

9 February 2016

Nick Wimbush  
C/-Planning Panels Victoria

Dear Mr Wimbush,

**Re: Major Hazard Facilities Submission**

Thank-you for the opportunity to respond to this discussion paper. The comments in this submission are limited to those issues that directly affect Cardinia Shire.

There is currently one (1) major hazard facility within Cardinia Shire, which is located at 5755 Gippsland Highway, Lang Lang, and is used as a gas processing plant. This plant is located in a Green Wedge Zone and therefore is not at risk of urban encroachment. Council has had limited dealings with the operator and generally no issues.

The main issue for Cardinia Shire is the three major gas pipelines that are located within the Shire, two that are part of the Longford to Dandenong pipeline and the Bassgas pipeline that runs from the gas processing plant at Lang Lang to Pakenham East.

**Current Planning Scheme Provisions**

Council agrees with the Committee's comments about the policy in relation to gas pipelines, which note that whilst the need to ensure that gas, oil and other substances are delivered safely is recognised in the State Planning Policy Framework (SPPF), there are no policy guidelines or measures to implement this objective anywhere else in the Victoria Planning Provisions (VPPs). There are also no requirements to refer any applications near the pipelines to the relevant authorities.

The Committee also make comments about the operation of Clause 52.10, and that it does not provide any guidance as to what tests should be applied in relation to the proposed land use or any potential conflicting use and how this conflict may be resolved. Council also agrees with these comments, as well as the comments regarding what should be considered as part of any review of Clause 52.10 and notes that it has been a significant amount of time since the operation of this clause has been reviewed.

**Pipelines**

The location and impact of gas pipelines is an ongoing issue for Cardinia, with the Longford-Dandenong pipeline extending through the growth corridor from Beaconsfield to Pakenham East and then within a close proximity to the townships of Nar Nar Goon, Tynong, Garfield and Bunyip.

Due to the pipelines having minimal recognition and no requirements for referral under the planning scheme, there have been several examples of proposals for increased densities of residential land only being referred to APA Group or DEDJTR for comment because a planning scheme amendment was required to rezone the land. If a planning scheme amendment was not required, the land could be built on at increased densities with no requirement for referral to APA Group unless works were

proposed within the gas easement. Council is supportive of the inclusion of a referral requirement to the relevant authorities to ensure that the safe operation of pipelines and the safety of residents are not impacted.

The Longford to Dandenong and the Bass Gas pipelines also traverse through the Pakenham East Precinct Structure Plan area. As Council was aware of this situation early in the process of developing the PSP for this area, considerable work has been undertaken to ensure that development within proximity of the both pipelines is in accordance with the relevant regulations and any Safety Management Study (SMS) that will be conducted in the future. Council considers that a process to ensure that pipelines are considered as part of strategic planning would ensure that due regard is given to development around pipelines.

Please contact me on 5945 4440 or by email [a.ransom@cardinia.vic.gov.au](mailto:a.ransom@cardinia.vic.gov.au) if you have any questions regarding this matter.

Yours faithfully



Anita Ransom  
Principal Planner- Policy and Projects