

12/12/2013
C76(Part 1)

SCHEDULE 5 TO THE SPECIAL USE ZONE

Shown on the planning scheme map as **SUZ5**.

HEYWOOD PULP MILL

Purpose

To provide for the use and development of a pulp mill and ancillary activities in a manner that enhances employment opportunities and utilises existing natural materials in the area.

To provide for the manufacturing, storage and distribution of goods associated with the Heywood Pulp Mill in a manner which does not adversely affect the safety and amenity of local communities and minimises impacts on the environment.

To promote the appropriate establishment and management of the Heywood Pulp Mill and associated facilities recognising that substantial threshold distances are required from sensitive land uses.

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Table of uses

Section 1 - Permit not required

Use	Condition
Accommodation	Must be temporary and only for the purpose of accommodating workers involved in the construction of the Heywood Pulp Mill.
Caretakers house	
Car park	Must be in accordance with an approved Development Plan.
Industry (other than Refuse disposal and Transfer station)	Must be in accordance with an approved Development Plan and Environmental Management Plan.
Minor utility installation	
Office	Must be in accordance with an approved Development Plan and Environmental Management Plan.
Road	
Timber production	Must meet the requirements of Clause 52.18.
Transport terminal	Must be in accordance with an approved Development Plan and Environmental Management Plan.
Utility installation	Must be in accordance with an approved Development Plan and Environmental Management Plan.
Warehouse	Must be in accordance with an approved Development Plan and Environmental Management Plan.
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01.

Section 2 - Permit required

Use	Condition
Any use not in Sections 1 or 3	

Section 3 - Prohibited

Use
Accommodation (other than Caretaker's house) where the section 1 condition is not met
Brothel
Refuse disposal
Retail premises
Transfer station

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Use of land

For the purpose of this schedule, the Heywood Pulp Mill includes a chemi-thermo-mechanical (CTMP) pulp mill and any one or more of the following related or ancillary uses: facilities for the management, transportation and storage of woodchips and pulp bales by road and rail; groundwater treatment, waste water treatment and sewage treatment plants; steam boiler plant; chemical plant including manufacture of hydrogen peroxide; an electricity co-generation plant and substation; two groundwater bores; power line; office and staff amenities (including staff and visitor car parking and deliveries).

Amenity of site and surrounds

A use must not adversely affect the rural amenity of the site and surrounds by reason of:

- Transport of materials, goods or commodities to or from the land.
- Appearance of any stored good or materials.
- Emissions of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.

Application requirements

An application to use land must be accompanied by the following information, where appropriate:

- The purpose of the use and the types of processes to be utilised.
- They type and quantity of goods to be stored, processed or produced.
- Whether a Works Approval or Waste Discharge License is required from the Environmental Protection Authority.
- Whether a license under the Dangerous Goods Act 1985 is required.
- The likely effects, if any, on the neighbourhood including:
 - Noise levels.
 - Air-borne emissions.
 - Emissions to land or water.
 - Traffic, including the hours of delivery and despatch.

- Light spill or glare.

Decision Guidelines

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

- The effect that the use may have on nearby existing or proposed residential areas or other uses which are sensitive to industrial off-site effects, having regard to any comments or direction of the referral authorities.
- The drainage of the land;
- The availability of and connections to services; and
- The effect of traffic to be generated on the roads.

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Subdivision

A permit is required to subdivide land.

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.
- The effect that the use may have on nearby existing or proposed residential areas or other uses which are sensitive to industrial off-site effects, having regard to any comments or directions of the referral authorities.
- Whether the granting of a permit will adversely affect the operation or further development of the Heywood Pulp Mill.
- The drainage of the land.
- The availability of and connection to services.
- The effect of traffic to be generated on roads

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Buildings and works

Permit Requirements

A permit is required to construct a building or to construct or carry out works.

This does not apply to a building or works which:

- Are in accordance with a Development Plan approved by the responsible authority.
- Result in minor rearrangements of car parking areas and landscaping providing their areas and effectiveness are not diminished; or
- Are carried out for fire protection under the relevant legislation.
- Are a modification necessary to comply with a direction or licence under the Dangerous Goods Act 1985, Gas Industry Act 1994 or a Waste Discharge Licence, Works Approval or Pollution Abatement Notice under the Environment Protection Act 1970.

Requirements

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

All buildings and works must be constructed and maintained to the satisfaction of the responsible authority.

Development Plan

The Development Plan for the Heywood Pulp Mill must be generally in accordance with the Heywood Pulp Mill Site Layout Plan S04018, the Heywood Pulp Mill Environmental Effects statement of November 2005, the Heywood Pulp Mill Assessment May 2006 issued by the Minister for Planning, the Tardis Enterprises Pty Ltd Cultural heritage Assessment – Prices Land, Heywood February 2007 and the GHD Heywood Pulp Mill Flora and Fauna – Investigation of revised site location February 2007.

A Development Plan must show:

- The boundaries and dimensions of the site;
- Details of fencing;
- Depiction of usage of the areas of the site;
- Existing and proposed ground levels;
- The location and layout of all buildings and plant details on the site;
- The elevations, colour, material and finishes of all buildings and structures;
- Vehicle access and loading areas;
- Car parking areas;
- Details of proposed signage;
- Details of proposed outside lighting and measures to reduce the impact of emissions from the site;
- Details of major physical infrastructure to service the development;
- Landscaping on site, and for screening of nearby dwellings
- External storage and treatment areas.
- Design details of Country Fire Authority (CFA) access and fire fighting water supply satisfactory to the CFA.

A Development Plan may be prepared in stages and may be amended to the satisfaction of the responsible authority.

Prior to approval of the landscaping plan, the responsible authority must consult with all adjoining landowners.

Environmental Management Plan

The Environmental Management Plan must describe (but not necessarily be limited to) management processes and procedures to minimise the amenity and environmental impacts of the use and development of the Heywood Pulp Mill at the site. The plan must set out objectives, performance and monitoring requirements for the following matters in order to give effect to the measures detailed in the Heywood Pulp Mill Environment Effects Statement November 2005, the Heywood Pulp Mill Assessment May 2006 issued by the Minister for Planning, the Tardis Enterprises Pty Ltd Cultural Heritage Assessment –

Prices Land, Heywood February 2007 and the GHD Heywood Pulp Mill Flora and Fauna – Investigation of Revised Site Location - February 2007.:

- Floodway management having regard to the requirements of the relevant floodplain management authority.
- Construction works, where the plan must be consistent with the EPA Publication ‘Environmental Guidelines for Major Construction Sites’.
- Site Drainage, having regard to the principles of water sensitive urban design.
- Erosion mitigation and control.
- Water quality including groundwater quality, where the plan must be provided that the reuse and/ or offsite disposal of treated waste water accords with the limits established in the Works Approval and Licence for the mill.
- Air emissions where the limits must accord with the limits established in the Works Approval and Licence for the mill.
- Noise, where the limits must accord with the limits established in the Works Approval and Licence for the mill.
- Flora and Fauna.
- Visual amenity.
- Cultural heritage.
- Waste Management.
- ‘Complaint resolution procedure, which provides a process for:
 - establishing a complaint registration service;
 - responding to valid complaints;
 - registration of complaints, responses and rectifications which may be inspected by the Glenelg Shire Council; and
 - provision for review.’
- 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 interactions with a relevant agency.
 - The training of staff and contractors in emergency response and wildfire survival.
- 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 Glenelg Shire Council and establish processed for the training of appropriate personnel in emergency procedures relevant to the construction and operation of the Heywood Pulp Mill. Specifically, the plan should provide for the training of CFA staff and volunteers in the use of fire fighting facilities at the site and the procedures to be applied.
- Transport, including a specific Transport Management Plan that addresses and or/requires:
 - Specified routes;
 - Upgrade works required, including road construction, intersection treatment and signage; and
 - Maintenance responsibilities.

- The annual provision to VicRoads of projected routes and tonnages for transport of raw material to the mill and pulp from the mill on Victorian roads managed by VicRoads.

Prior to approving the Transport Management Plan, the responsible authority must consult with VicRoads.

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

Decision Guidelines

Before deciding on an application to construct a building or carry out works, 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 buildings or works will adversely affect the operation or further development of the Heywood Pulp Mill; or
- Any potential off-site effects including those associated with:
 - Any natural or cultural values on or near the land or water;
 - Landscape treatment;
 - Interface with nearby areas;
 - Parking and site access;
 - Loading and service areas;
 - Outdoor storage;
 - Lighting; and
 - Wastewater discharge.

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Referral of applications

All applications must be referred in accordance with Section 55 of the Act to the referral authority specified in Clause 66 or a schedule to that clause.

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Advertising signs

This zone is within Category 4. Permit requirements for Category 4 are specified in Clause 52.05-10.