

## Part A

### Section 2 Controls that apply to all development

#### Table of Contents

2.1	Vehicle access and movements .....	2
2.2	Off-street parking .....	2
2.3	Landscaping .....	6
2.4	Signage .....	7
2.5	Safety and security .....	13
2.6	Erosion and Sediment Control Principles .....	14
2.7	Development adjoining open space.....	15
2.8	Development near high pressure gas pipeline infrastructure .....	15

\*\*\* Sections not being amended have been removed for exhibition purposes \*\*\*

## 2.8 Development near high pressure-gas pipeline infrastructure

### Objectives

- O1 Development of sensitive uses are either located outside of the pipeline measure length or provide appropriate risk mitigation.
- O2 Development does not compromise the safe operation and maintenance of the high-pressure gas pipeline.

### Controls

- C1 A Safety Management Study is required in accordance with Australian Standards 2885 for Pipelines – Gas and Liquid Petroleum.
- C2 Development where occupants are unable to protect themselves or have restricted movement, as listed below, are not located within the pipeline Measurement Length without prior consultation with the relevant pipeline operator:
  - Early education and care facility
  - Correctional centre
  - Educational establishment
  - Function centre
  - Health services facility
  - Hospital
  - Hotel or motel accommodation
  - Place of public worship
  - Residential care facility
  - Highway service centre
  - Service Station
  - Shop
  - Shopping centre
  - Entertainment facility
- C3 Development is not located on or in the pipeline easement without prior written confirmation from the relevant pipeline operator.
- C4 Any new road / service crossings for a development should be consolidated and perpendicular to the pipeline.
- C5 Subdivision design should incorporate the pipeline in a linear open space corridor.
- C6 Where linear open space is impractical for industrial or commercial developments, the pipeline should be located within the front setback.
- C7 Development does not create additional lots (less than 2ha) over the pipeline easement. All lots that include the pipeline easement should ensure the building envelope is sufficient size to accommodate the likely buildings to be constructed on the lot.
- C8 Development does not involve civil works within 20 metres of the pipeline or 20 metres of the pipeline easement boundaries for a high-pressure gas pipeline, without prior written confirmation from the relevant pipeline operator.
- C9 Landscape plans depicting any planned landscaping within 3 metres of the pipeline must be submitted for approval by the pipeline operator.
- C10 The design of any infrastructure services shall minimise the encroachment on the gas pipeline easement.

### Explanatory Notes:

The development of a sensitive use within the pipeline Measurement Length is subject to a Safety Management Study prepared in accordance with AS 2885 Pipelines – Gas and Liquid petroleum, which demonstrates that the proposal does not create an unacceptable risk to life or property and does not compromise the safe operation of the gas pipeline.

The Measurement Length is 463 metres measured radially either side of the pipe.

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- C11 Buildings, structures, roadway, pavement, pipeline, cable, fence, on-site waste water treatment (or irrigation area), or any other improvement on or under the land within the gas transmission pipeline easement must not be constructed without prior consent from the pipeline operator.