

East Grampians Rural Pipeline Project

Incorporated Document

November 2021

Incorporated document pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*

1. INTRODUCTION

- 1.1. This document is an incorporated document in the Ararat, Northern Grampians and Pyrenees Planning Schemes (Planning Schemes) pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*.
- 1.2. The land identified in Clause 3 of this document may be developed and used in accordance with the controls in this document.
- 1.3. The controls in this document prevail over any contrary or inconsistent provision in the Ararat, Northern Grampians and Pyrenees Planning Schemes.

2. PURPOSE

- 2.1. The purpose of the control in Clause 4 is to facilitate the use and development of land described in Clause 3 for the purposes of the East Grampians Rural Pipeline Project (the Project).
 - a. The Project consists of the following components:
 - Approximately 250 km of underground trunk pipes of 150 mm to 450 mm diameter.
 - Approximately 1,100 km of underground distribution pipes of 63 mm to 125 mm diameter.
 - Approximately four water pump stations, each with a site area of approximately 20 m x 30 m.
 - Upgrade of the existing Lake Fyans pump station.
 - Additional area at each pump station site for a total of 1,000 kW of ground-mounted solar panels, totalling approximately 12,000 m².
 - Approximately three kilometres of overhead electricity conductor extension to pump stations.
 - Approximately two large water storage tank sites, each of area approximately 50 m x 80 m.
 - Approximately three small storage tank sites, each with a site area of approximately 40 m x 60 m.
 - Approximately eight water valve stations with a site area of up to 10 m x 15 m.
 - Approximately ten pressure reducing valve stations.
 - Approximately three small break tanks.
 - Gravel access tracks of total area approximately 5 m x 3,700 m to access 6 of the new pump station and tank sites.

- Firefighting infrastructure including approximately 50 x 22,500 L fire water tanks and 40 hydrants.
 - Installation of customer service water meters, air valves, stop valves and scour valves along with valve marker posts on road reserves at property fence lines.
- 2.2. The water pipeline network will connect Lake Bellfield reservoir (in the Grampians) to the Project area via Lake Fyans to service rural farming and lifestyle properties over an area of up to 3,320 km² with a reticulated, pressurised water supply.
- 2.3. The piped water supply will draw on water sourced from the Wimmera Mallee Pipeline storage at Lake Bellfield via Lake Fyans and have the capability to be supplemented by existing supply systems at Mount Cole, Mount Langi Ghiran and or from water bores at Mount William. The Project includes construction of the pipeline network and all associated infrastructure, such as water storages and pump stations. The existing water sources and existing supply pipelines will not be materially altered by the Project. Where minor upgrades are planned to existing supply systems, these works are included in the Project scope.

3. LAND

- 3.1. The control in Clause 4 applies to land shown as SCO1 (Pyrenees Planning Scheme) and SCO2 (Ararat Planning Scheme and Northern Grampians Planning Scheme) on the planning scheme maps forming part of the Planning Schemes (Project Land) and shown as the “Project Area” in Figure 1 of this document.

Project Extent

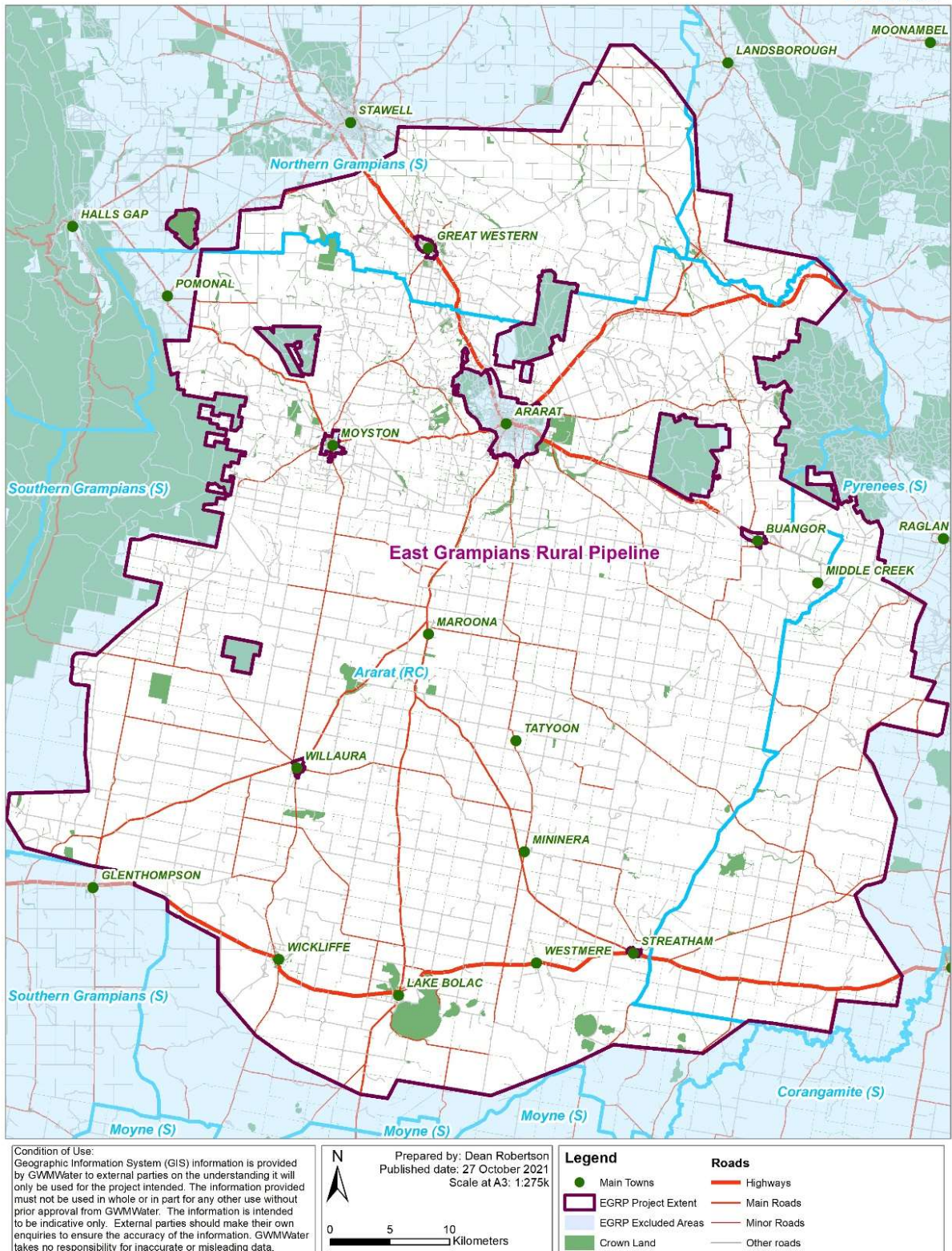


Figure 1 Project Area

4. CONTROL

- 4.1. Despite any provision to the contrary, or any inconsistent provision in the Planning Schemes, no planning permit is required for, and no provision in the Planning Scheme operates to prohibit or restrict the development or use of land in the Project Area for the purposes of constructing and maintaining the Project, including (but not limited to):
- (a) Use and development of land for minor utility installation comprising approximately 250 km of underground trunk pipes, approximately 1,100 km of underground distribution pipes, four water pump stations, water storage tanks and water valve stations amongst other matters
 - (b) Construction of buildings and works associated with the Project as described in Section 2.
 - (c) Display of construction and directional signage.
 - (d) Removing, destroying and lopping trees and removing vegetation, including native vegetation to the minimum extent necessary to facilitate the project as described in Section 2.
- 4.2. This control does not include private infrastructure installed on private property by customers connecting to the Project infrastructure.
- 4.3. This control is subject to the conditions in Clause 5 of this document.

5. CONDITIONS

The use and development permitted by this incorporated document is subject to the following conditions.

Project Design and Impact Assessment Report

- 5.1. Prior to the commencement of use and development a Project Design and Impact Assessment Report for the Project (PDIA Report) must be prepared to the satisfaction of the Minister for Planning.
- 5.2. The PDIA Report is to be prepared in consultation with the Department of Environment, Land, Water and Planning (DELWP) and other relevant agencies, including Parks Victoria, Glenelg Hopkins Catchment Management Authority, Wimmera Catchment Management Authority and relevant local councils, to enable timely review and advice on the assessment of potential impacts, alignment and site selection, design and construction methods with respect to the avoidance and minimisation of environmental impacts.
- 5.3. The Project must be undertaken in accordance with the approved PDIA Report, which must describe and document:
- (a) the proposed alignment locations, design and site selection of the trunk pipelines, distribution pipelines and associated infrastructure (including

scour valves, power lines, pump stations, firefighting infrastructure, and emergency access points);

- (b) the predicted environmental impacts of the proposed alignments and design on native vegetation and biodiversity values, including large trees and listed communities and species of flora and fauna under the *Flora and Fauna Guarantee Act 1988* and DELWP's advisory lists of threatened flora and fauna;
- (c) mapping that clarifies the locations of proposed infrastructure, predicted environmental impacts and key environmental assets/values to be avoided (e.g. environmental control points and no-go zones);
- (d) investigations and surveys undertaken by suitably qualified persons to inform the prediction of potential environmental impacts of the project, particularly on native vegetation and biodiversity values, including large trees and listed communities and species of flora and fauna;
- (e) the approach to delivery (including any staging) of the project's construction;
- (f) an assessment of environmental and geotechnical risks from the construction of the project to inform decisions on the proposed alignment, crossing methods and environmental management to be implemented to avoid and minimise environmental impacts; and
- (g) the proposed avoidance, minimisation and management measures/methods for mitigating potential impacts on key environmental assets and values identified, including Crown land.

The plans and documents required under Clause 5.3(a), (c & e) may be amended from time to time to the satisfaction of the Minister for Planning or the relevant approving authority. In deciding whether a plan or document is satisfactory or whether to consent to an amendment to a plan or document, the Minister for Planning or the relevant approving authority, may seek the views of Ararat Rural City Council, Northern Grampians Shire Council and Pyrenees Shire Council as appropriate, or any other relevant approving authority.

Environmental Management Framework

5.4. Prior to commencement of any works, the proponent must prepare an Environmental Management Framework (EMF) to the satisfaction of the Minister for Planning. The EMF must be prepared in consultation with DELWP and include a statement of all environmental commitments for the project. The framework must also describe and document:

- (a) the purpose, scope and description of the project and its delivery (including any proposed staging) to be adopted for its construction;
- (b) the legislative requirements for the project;

- (c) a description of the environmental documents required for the project and the review, approval, and change process for each of them;
- (d) the proponent's environmental policy and overview of environmental management system;
- (e) the proposed framework for environmental management and governance of the project, that is to help ensure appropriate avoidance, minimisation and regulation of predicted environmental impacts and management of residual uncertainties during construction and operational phases.;
- (f) a community and stakeholder engagement management process to advise potentially affected stakeholders of the planned construction activities, project progress, mitigation measures and intended reinstatement measures where applicable;
- (g) how the environmental risks and predicted impacts documented in the PDIA Report (Condition 5.3) are directly linked to appropriate mitigation and management measures;
- (h) roles and responsibilities during the construction of the project; and
- (i) the environmental monitoring, auditing, reporting, notification and reconciliation procedures for the project.

Construction Environmental Management Plan

5.5. Prior to the commencement of any works for the project (or stage of the project), a Construction Environmental Management Plan (CEMP), consistent with the approved EMF, must be prepared for the project (or stage), in consultation with DELWP, the relevant local councils, the Glenelg Hopkins Catchment Management Authority and Wimmera Catchment Management Authority, and then be submitted to and endorsed by the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the *Conservation, Forests and Lands Act 1987*).

The development must be carried out in accordance with the endorsed CEMP.

Threatened Species Management Plan

5.6. Prior to the commencement of any works, a Threatened Species Management Plan must be prepared for the project, in consultation with DELWP, and then be submitted to and endorsed by the Secretary of the department administering the *Conservation, Forests and Lands Act 1987*. The plan must include specific measures intended to address possible impacts and risks on listed threatened species and communities, particularly the Golden Sun Moth, Growling Grass Frog and Striped Legless Lizard.

The development must be carried out in accordance with the TSMP.

Native Vegetation Offset Statement

5.7. Prior to the removal of any native vegetation for the project (or stage of the project), a Native Vegetation Offset Statement must be prepared for the project to address predicted losses and detail how offsets will be met, which must then be submitted to and endorsed by the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of *the Conservation, Forests and Lands Act 1987*).

Native Vegetation Offset Plan

5.8. Prior to the removal of any native vegetation for the project (or stage of the project), a Native Vegetation Offset Plan for the project (or stage) must be prepared and then submitted to and endorsed by the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the *Conservation, Forests and Lands Act 1987*). The plan must outline the required offsets for that stage of the project and demonstrate that the offsets have been secured to the satisfaction of the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the *Conservation, Forests and Lands Act 1987*).

6. EXPIRY

6.1. The control in this document expires if any of the following circumstances applies:

- (a) The development allowed by the control is not started by 31 December 2023.
- (b) The development allowed by the control is not completed by 31 December 2026.

6.2. The Minister for Planning may extend these periods if a request is made in writing before the expiry date or within three months afterwards.