

**SCHEDULE 5 TO CLAUSE 37.01 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.

**1.0**

**Table of uses**

**Section 1 - Permit not required**

<b>Use</b>	<b>Condition</b>
<b>Accommodation</b>	Must be temporary and only for the purpose of accommodating workers involved in the construction of the Heywood Pulp Mill.
<b>Caretaker's house</b>	
<b>Car park</b>	Must be in accordance with an approved development plan.
<b>Industry (other than Refuse disposal and Transfer station)</b>	Must be in accordance with an approved development plan and environmental management plan.
<b>Office</b>	Must be in accordance with an approved development plan and environmental management plan.
<b>Timber production</b>	Must meet the requirements of Clause 53.11.
<b>Transport terminal</b>	Must be in accordance with an approved development plan and environmental management plan.
<b>Utility installation</b>	Must be in accordance with an approved development plan and environmental management plan.
<b>Warehouse</b>	Must be in accordance with an approved development plan and environmental management plan.
<b>Any use listed in Clause 62.01</b>	Must meet the requirements of Clause 62.01

**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) where the Section 1 condition is not met
Brothel
Refuse disposal
Retail premises
Transfer station

**2.0**

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**Use of land**

A permit is not required to use land for the purpose of the Heywood Pulp Mill including 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 wood chips and pulp bales by road and rail; groundwater treatment, wastewater 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).

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**

The following application requirements apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- 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

The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- 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.

## 3.0

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### Subdivision

#### Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The 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.

## 4.0

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### Buildings and works

#### Permit requirements

No permit is required to construct a building or construct or carry out works for the following:

- Buildings and works in accordance with the incorporated document 'Heywood Pulp Mill Site Layout Plan Drawing 31-16509-221-SK001 Rev B' or development plan approved by the responsible authority.
- Works that result in minor rearrangements of car parking areas and landscaping providing the areas and effectiveness are not diminished; or
- Works carried out for fire protection under relevant legislation.
- Buildings and works necessary to comply with a direction or licence under the *Dangerous Goods Act 1985*, *Gas Industry Act 2001* or a licence to discharge trade waste, works approval or a pollution abatement notice under the *Environment Protection Act 2017*.

The following requirements apply to construct a building or construct or carry out works:

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

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- All buildings and works must be consistent with an Environmental Management Plan approved by the responsible authority.
- The Environmental Management 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.
  - 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.
  - Detail floodway management having regard to the requirements of the relevant floodplain management authority.
  - Detail construction works, where the plan must be consistent with the EPA Publication 480 ‘Environmental guidelines for major construction sites’.
  - Demonstrate site drainage, having regard to the principles of water sensitive urban design.
  - Demonstrate erosion mitigation and control.
  - Demonstrate water quality including groundwater quality, where the plan must be provided that the reuse and/or offsite disposal of treated wastewater accords with the limits established in the works approval and licence for the mill.
  - Demonstrate that air emission limits accord with the limits established in the works approval and licence for the mill.
  - Demonstrate that noise limits accord with the limits established in the works approval and licence for the mill.
  - Identify onsite flora and fauna.
  - Consider the visual amenity.
  - Identify areas of cultural heritage and an appropriate response to such.
  - Demonstrate waste management.
  - Include a 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; and
    - Provision for review.
  - Detail site safety procedures that provide 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.
  - Detail fire safety procedures (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 the local fire authority, local emergency services and the Glenelg Shire Council and establish processes for the training of appropriate personnel in emergency procedures

## GLENELG PLANNING SCHEME

relevant to the construction and operation of the Heywood Pulp Mill. Specifically, the plan should provide for the training of the relevant fire authority staff and volunteers in the use of fire fighting facilities at the site and the procedures to be applied.

- Detail transport onsite as well as to and from the site, including the preparation of a specific Transport Management Plan that addresses and requires:
  - Specified routes;
  - Upgrade works required, including road construction, intersection treatment and signage;
  - Maintenance responsibilities; and
  - The annual provision to the relevant road authority of projected routes and tonnages for transport of raw material to the mill and pulp from the mill on Victorian roads.
  - The requirements and recommendations of the relevant road authority.
- The Environmental Management Plan may be prepared in stages and may be amended to the satisfaction of the responsible authority

### Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The 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.
- Whether there are 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.
- The requirements and recommendations of the relevant road authority.

## 5.0

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### Signs

Sign requirements are at Clause 52.05. All land in this zone is in Category 4.