

13/11/2014
C120**SCHEDULE 4 TO THE SPECIAL USE ZONE**

Shown on the planning scheme map as **SUZ4**.

PATRICIA BALEEN GAS PLANT**Purpose**

To facilitate the development and use of a gas plant in accordance with this schedule.

To ensure that development and operation of a gas plant does not have unacceptable impacts on the amenity, visual quality, and use of surrounding land.

To discourage the use and development of land that could adversely affect the operation or further development of the gas plant or associated works.

To facilitate other works associated with a gas plant in a manner which recognises the character and amenity of the surrounding area.

1.013/11/2014
C120**Table of uses****Section 1 - Permit not required**

Use	Condition
Agriculture (other than Apiculture)	
Caretaker's dwelling	Must meet the requirements of Clauses 2 and 3 of this Schedule.
Industry	Must meet the requirements of Clauses 2 and 3 of this schedule.
Minor utility installation	
Utility installation (other than Minor utility installation and Telecommunication facility)	Must meet the requirements of Clauses 2 and 3 of this schedule.
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01.

Section 2 - Permit required

Use	Condition
Nil	

Section 3 - Prohibited

Use
Any other use not in Section 1 or 2

2.013/11/2014
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A permit is not required to use land for a gas plant in accordance with this Clause.

For the purpose of this schedule, a gas plant means a gas processing plant or an industry using plant, equipment and facilities for the storage, processing or transmission of gas and associated liquids. This includes:

- The importing of natural gas by pipeline,
- The processing of the imported gas,
- Separation, processing, storage and offsite transport of condensate or liquids associated with the gas,
- The separation and temporary storage of export gas,
- Any waste treatment systems including lagoons,
- Fire protection,
- Utilities,
- Control rooms,
- Administration,
- Maintenance,
- Training and amenity buildings,
- Facilities which are ancillary to the use of the land as a gas plant,

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 plant and associated works.

The grant of a permit for any use other than a gas plant or caretaker's dwelling must not adversely affect the operation or further development of the gas plant or associated works.

3.0

Buildings and works

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Permit requirement

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

- Buildings and works that are in accordance with a development plan that is prepared to the satisfaction of the responsible authority. All such buildings and works must comply with a development plan to the satisfaction of the responsible authority.
- Building and works that rearrange, alter or renew existing plant if the area or height of the plant is not increased and are generally in accordance with the development plan.
- Buildings and works that are temporary amenities provided for the purposes of constructing and commissioning any plant on the land and are removed on completion of the construction and commissioning phase.

4.0

Development Plan

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Before any development commences (excluding internal building works), a development plan must be prepared to the satisfaction of the responsible authority.

The development plan must include:

- Site plans at a scale of not more than 1:2000 showing:
 - The proposed location (excluding internal building layout), type, design the height and colour of all buildings and works,
 - All fencing,
 - All security lighting, including a statement of lighting intensity and indicative hours of operation,

- Stormwater management details, including discharge points and water quality management,
- An emergency management plan,
- Vehicle access, car parking, bicycle facilities and loading arrangements for employees and visitors to the site,
- The location and size of signs to be erected in accordance with Clause 9,
- Landscape plan,
- Information relating to public address, alarm, or other such system that may be audible beyond the boundary of the site,
- Information relating to the waste disposal system,
- Flood risk assessment and flood risk response plan

The development plan must be prepared and amended to the satisfaction of the responsible authority after consultation with relevant referral authorities and the appointed Community Advisory Committee.

5.0

Decision Guidelines

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When assessing a development plan, the responsible authority must consider as appropriate:

- The written views of relevant referral authorities,
- The written views of the appointed Community Advisory Committee,
- Potential off-site effects, including:
 - Lighting,
 - Noise,
 - Vehicle access, car parking and loading arrangements for employees and visitors to the site,
 - Visual impact,
 - Landscaping plan,
 - The effect of the gas plant on existing uses of adjoining land and the surrounding environment,
 - The effect of existing land uses in the surrounding area on gas plant operations.

6.0

Environment Management Plan

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The development of a gas plant on the land must be undertaken in accordance with an environment management plan prepared to the satisfaction of the responsible authority, in consultation with the Environment Protection Authority and other relevant authorities.

In considering an environment management plan, the responsible authority must be satisfied that the environment management plan is consistent with any relevant Environment Protection Authority requirements.

The environment management plan must reflect best practice environmental management and must include information relating to (but not limited to) methods to minimise the amenity and environmental impact of the development of the site and must set out performance and monitoring requirements for:

- Waste disposal system

- Management of the quality of groundwater and surface water
- Air emissions including odour
- Noise emissions
- Erosion and sediment control during site works should conform to the Environment Protection Authority publication 275 “*Construction Techniques for Sediment Pollution Control*”
- A native vegetation management plan that includes a native vegetation offset plan
- Cultural heritage,
- Fire emergency management plan including a static water supply reserved for fire fighting purposes,
- The traffic section of the environmental management plan should include the upgrading of the Corrangle Road and Ewings Marsh Road to the satisfaction of the responsible Authority,
- A construction management plan which outlines 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, erosion control, storm water runoff and off-site road works

7.0 Environment Management Plan implementation

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The environment management plan must be prepared, implemented and amended to the satisfaction of the responsible authority, after consultation with the Environment Protection Authority and other relevant authorities.

8.0 Decommissioning

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The operator of the gas plant must, no later than 1 month after the gas plant has permanently ceased operations, notify the responsible authority in writing of the cessation of the use. The gas plant operator or, in the absence of the operator, the owner of the land on which the relevant gas plant is located, must prepare a decommissioning plan to the satisfaction of the responsible authority within:

- 6 months of Council being notified under this clause; or
- If no such notification is provided, within 12 months (or such longer period approved in writing by the responsible authority) of the gas plant ceasing operations.

The operator of the gas plant or the owner of the land (as the case may be) must implement the decommissioning plan to the satisfaction of the responsible authority.

9.0 Advertising signs

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Advertising sign requirements are at Clause 52.05. This zone is in Category 4.