

--/20--
C198**SCHEDULE 12 TO THE DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO12**.

PROTECTION OF MAJOR INFRASTRUCTURE – WHITEOIL PIPELINE**1.0 Design objectives**--/20--
C198

To ensure that all buildings and works and in particular buildings planned to accommodate people are sufficiently separated from major pipeline infrastructure to avoid a safety hazard directly within the pipeline easement vicinity of the pipeline.

To ensure development does not inhibit access to the site by authorised officers for pipeline surveillance and maintenance.

To ensure risks associated with any development are identified and managed in accordance with the relevant Australian Standards under the *Pipelines Act 2005* and *Pipelines Regulations 2007*.

2.0 Buildings and works--/20--
C198

A permit is required to:

- Construct an outdoor swimming pool associated with a dwelling
- Construct a fence.
- Construction and development that involves ground excavation within the prescribed easement distance of the pipeline.

All development must be sited, designed, constructed and managed in a manner that appropriately addresses all risks identified in a Risk Assessment as part of a formal Safety Management Study (SMS) as prescribed under AS2885.

- A pipeline Safety Management Plan must be prepared for the site in consultation with the pipeline operator and approved by the responsible authority prior to any development. The plan will establish any risks and subsequent plan to manage/mitigate identified risks.
- The pipeline operator may determine that a Safety Management Plan is not required

3.0 Siting--/20--
C198

All new development and/or works must be sited to provide unobstructed vehicle access to the pipeline easement, including a minimum access width of 9 metres for Emergency Services vehicles and 12 metres for maintenance vehicle access, unless lesser widths are agreed upon by the responsible authority and the pipeline operator.

4.0 Design--/20--
C198

All new development must be designed to mitigate all risks to the safe operation of major pipeline infrastructure, including:

- A change in use or intensification of an existing use, the developer or applicant must consult the relevant pipeline operator at the initial design stage to ascertain if an SMS review is required in accordance with AS2885.
- If an SMS is deemed required, the relevant pipeline operator will arrange for the review to be undertaken by a suitably qualified person, with involvement of all parties in the SMS Validation Workshop.
-
- The preparation of a pipeline Safety Management Plan in relation to all buildings and works on the site must address all stages of the development, including design, construction and on-going management and must include all excavation and

earthworks, landscaping, fencing, provisions of services, lighting, signage, car parking and access.

- Mitigation of risks may include:
 - Provision of separation barrier control (e.g. slabbing) between any buildings and/or works and the pipeline easement if recommenced in the SMS and required by the relevant pipeline authority, or
 - Relocation of the pipeline infrastructure with the consent of the pipeline authority if the risks identified in the SMS cannot be appropriately managed on the site.

Landscaping

- Species selection should be chosen carefully to ensure there are no impacts resulting in root invasion/damage to the pipeline.
- Landscaping should not obstruct Emergency Service vehicles and maintenance access to the pipeline easement.

Fencing

- Installation and maintenance of fencing must not damage pipeline infrastructure and not obstruct Emergency Services vehicles and maintenance access to the pipeline easement.
- Depth and location of any footings within the pipeline easement must be pre-approved by the pipeline Operator and supervised during installation.

Services, lighting and signage

- The installation and maintenance of services, lighting and signage must not damage pipeline infrastructure and obstruct emergency services vehicles and maintenance access to the pipeline easement.
- Depth and location of any footings within the pipeline easement must be pre-approved by the pipeline Operator and supervised during installation.

Car parking and vehicle access

- The provision and use of car parking spaces, carports and garages must not damage pipeline infrastructure and not obstruct emergency services vehicles and maintenance access to the pipeline easement. Unless approved by the Pipeline Operator
- Designs of any carparking that would result in loading directly over pipeline must be pre-approved by the pipeline Operator.

Excavation and earthworks

Excavation and earthworks within the prescribed easement must be undertaken in a manner that would prevent damage to the pipeline, including, but not necessarily limited to:

- Site survey to establish set-out and exclusion zone over the pipeline easement prior to construction.
- Addition of separation barrier control (e.g. slabbing) between the pipeline easement and any proposed development prior to any other works being undertaken if required by the pipeline operator.
- Avoid the traversing of the pipeline easement by heavy machinery during construction.. The size of ground engaging machinery is to be approved by the pipelines operator, with the use of tiger teeth strictly prohibited.
- Set out and strict control of piling activities during construction.
- Avoid trenching over pipeline easement for the provision of services.

All works must be undertaken in strict accordance with a Pipeline Safety Management Plan for the site that addresses all of the above measures and which has been prepared in consultation with the relevant pipeline operator and approved by the responsible authority.

5.0 Subdivision

--/20--
C198

Any new subdivision that affects the boundaries over a pipeline easement, or access to a pipeline easement must take into account the operational requirements of the relevant pipeline operator.

All proposed works associated with a subdivision or boundary realignment must be undertaken in strict accordance with a Pipeline Safety Management Plan for the site that meets the design objectives and standards of this schedule.

6.0 Decision guidelines

--/20--
C197

Before deciding on an application to subdivide land or to construct a building or construct or carry out works, the responsible authority must consider, as appropriate:

- The potential impacts of the proposed development on the major pipeline infrastructure and community safety.
- The potential impacts on the major pipeline infrastructure and community safety that could arise from any changes in use and/or intensification of existing uses associated with, or as a consequence of the proposed development.
- Whether a Safety Management Study (SMS) in accordance with Australian Standard AS 2885.1 applies to the site and adequately addresses all risks to community safety and the pipeline integrity that could arise from the proposed development.
- Whether an SMS review under AS 2885 needs to be undertaken in relation to the site to address the risks arising from any potential changes in use or intensification of existing uses as a consequence of the proposed development.
- Whether a Pipeline Safety Management Plan has been prepared for the site that adequately addresses all risks identified in an SMS that is relevant and current to the site and the proposed development.
- The operational requirements of the relevant pipeline operator.