1970,
- Result in a minor rearrangement of car parking areas and landscaping providing that their areas and effectiveness are not diminished.

- Are carried out for fire protection under relevant legislation.
- Are a temporary building, shed or structure not exceeding 100 square metres in floor area.

All buildings and works must be consistent with the Environmental Management Plan approved by the responsible authority.

Development Plan

The Development Plan must be generally in accordance with the Woodside Gas Processing Plant Framework Plan (Ref. S2500DH800.001) 2003. 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.
- The location of all vehicle and pedestrian access ways.
- The location of all loading areas.
- The location of security areas 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 on nearby dwellings, where 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.
- Details of the staging of the development, if any.
- Details of the provision of major physical infrastructure to accommodate the development and use including provision of water, sewerage, drainage, electricity and telecommunications.

The Development Plan may be prepared in stages to the satisfaction of the responsible authority.

The Development Plan may be amended to the satisfaction of the responsible authority in consultation with relevant authorities and the Woodside Community Reference Group.

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in clause 65, the responsible authority must consider, as appropriate:

- The State Planning Policy Framework and the Local Planning Policy Framework including the Municipal Strategic Statement and local planning policies.
- Whether the granting of a permit for any building or works will adversely affect the operation or further development of the Gas Processing Plant, pipelines and other associated works.

4.0 Environmental Management Plan

19/01/2006
VC37

The Environmental Management Plan must describe (but not be limited to) management processes and procedures to minimise the amenity and environmental impacts of the use and development of the site as a gas processing plant and associated construction activities. The plan must set out objectives, performance and monitoring requirements for:

- Erosion mitigation and control.
- Water quality including groundwater quality, where the plan must provide that the reuse and/or offsite disposal of treated waste water accords with the limits established in the Works Approval and Licence for the plant shown on Drawing No.S2500DH800.002, 2003.
- Air emissions, where the limits must accord with the limits established in the Works Approval and Licence for the plant shown on Drawing No.S2500DH800.002, 2003.
- Noise, where limits must accord with the limits established in the Works Approval and Licence for the plant shown on Drawing No.S2500DH800.002, 2003.
- 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, that provides for (at a minimum):
 - the keeping of a log that details flaring, alarms (false or otherwise), incidents and complaints on a register together with a record of action taken to investigate and rectify the situation including any interaction with a relevant agency.
- Fire safety (including bushfires emanating from outside the site), that provides for (at a minimum):
 - the establishment of a fire emergency management plan prepared in conjunction with local fire brigades, local emergency services and the Corangamite Shire Council and establish processes for the training of appropriate personnel in emergency procedures relevant to the construction and operation of the gas processing plant; and
 - construction and maintenance of a 1800m³ fire water tank on the site.
- Transport, including a specific Transport Management Plan that addresses:
 - specified routes;
 - upgrade works required, including road construction, intersection treatments and signage;
 - maintenance responsibilities.
- Construction activities, including a specific Construction Management Plan that addresses:
 - the 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; and

- off-site road works.

The Environmental Management Plan must also provide for the landowner to enter into agreements made pursuant to section 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 mechanisms for the review of the effectiveness of and the need for any additional vegetation buffer planting.
- 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 Woodside Community Reference Group 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 and consideration of the Development Plan. The establishment of the Woodside Community Reference Group must take place within 45 days of the date of the operation of this Schedule. This group is to be consulted as appropriate, on major changes to the EMP and the Development Plan.

The Environmental Management Plan may be prepared in stages and may be amended to the satisfaction of the responsible authority.