

Desalination Project Incorporated Document

Bass Coast Planning Scheme

January 2008

INTRODUCTION

This document is an incorporated document to the Bass Coast Planning Scheme. The land identified in the document may be developed and used in accordance with the specific controls contained in this document. The specific controls may exclude other controls in the Scheme.

If there is any inconsistency between the specific controls and the general provisions of the Scheme, the specific controls will prevail.

ADDRESS OF THE LAND

The Land shown on the map attached as Appendix 1, including:

- Lot 1 on Plan of Subdivision 501595, Volume 10907 Folio 010
- Lot 2 on Plan of Subdivision 501595, Volume 10907 Folio 011
- Lot 1 on Plan of Subdivision 538458, Volume 10985 Folio 540
- Lot 2 on Plan of Subdivision 201963, Volume 09658 Folio 544
- Lot 1 on Plan of Subdivision 201963, Volume 09658 Folio 543
- Crown Allotment 23A Parish of Wonthaggi, Volume 3798 Folio 500

together with other land required for utility connection and for investigative purposes in connection with water desalination infrastructure.

DEFINITIONS

In this document:

Development means the preparatory works authorised by this incorporated document.

Water desalination infrastructure means structures, equipment and works associated with the desalination of water, including but not limited to inlet and outlet pipes, desalinated water distribution pipes and pumping and other ancillary equipment, utility services supporting the desalination facility including but not limited to electricity supply and telecommunications, and all ancillary buildings, structures and earthworks.

THIS DOCUMENT ALLOWS

Despite any other provisions of the Bass Coast Planning Scheme, the land may be used and developed for works preparatory to (but not including) the construction and operation of water desalination infrastructure. These preparatory works include (but are not limited to)

- Water sampling and pilot plant including tanks and associated works.

- Horizontal directional drilling and inlet and outlet pipes for feedwater sampling.
- drilling, trenching and seismic surveying to ascertain geotechnical conditions.
- Installation of diesel generators including diesel storage tanks.
- Erection of site huts and portable toilets.
- Connection of town water, power supply and other utilities.
- Installation of fencing.
- Roadworks and access to the land.
- Car parking areas.
- Storage of materials
- Investigative activity
- Signage.
- Removal of native vegetation.
- Other pre-construction buildings and works.

No planning permit is required for the use, development or subdivision of land or other activity in connection with the above works.

The use and development may proceed in stages.

THIS DOCUMENT DOES NOT ALLOW

This document does not allow the construction and operation of water desalination infrastructure. .

THE FOLLOWING CONDITIONS APPLY TO THIS DOCUMENT:

ENVIRONMENT MANAGEMENT PLAN

1. Before the Development commences, an Environment Management Plan must be prepared in consultation with the Department of Sustainability and Environment, Aboriginal Affairs Victoria and the Bass Coast Shire Council (as relevant) and must be to the satisfaction of the Minister for Planning. The Environment Management Plan may

be prepared in sections or stages as appropriate for the works. The Environment Management Plan must include the following:

- (a) Site layout showing location of relevant buildings, plant and equipment storage, pipe stringing areas, and access arrangements.
- (b) Procedures for noise and dust management.
- (c) Procedures for waste management including any septic waste.
- (d) Procedures for handling and storage of any hazardous materials
- (e) Procedures and construction methods for handling and storage of any contaminated material.
- (f) Procedures and construction methods for surface water drainage and erosion management.
- (g) Procedures and methods for vegetation retention, clearance and site rehabilitation.

The use and development must be generally in accordance with the Environment Management Plan.

NOISE

2. Noise levels emanating from the land must comply with the requirements of the Environment Protection Authority's Information Bulletin No. N3/89 Interim Guidelines for the Control of Noise in Country Victoria.

DECOMMISSIONING

3. Within 12 months of Expiry, or of any decision by the Minister for Planning or Minister for Water that the land is no longer proposed to be used for or in connection with the desalination of sea water, the following must be undertaken, if not otherwise useful to the on-going use and management of the land, to the satisfaction of the Minister for Planning:
 - (a) Remove all non-operational or redundant equipment.
 - (b) Remove and clean up any residual spills.
 - (c) Clean up and restore all storage, construction and other areas associated with use, development and decommissioning of the works.
 - (d) Restore all access roads and any other area affected by project closure or decommissioning.

- (e) Implement a post-decommissioning revegetation management plan to the satisfaction of the Minister for Planning.

EXPIRY

4. Despite other provisions of the planning scheme, this incorporated document will expire if one of the following circumstances applies:
 - The Development is not started within two years of the date of Gazettal of Amendment C80 to the Bass Coast Planning Scheme.
 - The Development is not completed within four years of the date of Gazettal of Amendment C80 to the Bass Coast Planning Scheme.

The Minister for Planning may extend the periods referred to if a request is made in writing before the incorporated document expires or within three months afterwards.

END OF CONDITIONS

Appendix 1: Map including Title Particulars

