

George Town Council
SPECIAL COUNCIL MEETING – 26 JULY 2007
AGENDA

BUSINESS

at 4:00 pm

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1. PRESENT

APOLOGIES

IN ATTENDANCE

2. GENERAL MANAGER'S DECLARATION

LOCAL GOVERNMENT ACT 1993 – SECTION 65 CERTIFICATE

“I certify that with respect to all advice, information or recommendation provided to Council with this Agenda:

1. the advice, information or recommendation is given by a person who has the qualifications or experience necessary to give such advice, information or recommendation and
2. where any advice is given directly to Council by a person who does not have the required qualifications or experience, that person has obtained and taken into account in that person's general advice, the advice from an appropriately qualified or experienced person.”



Ngaire McCrindle
GENERAL MANAGER

Notes: S65(1) of the Local Government Act requires the General Manager to ensure that any advice, information or recommendation given to the Council or Council Committee, is given by a person who has the qualifications or experience necessary to give such advice, information or recommendation.

S65(2) forbids Council from deciding any matter which requires the advice of a qualified person, without considering that advice.

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3. PULP MILL

SUMMARY

This report recommends conditions for the Gunns Pulp Mill and ancillary works to be forwarded to the Minister under Pulp Mill Assessment Act 2007.

BACKGROUND

Gunns proposes to construct an elemental chlorine-free (ECF) bleached hardwood and softwood Kraft pulp mill at Bell Bay adjacent to its existing woodchip mills.

A pulp mill is a manufacturing facility that dissolves the lignins (the natural gluing agents in wood) leaving cellulose fibre for the production of paper. Pulp is the intermediate stage between wood fibre and paper. Woodchips are cooked in the pulp mill and the cellulose fibre is separated, washed and brightened to the colour of paper. The pulp is then dried and baled for on-sale to paper manufacturers.

The Pulp Mill Assessment Act 2007 established a separate process to assess the Gunns Limited pulp mill proposal and revoked the declaration of the project as a Project of State Significance. Council as a “relevant person” under the Act is therefore required to recommend conditions that should apply to the project where these would be within Council’s jurisdiction.

STATUTORY REQUIREMENTS

The Pulp Mill Assessment Act 2007 states in section 6:

6. Assessment by relevant persons

- (1) The Minister must request relevant persons to make a recommendation as to the conditions, if any, that should apply to the project.*
- (2) On receipt of a request, a relevant person must undertake an assessment of the conditions, if any, that should apply to the project.*
- (3) In undertaking an assessment, a relevant person must take account of the report of the consultant referred to in section 4(3).*
- (4) A relevant person must make a recommendation, as to the conditions that should apply to the project, to the Minister by such date as the Minister determines.*
- (5) A relevant person may only make a recommendation that involves or requires the issuing or regulation of a permit, licence or approval, or the regulation of an action, for which the relevant person would have been responsible if this Act, except for section 13, had not been enacted.*
- (6) Subject to subsection (5), a relevant person may recommend a condition that requires the person proposing the project to apply for such other permits, licences or other approvals as may be necessary for the project.*

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3. PULP MILL (cont'd)

- (7) *If a relevant person recommends conditions that should apply to the project, the relevant person must specify –*
- (a) *those conditions; and*
 - (b) *the Act, if any, pursuant to which, and the permit, licence or other approval in which, each condition would normally be imposed; and*
 - (c) *the person, body or State Service Agency responsible for the enforcement of each condition.*
- (8) *The Minister is to prepare a permit, to be called the "Pulp Mill Permit", containing the substance of the conditions recommended by a relevant person under subsection (4) and other matters specified under subsection (7).*
- (9) *The Minister must cause the report of the consultant and the Pulp Mill Permit to be laid before each House of Parliament by no later than 31 August 2007.*
- (10) *The Minister may table in each House of Parliament any other report that in the Minister's opinion is relevant to the project at the same time as the Minister causes the report and Pulp Mill Permit to be tabled under subsection (9).*

OFFICER'S COMMENT

George Town Council is a "relevant person" under section 6 of the *Pulp Mill Assessment Act 2007*. As such Council is required to recommend conditions (with reasons) that should apply to the project.

Council is required to address section 6(7) of the *Pulp Mill Assessment Act 2007* which requires:

- (1) specification of all conditions;
- (2) the stipulation of relevant Acts pertaining to each condition; and
- (3) the relevant person, body or State Service Agency responsible for the enforcement of each condition.

Council cannot approve or reject the project – only make recommendations with regard to the parts of the project that are within the George Town Council area. This is Council's only opportunity to recommend conditions for development works to be undertaken. This is to ensure that any works under the *Pulp Mill Assessment Act 2007* are in accordance with Council's policy and statutory requirements that would normally apply for developments.

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3. PULP MILL (cont'd)

Justification is provided for each condition in addition to the requirements of Section 6(7) for the purposes of explanation. Council may decline to recommend conditions to the Minister as an alternative option to that recommended, however this will ensure only that Council removes itself from the consultation process and any control over works that may occur under the Pulp Mill Assessment Act 2007.

The Pulp Mill Assessment Act 2007 requires that Council take into account the consultant report required under section 4(3). The consultant report presented by Sweco Pic primarily deals with matters outside the jurisdiction of Council as a relevant person (i.e. environmental issues) however it has been considered in relation to the assessment of the Mill, landfill, effluent pipe line, wharf and warehouse where it is applicable.

The consultant report prepared by ITS Global, "Review of the Social and Economic Benefits of the Gunns Limited Pulp Mill Project" refers to a number of aspects of the development and has been considered in the assessment of these draft conditions.

Council needs to be aware that these draft conditions will not necessarily be the conditions that the Minister uses to prepare a permit, to be called the "Pulp Mill Permit", as s.6(8). The Permit will contain only the "substance" of the conditions recommended by relevant persons and therefore may be subject to change from that recommended however the intent of each condition should be preserved. The wording and makeup of these conditions may be subject to change, particularly where conditions have common characteristics with conditions recommended by other relevant persons.

STRUCTURE

For structure and to make it easier to consider this report is structured to provide an overview and comment, recommendations and justification for each section of the development and therefore is broken into the following sections:

- Raw Water Pipeline
- Effluent Pipeline
- Pulp Mill
- Wharf and Warehouse
- Quarry and Landfill
- Industrial Subdivision & Temporary Workers Accommodation (on the industrial subdivision)

Justification and explanation for each condition is provided as an attachment to this document together with the appropriate information where necessary.

ATTACHMENTS

Attachments are as follows for each of the sections as outlined above:

1. Raw Water Pipeline

- (a) Justification and Intent of Conditions
- (b) Plans 3 and 4 showing the proposed location of the raw water pipeline corridor within the George Town Council area.

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3. PULP MILL (cont'd)

2. Effluent Pipeline

- (a) Justification and Intent of Conditions
- (b) Plans 5 and 6 showing the proposed location of the effluent pipeline corridor within the George Town Council area.
- (c) Plan 05-003-D-002 the ocean outfall stringing and launching alignment
- (d) Figure9-1 typical pipeline shore crossing construction

3. Pulp Mill

- (a) Justification and Intent of Conditions
- (b) Figure 2.1 local area plan
- (c) Figure 7.1 associated infrastructure within the Bell Bay site

4. Wharf and Warehouse

- (a) Justification and Intent of Conditions
- (b) Figure 9-1 Bell Bay wharf facilities – open piled structure
- (c) Figure 9-2 Bell Bay wharf facilities – typical cross section, open piled structure

5. Quarry and Landfill

- (a) Justification and Intent of Conditions
- (b) Figures 5 & 6 schematic layout of landfill layers 1 and 2

Refer to Pulp Mill

- (a) Figure 2.1 local area plan
- (b) Figure 7.1 associated infrastructure within the Bell Bay site

6. Industrial Subdivision & Temporary Workers Accommodation (on the industrial subdivision)

- (a) Justification and Intent of Conditions
- (b) Drawing No.L07131-P1 general industrial subdivision allotment arrangement and turning path plan.
- (c) Drawing No.L07131-P2 sewer and waste water concept layout plan
- (d) Drawing No.L07131-P3 water concept layout plan
- (e) Drawing No.L07131-P4 stormwater concept layout plan
- (f) Sheet A01 revision B workers accommodation facility site layout
- (g) Sheet A02 revision A workers accommodation facility site amenities precinct
- (h) Sheet A03 revision A workers accommodation facility unit types A & B concept
- (i) Sheet A04 revision A workers accommodation facility kitchen dining concept
- (j) Sheet A05 revision A workers accommodation facility wet & dry recreation
- (k) Sheet A06 revision A workers accommodation facility services gym & administration

A copy of the Pulp Mill Assessment Act 2007 has been distributed under separate cover.

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3.1 RAW WATER PIPELINE

OVERVIEW & COMMENT – RAW WATER PIPELINE

In accordance with Part 4 of the George Town Planning Scheme 1991, the water supply pipeline is defined as a Utility Services (Major) Use Classification, which:

Means any land used for a utility service which is not a minor utility service defined elsewhere in this Scheme and includes a water supply/treatment plant, a sewerage treatment plant, a refuse disposal site, a waste transfer station, a power generating works and an electricity substation or switching station of more than 110 kV.

The raw water pipeline traverses land zoned Agricultural and the Bell Bay Major Industrial zone. It is a discretionary use in the Agricultural zone and a permitted use (permit required) in the Bell Bay Major Industrial zone. The attached maps show the proposed location of the pipeline.

RECOMMENDATION – RAW WATER PIPELINE

That Council recommends to the Minister for Planning that the following conditions should apply to the 20m corridor and pipeline for the preferred water supply to the proposed Gunns Limited Pulp Mill.

1. The permit holder shall ensure that all use and development is to be generally located within the 20 metre corridor shown on the plans marked 3 and 4, dated 10th August 2006 entitled 'Gunns proposed pulp mill pipeline alignment' for the water supply pipeline routes for the proposed Bell Bay Pulp Mill except:
 - (i) Where there is a need identified by the permit holder to locate the use and development outside the corridor, the Planning Authority may permit the use and development to be located outside the corridor provided that:
 - a. there is no practicable or expedient alternative other than to provide for the use and development outside the corridor; and
 - b. it is in the public interest to do so.
 - (ii) Where the permit holder seeks to locate the use and development outside the corridor, the permit holder is to provide the Planning Authority with:
 - a. a plan which accurately identifies where the use and development is to located;
 - b. a plan identifying each parcel of land the use and development is within or passes through; and
 - c. a statement of the reasons why the use and development cannot be located within the corridor.
 - (iii) In determining whether it is in the public interest to allow the use and development outside the corridor, the Planning Authority must have regard to:

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3.1 RAW WATER PIPELINE (cont'd)

- a. whether the permit holder could reasonably have avoided the need to locate the use and development outside the corridor, by better planning or otherwise; and
 - b. the public interest in the timely completion of the development; and
 - c. the potential effect upon the environment if the use and development is located outside the corridor after obtaining the advice of the Director of Environmental Management or of the Board of Environmental Management and Pollution Control; and
 - d. the potential effect upon archaeological, architectural, cultural, historical, scientific, social or technical values if the use and development is located outside the corridor after obtaining advice of Heritage Tasmania; and
 - e. the potential effect on land use if the use and development is located outside the corridor, and
 - f. the Planning Authority may decline to allow the use and development outside the corridor unless the permit holder pays to the Authority an amount to cover the costs and expenses which have been or may be incurred by the Authority or any person in connection with the assessment of whether to permit the use and development outside the corridor.
2. The permit holder shall obtain conditional approval from the Manager Engineering Services for each crossing of a local road prior to the commencement of works where the following applies:
- (a) open or break up the soil or pavement of a local highway;
 - (b) make a drain leading to a local highway;
 - (c) put or place a pipe or make a drain leading into a sewer or drain or other work of the corporation in or under a local highway;
 - (d) make an excavation, vault or cellar in or under a local highway;
 - (e) install, under a local highway, pipelines, pipe systems;

The following must be adhered to where conditional approval is granted:

- (i) Except as may be provided otherwise by another condition in this Schedule, the installer must meet all of the costs of the work including any costs incurred by the Council by reason of the proposal to carry out the work or the carrying out of the work.
- (ii) Before the work starts, the council must, on demand, give the installer a free copy of all relevant records in the Council's possession regarding the nature, location and depth of any infrastructure associated with other utility services that may be affected by the work.

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3.1 RAW WATER PIPELINE (cont'd)

- (iii) The installer must meet the cost of any claims or proceedings arising from any damage that the work may cause to infrastructure associated with other utility services, unless:
 - a. records given to the installer pursuant to Condition 2(ii) did not indicate the presence of the damaged infrastructure; or
 - b. records given to the installer pursuant to Condition 2(ii) did not accurately show the location and depth of the damaged infrastructure.
- (iv) The installer must give the Manager Engineering Services at least 14 days notice in writing of its intention to start the work.
- (v) The installer must, in carrying out the work, comply with the applicable road traffic management standards contained in “General Specifications G2 – Contract Management Plan” published by the responsible Department in relation to the *Traffic Act 1925* or in any publication issued by that Department to replace that publication.
- (vi) Unless the Manager Engineering Services and the installer agree to allow trenching, the installer must use trenchless technology in carrying out the work wherever it is reasonably practicable to do so.
- (vii) On completion, the installer must restore the local highway.
- (viii) If the Manager Engineering Services and the installer agree before completion that the local highway should be restored to a condition that is better than the condition it was in immediately before the work was carried out and also agree on compensation for such betterment, the local highway must be restored to the condition specified in that agreement.
- (ix) In any other case, the local highway must be restored to the condition it was in immediately before the work was carried out.
- (x) The installer must ensure that the restoration work, including any associated excavation and backfilling of trenches, complies with the municipal standards.
- (xi) Notwithstanding the other conditions contained in this clause, the Manager Engineering Services may consent to a person other than the installer carrying out the restoration work.
- (xii) The installer must meet the cost of any emergency repairs that need to be made to the local highway by or on behalf of the Council because of a failure by the installer to comply, or comply fully, with the conditions 2(vii) through (xi).
- (xiii) After the work starts, the installer must give the Manager Engineering Services a progress report on the work as soon as practicable after each 14-day period if the work proceeds beyond that number of days.
- (xiv) Within 14 days after completion, the installer must give the corporation a report stating that:

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3.1 RAW WATER PIPELINE (cont'd)

- a. the work has been done; and
 - b. all applicable municipal standards have been complied with; and
 - c. any standards for the work that were agreed between the installer and the corporation have been complied with.
- (xv) The installer must compile and keep accurate records of the work, showing the nature, location and depth of the infrastructure.
- (xvi) The installer must, on demand, give the council a free copy of all or any of the records.
- (xvii) The installer must meet the cost of any damage that may be caused to the infrastructure by routine maintenance or rehabilitation work carried out by or on behalf of the corporation in the work zone if, immediately before the maintenance or rehabilitation work started:
- a. the records required to be compiled and kept under Condition 2(xv) did not indicate the presence of the damaged infrastructure; or
 - b. the location and depth of the damaged infrastructure was not accurately shown in those records.
- (xviii) The council must meet the cost of any damage that may be caused to the infrastructure by routine maintenance or rehabilitation work carried out by or on behalf of the council in the work zone if, immediately before the maintenance or rehabilitation work started:
- a. the records required to be compiled and kept under Condition 2(xv) indicated the presence of the damaged infrastructure; and
 - b. the location and depth of the damaged infrastructure was accurately shown in those records.
3. The permit holder shall obtain conditional approval from the Manager Engineering Services for each crossing of, or installation in close proximity to an existing major utility service (e.g. water and gas mains, electrical transmission lines, copper and fibre optic cabling) prior to the commencement of works where the following applies::
- (a) open or break up the soil in the immediate vicinity of a major utility service;
 - (b) make a drain leading to an existing major utility service or service easement;
 - (c) put or place a pipe over or under or make a drain leading into an existing major utility service or other work of the utility service provider;
 - (d) make an excavation, vault or cellar in or under a utility service or service easement;
 - (e) install, under or over a utility service, pipelines, pipe systems;
- The following must be adhered to where conditional approval is granted:

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3.1 RAW WATER PIPELINE (cont'd)

- (i) Except as may be provided otherwise by another condition in this Schedule, the installer must meet all of the costs of the work including any costs incurred by the council by reason of the proposal to carry out the work or the carrying out of the work.
- (ii) Before the work starts, the council must, refer details of the proposed works to the utility service provider and the utility service provider shall give council and the installer a free copy of all relevant records in the service provider's possession regarding the nature, location, depth or height of any existing major utility service or infrastructure associated with the existing major utility service that may be affected by the work.
- (iii) The installer must meet the cost of any claims or proceedings arising from any damage that the work may cause to infrastructure associated with other utility services, unless:
 - a. records given to the installer pursuant to Condition 3(ii) did not indicate the presence of the damaged infrastructure; or
 - b. records given to the installer pursuant to Condition 3(ii) did not accurately show the location and depth of the damaged infrastructure.
- (iv) The installer must give the Manager Engineering Services at least 14 days notice in writing of its intention to start the work.
- (v) The installer must, in carrying out the work, comply with all reasonable technical and other requirements of the service provider in respect of the proposed works to ensure that the existing major utility service infrastructure is protected from physical damage, corrosion, electrolysis, field induction or other potential damage identified by the service provider.
- (vi) Unless the Manager Engineering Services and the installer agree to allow trenching, the installer must use trenchless technology in carrying out the work wherever it is reasonably practicable to do so.
- (vii) On completion, the installer must restore the area disturbed by the work.
- (viii) If, following consideration of any advice received from the service provider, the Manager Engineering Services and the installer agree before completion that the area disturbed by the work should be restored to a condition that is better than the condition it was in immediately before the work was carried out and also agree on compensation between the parties for such betterment, the area disturbed by the work must be restored to the condition specified in that agreement.
- (ix) In any other case, the area disturbed by the work must be restored to the condition it was in immediately before the work was carried out.
- (x) The installer must ensure that the restoration work, including any associated excavation and backfilling of trenches, complies with the municipal standards.

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3.1 RAW WATER PIPELINE (cont'd)

- (xi) Notwithstanding the other conditions contained in this clause, the Manager Engineering Services may consent to a person other than the installer carrying out the restoration work.
 - (xii) The installer must meet the cost of any emergency repairs that need to be made to the area disturbed by or on behalf of the council because of a failure by the installer to comply, or comply fully, with the conditions 3(vii) through (xi).
 - (xiii) After the work starts, the installer must give the Manager Engineering Services a progress report on the work as soon as practicable after each 14-day period if the work proceeds beyond that number of days.
 - (xiv) Within 14 days after completion, the installer must give the corporation a report stating that:
 - a. the work has been done; and
 - b. all applicable municipal standards have been complied with; and
 - c. any standards for the work that were agreed between the installer and the corporation have been complied with.
 - (xv) The installer must compile and keep accurate records of the work, showing the nature, location and depth of the infrastructure.
 - (xvi) The installer must, on demand, give the council and the utility service provider a free copy of all or any of the records.
 - (xvii) The installer must meet the cost of any damage that may be caused to the infrastructure by routine maintenance or rehabilitation work carried out by or on behalf of the corporation in the work zone if, immediately before the maintenance or rehabilitation work started:
 - a. the records required to be compiled and kept under Condition 3(xv) did not indicate the presence of the damaged infrastructure; or
 - b. the location and depth of the damaged infrastructure was not accurately shown in those records.
 - (xviii) The utility service provider must meet the cost of any damage that may be caused to the infrastructure by routine maintenance or rehabilitation work carried out by or on behalf of the utility service provider in the work zone if, immediately before the maintenance or rehabilitation work started:
 - a. the records required to be compiled and kept under Condition 3(xv) indicated the presence of the damaged infrastructure; and
 - b. the location and depth of the damaged infrastructure was accurately shown in those records.
4. The permit holder will:
- (i) Install and maintain permanent pipe line markers:
 - a. On both sides of the road crossings;

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3.1 RAW WATER PIPELINE (cont'd)

- b. On both sides of railway crossings;
 - c. On both sides of significant river and stream crossings;
 - d. At all fences;
 - e. At all utility crossings;
 - f. At all bends in the pipe; and
- (ii) Signs are to be erected at intervals no greater than 500 metres and must be within line of sight. Where the pipe line closely parallels a road or power line the spacing will be no greater than 200 metres; and
- (iii) Markers will be visible along the Right of Way in either direction.
5. The permit holder will limit construction vehicle speed to 40 km/h along roads within the pipeline corridor, where adjacent to residential areas to reduce dust.
6. In the interests of Fire Safety:
- (i) An Emergency Plan for the site is to be prepared and maintained to the satisfaction of the Tasmania Fire Service and council;
 - (ii) A defendable space plan is to be prepared and maintained to the satisfaction of the Tasmania Fire Service for all relevant developments at risk of bushfire.
7. Prior to commencement of works, the permit holder must:
- (i) facilitate regular contact with affected landowners or occupiers; and
 - (ii) take reasonable endeavours to notify landowners and occupiers of schedules of activity, including any general equipment movement schedules.
8. Excess excavated material that is removed from the pipeline corridor shall only be deposited at sites approved for land filling.
9. The permit holder must ascertain the location of all infrastructure in the vicinity of the proposed pipeline corridor prior to the commencement of the construction activity. The permit holder must repair and reinstate any damage done to infrastructure to the satisfaction of the owner of the infrastructure.
10. The permit holder must negotiate with the affected private land owners a legal easement for the proposed pipeline corridor as well as the right to enter private land while developing the pipeline.
11. Traffic management plans shall be prepared and implemented in accordance with AS1742.3 Manual of uniform Traffic Control Devices Part 3 – Traffic control Devices for Works on Roads.
12. The permit holder must:
- (i) Prior to commencing construction activity, identify the roads which it intends to use for high mass vehicles during construction activity; and

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- (ii) Compensate road authorities to the extent of increased costs reasonable incurred by the road authorities for the repair or reinstatement of any roads and bridges which the permit holder uses for high mass vehicles during construction activities.
13. Buildings must be designed to the approval of Council's Building Surveyor and must meet the following functional statements:
- (i) Buildings are to withstand the combination of loads and other actions to which it may be reasonably subjected;
 - (ii) Glazing is to be installed in a building to avoid undue risk of injury to people;
 - (iii) Buildings are to be constructed to maintain structural stability during fire to:
 - a. allow occupants time to evacuate safely; and
 - b. allow for Tasmania Fire Service intervention; and
 - c. avoid damage to other property.
 - (iv) Buildings are to be provided with safeguards to prevent fire spread:
 - a. so that occupants have time to evacuate safely without being overcome by the effects of fire; and
 - b. to allow for Tasmania Fire Service intervention; and
 - c. to adjoining fire compartments; and
 - d. between buildings.
 - (v) Buildings are to provide, as far as is reasonable:
 - a. safe; and
 - b. equitable and dignified, access for people to the services and facilities within.
 - (vi) Buildings are to be provided with fire-fighting equipment to safeguard against fire spread:
 - a. to allow occupants time to evacuate safely without being overcome by the effects of fire; and
 - b. so that occupants may undertake initial attack on a fire; and
 - c. so that the Tasmania Fire Service have the necessary equipment to undertake search, rescue, and fire-fighting operations; and
 - d. to other parts of the building; and
 - e. between buildings.
 - (vii) Buildings including any associated sitework is to be constructed in a way that protects people and other property from the adverse effects of redirected surface water;
 - (viii) Buildings are to be constructed to provide resistance to moisture penetrating from the outside including rising from the ground;
 - (ix) Buildings are to be constructed to avoid the likelihood of:
 - a. the creation of unhealthy or dangerous conditions; and
 - b. damage to building elements, caused by dampness or water overflow from bathrooms, laundries and the like.
 - (x) Buildings are to be constructed to provide height in a room or space suitable for the intended use;

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3.1 RAW WATER PIPELINE (cont'd)

- (xi) A space within a building used by occupants is to be provided with openings to admit natural light consistent with its function or use;
 - (xii) A space within a building used by occupants is to be provided with artificial lighting consistent with its function or use which, when activated in the absence of suitable natural light, will enable safe movement;
 - (xiii) A space used by occupants within a building is to be provided with adequate ventilation consistent with its function or use;
 - (xiv) Pressure vessels located in a building are to be installed in a manner which will provide adequate safety for occupants;
 - (xv) Equipment and safety installations in a building are to safeguard people from illness or injury and prevent the loss of amenity.
 - (xvi) A building's services are to be continually capable of using energy efficiently.
 - (xviii) Occupancy permits must be issued prior to use or occupation of any building.
14. An Erosion and Sediment Control Plan (ESCP) shall be prepared by a suitably qualified person(s). The ESCP shall be kept on site at all times and be made available to all contractors and subcontractors.
15. The ESCP shall detail:
- (i) Procedures for monitoring and maintenance of erosion and sediment controls;
 - (ii) Details for any staging of works;
 - (iii) Details and procedures for dust control (to include minimising soil disturbance, use of water sprays, erecting screens, not carrying out dusty work during windy conditions, established grass or other ground treatment);
 - (iv) Details and procedures for stripping including timing of earthworks;
 - (v) Details for reinstatement and rehabilitation of all disturbed land as a result of earthworks.

The following details are to be included in drawings accompanying the ESCP:

- a. Existing and final contours;
- b. The location of all earthworks, including roads, areas of cut and fill;
- c. Location of all impervious areas;
- d. Location and design criteria of erosion and sediment control structures;
- e. Location and description of existing vegetation;
- f. Site access point(s) and means of limiting material leaving the site;
- g. Location of proposed vegetation buffer strips;
- h. Location of critical areas (drainage lines, water bodies and unstable slopes);
- i. Location of stockpiles and associated perimeter banks and sediment control devices;

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- j. Means of diversion of uncontaminated upper catchment around disturbed areas.
- 16. The ESCP must be approved by the Director of Environmental Management prior to any earthworks being carried out on the site. All erosion and sediment control devices shall be maintained during the construction period and replaced where considered necessary. Suitable erosion control management procedures shall be practiced until site is rehabilitated to the satisfaction of the Director of Environmental Management.
- 17. No contaminated drainage or silt or sediment as a result of works shall be discharged into council's piped stormwater drainage system.
- 18. Any green waste (trees or similar) resulting from construction activity must be disposed of in an appropriate manner that does not include burning.
- 19. Any mud or debris deposited on existing roads must be cleaned up immediately in a manner that does not impact on council infrastructure. This may include sweeping or vacuuming.
- 20. A Separate permit is required for future decommissioning of the pipeline.
- 21. A Vegetation Management Plan (VMP) and Fauna Protection Plan (FMP) for the subject corridor must be signed off by the Director of Environmental Management. This plan must be prepared and submitted by a suitably qualified professional and shall accurately locate all vegetation and all threatened fauna on and adjacent (as relevant to the proposal) to the site. The VMP should include the following information:

Particulars (including drawings) of the land on which the protected vegetation is situated including:

- (i) Site analysis plan;
- (ii) Scale and north point;
- (iii) Location of the protected vegetation on and adjacent to the site, indicating which vegetation is to be retained, relocated, removed or damaged;
- (iv) Reasonable particulars of vegetation type including species name, common name, height and girth, radial distance of canopy and root zone;
- (v) Location of any protected vegetation or fauna under the *Nature Conservation Act 1992* is to be accurately mapped;
- (vi) A statement of the reasons why the damage is necessary and any relevant factors associated with the purpose of the proposed damage;
- (vii) Details of how fauna and in particular, individual threatened fauna species will be managed during vegetation clearing;
- (viii) Details of strategies and methods to be implemented to protect vegetation to be retained, relocated or pruned from damage, and how site works will be managed to ensure the same;
- (ix) Methods for the reuse of felled vegetation from the subject site;

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3.1 RAW WATER PIPELINE (cont'd)

- (x) Disposal methods for remaining debris after the above methods have been employed;
 - (xi) Details of any proposed rehabilitation to be undertaken.
22. A landscape assessment and site rehabilitation/reinstatement plan is to be prepared where the VMP does not apply and is to include the following:
- (i) Location of the existing or approved dwellings, buildings or structures, services and roads;
 - (ii) Details of proposed rehabilitation/reinstatement to be undertaken for all disturbed surfaces;
 - (iii) Flora species used for rehabilitation;
 - (iv) Surface treatment and materials used for reinstatement of hard infrastructure;
23. Should any aboriginal heritage sites or relics be discovered during construction activity works must cease and the find must be reported immediately to the director of Parks and Wildlife or other relevant person. Works must not recommence unless otherwise notified in writing, with or without conditions by the Director of Parks and Wildlife.
24. Prior to the commencement of use of the pipeline, a report must be submitted to all relevant jurisdictional bodies that outlines a risk assessment and management plan for the operational phase of the project. The report must specifically detail how the proposed risk assessment and management process will ensure location specific environmental and societal risks will be satisfactorily addressed in terms of pipeline failure. Written certification shall be provided to Council from the author of the detailed report stating the purpose, for which the report was provided, the context in which it was commissioned, and any limitations, qualifications, or reservations by the Certifier. It shall state that the Certifier is aware that Council and other relevant authorities will be relying on this certification in its assessment of the proposal. It shall indemnify the Council and other relevant authorities from any legal liability arising from errors or omissions in the report and pipeline design.
25. All air release valves on the pipeline shall be enclosed in specifically designed acoustic structures to mitigate adverse noise impacts on surrounding areas to satisfy the requirements of the Manager Engineering Services for the relevant local authority.
26. Drain points on the pipeline shall be designed, located and operated to ensure no adverse impacts on watercourses or the local environment.
27. Blasting must be carried out in accordance with the blasting best practice environmental management (BPEM) principles, and must be carried out such that, when measured at the curtilage of the nearest residence (or other sensitive use) in other occupation or ownership, air blast and ground vibration comply with the following ANZEC guidelines:
- (i) For 95% of blasts, air blast over pressure must not exceed 115dB (Lin Peak);
 - (ii) For 95% of blasts ground vibration must not exceed 5mm/sec peak particle velocity;

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3.1 RAW WATER PIPELINE (cont'd)

- (iii) Ground vibration must not exceed 10mm/s at all; and
 - (iv) All measurements of airblast overpressure and peak particle velocity must be carried out in accordance with the methods set down in “Technical basis for guidelines to minimise annoyance due to blasting overpressure and ground vibration”, Australian and New Zealand Environment Council, September 1990.
28. Blasting may only take place between the hours of 09:00 and 17:00 Monday to Friday. No blasting is permitted on Saturdays, Sundays or gazetted public holidays observed Statewide.
29. A condition assessment of all buildings within 150 metres of the pipeline corridor must be conducted by an accredited building surveyor prior to any blasting.
30. Construction activities within 200 metres of a residence or other sensitive use must only occur within the hours of 7.00 am to 7.00 pm Monday to Saturday and 8.00 am to 6.00 pm on Sunday, unless otherwise approved in writing by the Manager Engineering Services or unless the written consent of the occupant(s) of the residence or sensitive use has been obtained.
31. Overland flow paths on the site shall not be altered in a way that inhibits or alters the characteristics of existing overland flows on other properties and creates an increase in flood damage on other properties.
32. Soil analysis must be performed by a suitably qualified person where soil is to be disturbed within 200metres of the High Water Mark of the Tamar River to determine the presence or otherwise of Acid Sulphate Soils (ASS) within the pipeline corridor. Where ASS are known to exist an ASS Management Plan must be prepared, and implemented prior to soil drainage or disturbance and must contain the following:
- (i) A description of the occurrence of ASS on the site, including;
 - a. vertical and spatial distribution of ASS;
 - b. a map of the site distribution of ASS; and
 - c. results of the preliminary ASS assessment.
 - (ii) An overview of the proposed works including:
 - a. the dewatering and drainage strategies;
 - b. the soil excavation strategy;
 - c. temporary storage of ASS, if proposed; and
 - d. reuse / disposal of excavated ASS.
 - (iii) Details of the potential on-site and off-site effects of the disturbance of the soil and/or the groundwater levels;
 - (iv) A description of the management strategies to minimise impacts from the site works including:

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- a. strategies for preventing the oxidation of iron sulfides (including avoiding the disturbance of ASS by redesigning layout of the excavations and/or re-flooding of potential ASS to limit oxidation);
 - b. treatment strategies for ASS (including neutralisation of ASS, use of lime/limestone barriers, burial of potential ASS);
 - c. strategies for management of the watertable level on and off-site both during and post construction; and
 - d. containment strategies to ensure that all contaminated stormwater and acidic leachate associated with the oxidation of ASS is prevented from entering the environment both in the short and long-term;
- (v) A comprehensive monitoring program for soils and surface and ground water quality must be designed to enable the effectiveness of the management strategy to be assessed. Depending on the type or scale of the proposal and sensitivity of the location, the following should be included:
- a. monitoring locations;
 - b. monitoring frequency;
 - c. sampling and analytical parameters (as a minimum requirement, parameters should include pH, electrical conductivity or Total Dissolved Solids (TDS), sulfate, chloride, iron, arsenic, aluminium, POCAS (Peroxide Oxidation Combined Acidity and Sulfate) and TOS (Total Oxidisable Sulfur); and
 - d. procedures to be undertaken in the event the monitoring indicates exceedance of threshold or water quality criteria.
- (vi) Description of the contingency procedures to be implemented on the site to deal with unexpected events or in the event of failure of management procedures, including a remedial action and restoration plan related to:
- a. any failure to implement any proposed ASS management strategies; and
 - b. any mitigation strategies that are ineffective so that the project fails to meet agreed standards or performance levels.
33. Once operational, the pipeline operator will be part of the Dial Before You Dig service.

DECISION – RAW WATER PIPELINE

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3.2 EFFLUENT PIPELINE

OVERVIEW & COMMENT – EFFLUENT PIPELINE

In accordance with Part 4 of the George Town Planning Scheme 1991, the effluent pipeline is defined as a Utility Services (Major) Use Classification, which:

Means any land used for a utility service which is not a minor utility service defined elsewhere in this Scheme and includes a water supply/treatment plant, a sewerage treatment plant, a refuse disposal site, a waste transfer station, a power generating works and an electricity substation or switching station of more than 110 kV.

It is noted that there is an anomaly in the IIS Vol3: 6-403 where the effluent pipeline is defined as a Utility Services (Minor) however the document then in 11.3 proceeds to treat it as a Utility Service (Major). Council considers it to be a Utility Service (Major) as is the raw water pipeline.

The effluent pipeline traverses land zoned below with the permit status of Utility Services (Major) in each of the zones listed as follows:

<i>Zone</i>	<i>Permit Status</i>
Agricultural	Discretionary
Utility	Discretionary
Private Recreation	Prohibited
Low Density Residential	Prohibited
Bell Bay Major Industry	Permitted (Permit Required)

The attached maps show the proposed location of the pipeline and despite being prohibited in two zones it is considered that the proposed pipeline is an appropriate use and development. It will be necessary for a “specified departure” to amend the Planning Scheme to enable the pipeline to traverse the zones in which it would normally be prohibited.

There is concern over the proposed location of the effluent pipeline from the intersection of the rail line and the East Tamar Highway and then along Main Road and intersecting or traversing Mt George Road, William Street, Dorset Street, Cemetery Road, George Street Davies Street Stonehouse Street and Arnold Street. Council has approved urban developments to the east of the proposed pipeline route and it is an added constraint to any further development of George Town to the east. A preferred route has been discussed by Council with Gunns and the landholders involved.

RECOMMENDATION – EFFLUENT PIPELINE

That Council recommends to the Minister for Planning that the following conditions should apply to the 20 metre corridor and pipeline for the preferred effluent pipeline from the Gunns Pulp Mill proposal:

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3.2 EFFLUENT PIPELINE (cont'd)

1. The permit holder shall ensure that all use and development is to be generally located within the 20 metre corridor shown on the plans marked 5 and 6, dated 10th August 2006 entitled 'Gunns proposed pulp mill pipeline alignment' for the effluent pipeline routes for the proposed Bell Bay Pulp Mill, excepting that subject to the consent of affected landholders, such plans shall be amended to prohibit any part of the corridor or pipeline being located to the west of an alignment represented by a line drawn connecting the western boundary of the road reserve of Old Aerodrome Road at its intersection with Soldiers Settlement Road with the intersection of the Bell Bay Rail line and the East Tamar Highway.
 - (i) Where the permit holder has not obtained the consent of the affected landholders to locate the prescribed section of the corridor and pipeline as required, the Planning Authority shall permit the use and development to be located adjoining the urban area of George Town to the west of the prescribed alignment provided that:
 - a. the pipeline and corridor are located as far to the east as possible to maximize its separation from the developing area of George Town; and
 - b. the depth of cover of the pipeline between the prescribed reference points is not less than 3.0 metres at any location; and
 - c. the pipeline is protected against damage by a reinforced concrete encasement of thickness not less than 200mm over the full distance of its alignment between the prescribed reference points.
2. Other than as required by Condition 1 – Effluent Pipeline, the permit holder shall ensure that all use and development is to be generally located within the 20 metre corridor shown on the plans marked 5 and 6, dated 10th August 2006 entitled 'Gunns proposed pulp mill pipeline alignment' for the effluent pipeline routes for the proposed Bell Bay Pulp Mill.
 - (i) Where there is a need identified by the permit holder to locate the use and development outside the corridor, the Planning Authority may permit the use and development to be located outside the corridor provided that:
 - a. there is no practicable or expedient alternative other than to provide for the use and development outside the corridor; and
 - b. it is in the public interest to do so.
 - (ii) Where the permit holder seeks to locate the use and development outside the corridor, the permit holder is to provide the Planning Authority with:
 - a. a plan which accurately identifies where the use and development is to located;
 - b. a plan identifying each parcel of land the use and development is within or passes through; and
 - c. a statement of the reasons why the use and development cannot be located within the corridor.
 - (iii) In determining whether it is in the public interest to allow the use and development outside the corridor, the Planning Authority must have regard to:

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3.2 *EFFLUENT PIPELINE (cont'd)*

- a. whether the permit holder could reasonably have avoided the need to locate the use and development outside the corridor, by better planning or otherwise; and
 - b. the public interest in the timely completion of the development; and
 - c. the potential effect upon the environment if the use and development is located outside the corridor after obtaining the advice of the Director of Environmental Management or of the Board of Environmental Management and Pollution Control; and
 - d. the potential effect upon archaeological, architectural, cultural, historical, scientific, social or technical values if the use and development is located outside the corridor after obtaining advice of Heritage Tasmania; and
 - e. the potential effect on land use if the use and development is located outside the corridor, and
 - f. The Planning Authority may decline to allow the use and development outside the corridor unless the permit holder pays to the Authority an amount to cover the costs and expenses which have been or may be incurred by the Authority or any person in connection with the assessment of whether to permit the use and development outside the corridor.
3. The permit holder shall obtain conditional approval from the Manager Engineering Services for each crossing of a local road prior to the commencement of works where the following applies:
- (a) open or break up the soil or pavement of a local highway;
 - (b) make a drain leading to a local highway;
 - (c) put or place a pipe or make a drain leading into a sewer or drain or other work of the corporation in or under a local highway;
 - (d) make an excavation, vault or cellar in or under a local highway;
 - (e) install, under a local highway, pipelines, pipe systems;
- The following must be adhered to where conditional approval is granted:
- (i) Except as may be provided otherwise by another condition in this Schedule, the installer must meet all of the costs of the work including any costs incurred by the council by reason of the proposal to carry out the work or the carrying out of the work.
 - (ii) Before the work starts, the council must, on demand, give the installer a free copy of all relevant records in the council's possession regarding the nature, location and depth of any infrastructure associated with other utility services that may be affected by the work.
 - (iii) The installer must meet the cost of any claims or proceedings arising from any damage that the work may cause to infrastructure associated with other utility services, unless:
 - (iv)

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3.2 **EFFLUENT PIPELINE (cont'd)**

- a. records given to the installer pursuant to Condition 3(ii) did not indicate the presence of the damaged infrastructure; or
 - b. records given to the installer pursuant to Condition 3(ii) did not accurately show the location and depth of the damaged infrastructure.
- (v) The installer must give the Manager Engineering Services at least 14 days notice in writing of its intention to start the work.
- (vi) The installer must, in carrying out the work, comply with the applicable road traffic management standards contained in "General Specifications G2 – Contract Management Plan" published by the responsible Department in relation to the *Traffic Act 1925* or in any publication issued by that Department to replace that publication.
- (vii) Unless the Manager Engineering Services and the installer agree to allow trenching, the installer must use trenchless technology in carrying out the work wherever it is reasonably practicable to do so.
- (viii) On completion, the installer must restore the local highway.
- (ix) If the Manager Engineering Services and the installer agree before completion that the local highway should be restored to a condition that is better than the condition it was in immediately before the work was carried out and also agree on compensation for such betterment, the local highway must be restored to the condition specified in that agreement.
- (x) In any other case, the local highway must be restored to the condition it was in immediately before the work was carried out.
- (xi) The installer must ensure that the restoration work, including any associated excavation and backfilling of trenches, complies with the municipal standards.
- (xii) Notwithstanding the other conditions contained in this clause, the Manager Engineering Services may consent to a person other than the installer carrying out the restoration work.
- (xiii) The installer must meet the cost of any emergency repairs that need to be made to the local highway by or on behalf of the council because of a failure by the installer to comply, or comply fully, with the conditions 3(vii) through (xi).
- (xiv) After the work starts, the installer must give the Manager Engineering Services a progress report on the work as soon as practicable after each 14-day period if the work proceeds beyond that number of days.
- (xv) Within 14 days after completion, the installer must give the corporation a report stating that:
- a. the work has been done; and
 - b. all applicable municipal standards have been complied with; and

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3.2 EFFLUENT PIPELINE (cont'd)

- c. any standards for the work that were agreed between the installer and the corporation have been complied with.
 - (xvi) The installer must compile and keep accurate records of the work, showing the nature, location and depth of the infrastructure.
 - (xvii) The installer must, on demand, give the council a free copy of all or any of the records.
 - (xviii) The installer must meet the cost of any damage that may be caused to the infrastructure by routine maintenance or rehabilitation work carried out by or on behalf of the corporation in the work zone if, immediately before the maintenance or rehabilitation work started:
 - a. the records required to be compiled and kept under Condition 3(xv) did not indicate the presence of the damaged infrastructure; or
 - b. the location and depth of the damaged infrastructure was not accurately shown in those records.
 - (xix) The council must meet the cost of any damage that may be caused to the infrastructure by routine maintenance or rehabilitation work carried out by or on behalf of the council in the work zone if, immediately before the maintenance or rehabilitation work started:
 - a. the records required to be compiled and kept under Condition 3(xv) indicated the presence of the damaged infrastructure; and
 - b. the location and depth of the damaged infrastructure was accurately shown in those records.
4. The permit holder shall obtain conditional approval from the Manager Engineering Services for each crossing of, or installation in close proximity to an existing major utility service (e.g. water and gas mains, electrical transmission lines, copper and fibre optic cabling) prior to the commencement of works where the following applies:
- (a) open or break up the soil in the immediate vicinity of a major utility service;
 - (b) make a drain leading to an existing major utility service or service easement;
 - (c) put or place a pipe over or under or make a drain leading into an existing major utility service or other work of the utility service provider;
 - (d) make an excavation, vault or cellar in or under a utility service or service easement;
 - (e) install, under or over a utility service, pipelines, pipe systems;
- The following must be adhered to where conditional approval is granted:
- (i) Except as may be provided otherwise by another condition in this Schedule, the installer must meet all of the costs of the work including any costs incurred by the council by reason of the proposal to carry out the work or the carrying out of the work.

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3.2 **EFFLUENT PIPELINE (cont'd)**

- (ii) Before the work starts, the council must, refer details of the proposed works to the utility service provider and the utility service provider shall give council and the installer a free copy of all relevant records in the service provider's possession regarding the nature, location, depth or height of any existing major utility service or infrastructure associated with the existing major utility service that may be affected by the work.
- (iii) The installer must meet the cost of any claims or proceedings arising from any damage that the work may cause to infrastructure associated with other utility services, unless:
 - a. records given to the installer pursuant to Condition 4(ii) did not indicate the presence of the damaged infrastructure; or
 - b. records given to the installer pursuant to Condition 4(ii) did not accurately show the location and depth of the damaged infrastructure.
- (iv) The installer must give the Manager Engineering Services at least 14 days notice in writing of its intention to start the work.
- (v) The installer must, in carrying out the work, comply with all reasonable technical and other requirements of the service provider in respect of the proposed works to ensure that the existing major utility service infrastructure is protected from physical damage, corrosion, electrolysis, field induction or other potential damage identified by the service provider.
- (vi) Unless the Manager Engineering Services and the installer agree to allow trenching, the installer must use trenchless technology in carrying out the work wherever it is reasonably practicable to do so.
- (vii) On completion, the installer must restore the area disturbed by the work.
- (viii) If, following consideration of any advice received from the service provider, the Manager Engineering Services and the installer agree before completion that the area disturbed by the work should be restored to a condition that is better than the condition it was in immediately before the work was carried out and also agree on compensation between the parties for such betterment, the area disturbed by the work must be restored to the condition specified in that agreement.
- (ix) In any other case, the area disturbed by the work must be restored to the condition it was in immediately before the work was carried out.
- (x) The installer must ensure that the restoration work, including any associated excavation and backfilling of trenches, complies with the municipal standards.
- (xi) Notwithstanding the other conditions contained in this clause, the Manager Engineering Services may consent to a person other than the installer carrying out the restoration work.
- (xii) The installer must meet the cost of any emergency repairs that need to be made to the area disturbed by or on behalf of the council because of a failure by the installer to comply, or comply fully, with the conditions 4(vii) through (xi).
- (xiii) After the work starts, the installer must give the Manager Engineering Services a progress report on the work as soon as practicable after each 14-day period if the work proceeds beyond that number of days.

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3.2 ***EFFLUENT PIPELINE (cont'd)***

- (xiv) Within 14 days after completion, the installer must give the corporation a report stating that:
 - c. the work has been done; and
 - d. all applicable municipal standards have been complied with; and
 - e. any standards for the work that were agreed between the installer and the corporation have been complied with.
 - (xv) The installer must compile and keep accurate records of the work, showing the nature, location and depth of the infrastructure.
 - (xvi) The installer must, on demand, give the council and the utility service provider a free copy of all or any of the records.
 - (xvii) The installer must meet the cost of any damage that may be caused to the infrastructure by routine maintenance or rehabilitation work carried out by or on behalf of the corporation in the work zone if, immediately before the maintenance or rehabilitation work started:
 - a. the records required to be compiled and kept under Condition 4(xv) did not indicate the presence of the damaged infrastructure; or
 - b. the location and depth of the damaged infrastructure was not accurately shown in those records.
 - (xviii) The utility service provider must meet the cost of any damage that may be caused to the infrastructure by routine maintenance or rehabilitation work carried out by or on behalf of the utility service provider in the work zone if, immediately before the maintenance or rehabilitation work started:
 - a. the records required to be compiled and kept under Condition 4(xv) indicated the presence of the damaged infrastructure; and
 - b. the location and depth of the damaged infrastructure was accurately shown in those records.
5. The permit holder will:
- (i) Install and maintain permanent pipe line markers:
 - a. On both sides of the road crossings;
 - b. On both sides of railway crossings;
 - c. On both sides of significant river and stream crossings;
 - d. At all fences;
 - e. At all utility crossings;
 - f. At all bends in the pipe; and
 - (ii) Signs are to be erected at intervals no greater than 500 metres and must be within line of sight. Where the pipe line closely parallels a road or power line the spacing will be no greater than 200 metres; and
 - (iii) Markers will be visible along the Right of Way in either direction.

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3.2 EFFLUENT PIPELINE (cont'd)

6. The permit holder will limit construction vehicle speed to 40 km/h along roads within the pipeline corridor, where adjacent to residential areas to reduce dust.
7. In the interests of Fire Safety:
 - (i) An Emergency Plan for the site is to be prepared and maintained to the satisfaction of the Tasmania Fire Service and council;
 - (ii) A defendable space plan is to be prepared and maintained to the satisfaction of the Tasmania Fire Service for all relevant developments at risk of bushfire.
8. Prior to commencement of works, the permit holder must:
 - (i) facilitate regular contact with affected landowners or occupiers; and
 - (ii) take reasonable endeavours to notify landowners and occupiers of schedules of activity, including any general equipment movement schedules.
9. Excess excavated material that is removed from the pipeline corridor shall only be deposited at sites approved for land filling.
10. The permit holder must ascertain the location of all infrastructure in the vicinity of the proposed pipeline corridor prior to the commencement of the construction activity. The permit holder must repair and reinstate any damage done to infrastructure to the satisfaction of the owner of the infrastructure.
11. The permit holder must negotiate with the affected private land owners a legal easement for the proposed pipeline corridor as well as the right to enter private land while developing the pipeline.
12. Traffic management plans shall be prepared and implemented in accordance with AS1742.3 Manual of uniform Traffic Control Devices Part 3 – Traffic control Devices for Works on Roads.
13. The permit holder must:
 - (i) Prior to commencing construction activity, identify the roads which it intends to use for high mass vehicles during construction activity; and
 - (ii) Compensate road authorities to the extent of increased costs reasonable incurred by the road authorities for the repair or reinstatement of any roads and bridges which the permit holder uses for high mass vehicles during construction activities.
14. Buildings must be designed to the approval of Council's Building Surveyor and must meet the following functional statements:
 - (i) Buildings are to withstand the combination of loads and other actions to which it may be reasonably subjected;
 - (ii) Glazing is to be installed in a building to avoid undue risk of injury to people;
 - (iii) Buildings are to be constructed to maintain structural stability during fire to:
 - a. allow occupants time to evacuate safely; and

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3.2 EFFLUENT PIPELINE (cont'd)

- b. allow for Tasmania Fire Service intervention; and
- c. avoid damage to other property.
- (iv) Buildings are to be provided with safeguards to prevent fire spread:
 - a. so that occupants have time to evacuate safely without being overcome by the effects of fire; and
 - b. to allow for Tasmania Fire Service intervention; and
 - c. to adjoining fire compartments; and
 - d. between buildings.
- (v) Buildings are to provide, as far as is reasonable:
 - a. safe; and
 - b. equitable and dignified, access for people to the services and facilities within.
- (vi) Buildings are to be provided with fire-fighting equipment to safeguard against fire spread:
 - a. to allow occupants time to evacuate safely without being overcome by the effects of fire; and
 - b. so that occupants may undertake initial attack on a fire; and
 - c. so that the Tasmania Fire Service have the necessary equipment to undertake search, rescue, and fire-fighting operations; and
 - d. to other parts of the building; and
 - e. between buildings.
- (vii) Buildings including any associated sitework is to be constructed in a way that protects people and other property from the adverse effects of redirected surface water;
- (viii) Buildings are to be constructed to provide resistance to moisture penetrating from the outside including rising from the ground;
- (ix) Buildings are to be constructed to avoid the likelihood of:
 - a. the creation of unhealthy or dangerous conditions; and
 - b. damage to building elements, caused by dampness or water overflow from bathrooms, laundries and the like.
- (x) Buildings are to be constructed to provide height in a room or space suitable for the intended use;
- (xi) A space within a building used by occupants is to be provided with openings to admit natural light consistent with its function or use;
- (xii) A space within a building used by occupants is to be provided with artificial lighting consistent with its function or use which, when activated in the absence of suitable natural light, will enable safe movement;
- (xiii) A space used by occupants within a building is to be provided with adequate ventilation consistent with its function or use;
- (xiv) Pressure vessels located in a building are to be installed in a manner which will provide adequate safety for occupants;
- (xv) Equipment and safety installations in a building are to safeguard people from illness or injury and prevent the loss of amenity.

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3.2 EFFLUENT PIPELINE (cont'd)

- (xvi) A building's services are to be continually capable of using energy efficiently.
 - (xviii) Occupancy permits must be issued prior to use or occupation of any building.
15. An Erosion and Sediment Control Plan (ESCP) shall be prepared by a suitably qualified person(s). The ESCP shall be kept on site at all times and be made available to all contractors and subcontractors.
16. The ESCP shall detail:
- (i) Procedures for monitoring and maintenance of erosion and sediment controls;
 - (ii) Details for any staging of works;
 - (iii) Details and procedures for dust control (to include minimising soil disturbance, use of water sprays, erecting screens, not carrying out dusty work during windy conditions, established grass or other ground treatment);
 - (iv) Details and procedures for stripping including timing of earthworks;
 - (v) Details for reinstatement and rehabilitation of all disturbed land as a result of earthworks.
- The following details are to be included in drawings accompanying the ESCP:
- a. Existing and final contours;
 - b. The location of all earthworks, including roads, areas of cut and fill;
 - c. Location of all impervious areas;
 - d. Location and design criteria of erosion and sediment control structures;
 - e. Location and description of existing vegetation;
 - f. Site access point(s) and means of limiting material leaving the site;
 - g. Location of proposed vegetation buffer strips;
 - h. Location of critical areas (drainage lines, water bodies and unstable slopes);
 - i. Location of stockpiles and associated perimeter banks and sediment control devices;
 - j. Means of diversion of uncontaminated upper catchment around disturbed areas.
17. The ESCP must be approved by the Director of Environmental Management **prior** to any earthworks being carried out on the site. All erosion and sediment control devices shall be maintained during the construction period and replaced where considered necessary. Suitable erosion control management procedures shall be practiced until site is rehabilitated to the satisfaction of the Director of Environmental Management.
18. No contaminated drainage or silt or sediment as a result of works shall be discharged into council's piped stormwater drainage system.
19. Any green waste (trees or similar) resulting from construction activity must be disposed of in an appropriate manner that does not include burning.

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3.2 EFFLUENT PIPELINE (cont'd)

20. Any mud or debris deposited on existing roads must be cleaned up immediately in a manner that does not impact on council infrastructure. This may include sweeping or vacuuming.
21. A separate permit is required for future decommissioning of the pipeline.
22. A Vegetation Management Plan (VMP) and Fauna Protection Plan (FMP) for the subject corridor must be signed off by the Director of Environmental Management. This plan must be prepared and submitted by a suitably qualified professional and shall accurately locate all vegetation and all threatened fauna on and adjacent (as relevant to the proposal) to the site. The VMP should include the following information:

Particulars (including drawings) of the land on which the protected vegetation is situated including:

- (i) Site analysis plan;
 - (ii) Scale and north point;
 - (iii) Location of the protected vegetation on and adjacent to the site, indicating which vegetation is to be retained, relocated, removed or damaged;
 - (iv) Reasonable particulars of vegetation type including species name, common name, height and girth, radial distance of canopy and root zone;
 - (v) Location of any protected vegetation or fauna under the *Nature Conservation Act 1992* is to be accurately mapped;
 - (vi) A statement of the reasons why the damage is necessary and any relevant factors associated with the purpose of the proposed damage;
 - (vii) Details of how fauna and in particular, individual threatened fauna species will be managed during vegetation clearing;
 - (viii) Details of strategies and methods to be implemented to protect vegetation to be retained, relocated or pruned from damage, and how site works will be managed to ensure the same;
 - (ix) Methods for the reuse of felled vegetation from the subject site;
 - (x) Disposal methods for remaining debris after the above methods have been employed;
 - (xi) Details of any proposed rehabilitation to be undertaken.
23. A landscape assessment and site rehabilitation/reinstatement plan is to be prepared where the VMP does not apply and is to include the following:
 - (i) Location of the existing or approved dwellings, buildings or structures, services and roads;
 - (ii) Details of proposed rehabilitation/reinstatement to be undertaken for all disturbed surfaces;
 - (iii) Flora species used for rehabilitation;
 - (iv) Surface treatment and materials used for reinstatement of hard infrastructure;

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3.2 EFFLUENT PIPELINE (cont'd)

24. Should any aboriginal heritage sites or relics be discovered during construction activity works must cease and the find must be reported immediately to the director of Parks and Wildlife or other relevant person. Works must not recommence unless otherwise notified in writing, with or without conditions by the Director of Parks and Wildlife.
25. Prior to the commencement of use of the pipeline, a report must be submitted to all relevant jurisdictional bodies that outlines a risk assessment and management plan for the operational phase of the project. The report must specifically detail how the proposed risk assessment and management process will ensure location specific environmental and societal risks will be satisfactorily addressed in terms of pipeline failure. Written certification shall be provided to Council from the author of the detailed report stating the purpose, for which the report was provided, the context in which it was commissioned, and any limitations, qualifications, or reservations by the Certifier. It shall state that the Certifier is aware that Council and other relevant authorities will be relying on this certification in its assessment of the proposal. It shall indemnify the Council and other relevant authorities from any legal liability arising from errors or omissions in the report and pipeline design.
26. All air release valves on the pipeline shall be enclosed in specifically designed acoustic structures to mitigate adverse noise impacts on surrounding areas to satisfy the requirements of the Manager Engineering Services for the relevant local authority.
27. Drain points on the pipeline shall be designed, located and operated to ensure no adverse impacts on watercourses or the local environment.
28. Blasting must be carried out in accordance with the blasting best practice environmental management (BPEM) principles, and must be carried out such that, when measured at the curtilage of the nearest residence (or other sensitive use) in other occupation or ownership, air blast and ground vibration comply with the following ANZEC guidelines:
 - (i) For 95% of blasts, air blast over pressure must not exceed 115dB (Lin Peak);
 - (ii) For 95% of blasts ground vibration must not exceed 5mm/sec peak particle velocity;
 - (iii) Ground vibration must not exceed 10mm/s at all; and
 - (iv) All measurements of airblast overpressure and peak particle velocity must be carried out in accordance with the methods set down in “Technical basis for guidelines to minimise annoyance due to blasting overpressure and ground vibration”, Australian and New Zealand Environment Council, September 1990.
29. Blasting may only take place between the hours of 09:00 and 17:00 Monday to Friday. No blasting is permitted on Saturdays, Sundays or gazetted public holidays observed Statewide.
30. A condition assessment of all buildings within 150 metres of the pipeline corridor must be conducted by an accredited building surveyor prior to any blasting.

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3.2 EFFLUENT PIPELINE (cont'd)

31. Construction activities within 200 metres of a residence or other sensitive use must only occur within the hours of 7.00 am to 7.00 pm Monday to Saturday and 8.00 am to 6.00 pm on Sunday, unless otherwise approved in writing by the Manager Engineering Services or unless the written consent of the occupant(s) of the residence or sensitive use has been obtained.
32. Overland flow paths on the site shall not be altered in a way that inhibits or alters the characteristics of existing overland flows on other properties and creates an increase in flood damage on other properties.
33. Soil analysis must be performed by a suitably qualified person where soil is to be disturbed within 200metres of the High Water Mark of the Tamar River to determine the presence or otherwise of Acid Sulphate Soils (ASS) within the pipeline corridor. Where ASS are known to exist an ASS Management Plan must be prepared, and implemented prior to soil drainage or disturbance and must contain the following:
 - (i) A description of the occurrence of ASS on the site, including:
 - a. vertical and spatial distribution of ASS;
 - b. a map of the site distribution of ASS; and
 - c. results of the preliminary ASS assessment.
 - (ii) An overview of the proposed works including:
 - a. the dewatering and drainage strategies;
 - b. the soil excavation strategy;
 - c. temporary storage of ASS, if proposed; and
 - d. reuse / disposal of excavated ASS.
 - (iii) Details of the potential on-site and off-site effects of the disturbance of the soil and/or the groundwater levels;
 - (iv) A description of the management strategies to minimise impacts from the site works including:
 - a. strategies for preventing the oxidation of iron sulfides (including avoiding the disturbance of ASS by redesigning layout of the excavations and/or re-flooding of potential ASS to limit oxidation);
 - b. treatment strategies for ASS (including neutralisation of ASS, use of lime/limestone barriers, burial of potential ASS);
 - c. strategies for management of the water table level on and off-site both during and post construction; and
 - d. containment strategies to ensure that all contaminated stormwater and acidic leachate associated with the oxidation of ASS is prevented from entering the environment both in the short and long-term;

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3.2 ***EFFLUENT PIPELINE (cont'd)***

- (v) A comprehensive monitoring program for soils and surface and ground water quality must be designed to enable the effectiveness of the management strategy to be assessed. Depending on the type or scale of the proposal and sensitivity of the location, the following should be included:
 - a. monitoring locations;
 - b. monitoring frequency;
 - c. sampling and analytical parameters (as a minimum requirement, parameters should include pH, electrical conductivity or Total Dissolved Solids (TDS), sulfate, chloride, iron, arsenic, aluminium, POCAS (Peroxide Oxidation Combined Acidity and Sulfate) and TOS (Total Oxidisable Sulfur); and
 - d. procedures to be undertaken in the event the monitoring indicates exceedance of threshold or water quality criteria.

- (vi) Description of the contingency procedures to be implemented on the site to deal with unexpected events or in the event of failure of management procedures, including a remedial action and restoration plan related to:
 - a. any failure to implement any proposed ASS management strategies; and
 - b. any mitigation strategies that are ineffective so that the project fails to meet agreed standards or performance levels.

- 34. Where the pipeline crosses the coastal dune area disturbance of unconsolidated and semi-consolidated sands shall be minimised. Stabilisation of such areas shall be undertaken as soon as possible after the completion of construction activities in accordance with an approved rehabilitation plan.

- 35. The disturbed coastal dune area must be protected with wind fences and geofabric covers, and replanted to restore the vegetation cover in accordance with a rehabilitation plan. The protective fences and covers will need to remain in place until the disturbance has stabilised and the revegetation is mature enough to provide the necessary protection on its own.

- 36. Rehabilitation of disturbed coastal dune areas must start as soon as practicable after stabilisation and in accordance with an approved rehabilitation plan.

- 37. Once operational, the pipeline operator will be part of the dial before you dig service.

DECISION – EFFLUENT PIPELINE

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3.3 PULP MILL

OVERVIEW & COMMENTS – PULP MILL

The proposed pulp mill is located in the ‘Bell Bay Major Industrial’ zone and is classified as ‘Heavy Industry’. Heavy industry is defined as:

means any industry other than a Light, General, Noxious, Hazardous, Extractive, Rural or Service Industry being of a large scale, which by reason of process, equipment or nature of product, may affect prejudicially the amenity of the locality by the emission of ash, dust, grit, smell, fumes, smoke, soot, steam, vapour, noise, vibration, waste or any such thing, and includes all such industries that are determined to be Schedule Premises under the Environmental Protection Act 9173 as amended and which are not defined above.

The site of the proposed pulp mill is ideal as the zoning is specifically intended for industrial developments of this nature with the area having all required infrastructure easily accessible. The purpose of the Bell Bay Major Industrial zone is as follows:

- *The Bell Bay Major Industrial Zone represents a unique opportunity to identify and make available land suitable for the expansion of industrial use and development at Bell Bay and its consolidation as one of the principal industrial estates in the State.*
- *_ The inherent qualities of this area for industrial use and development including its deep waters, anchorages, existing transport infrastructure, availability of services and the separation from incompatible uses, are recognised by this zoning.*
- *_ The intent of this zone is to promote the use of the area as a strategic location and clear focus for the establishment of major industries for value added resource processing and requiring the locational advantages the site has to offer.*
- *_ The provisions of this zone also establishes a framework for the provision of major infrastructure services and the preparation of a Development Plan to provide the detailed controls to further guide developments.*
- *_ The establishment and ongoing monitoring of industries will be subject to the appropriate environmental approvals under the Environmental Protection Act 9173. Quantified risk assessment shall be performed on proposed industrial developments.*

The pulp mill will require a subdivision of a 624.11 hectare parcel of land from CT143039/1 owned by Rio Tinto (Bell Bay) and transfer of ownership to Gunns Limited. The Planning Scheme states in 5.9.5:

In Bell Bay Major Industrial Zone, the size of lots shall be determined on the specific requirements of approved developments. No subdivision shall be approved without prior development approval.

The subdivision itself therefore is required as part of this development and complies with the Planning Scheme.

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3.3 PULP MILL (cont'd)

RECOMMENDATION – PULP MILL

That Council recommends to the Minister for Planning that the following conditions should apply to the proposed Gunns Limited Pulp Mill.

1. The permit holder shall provide Council with demonstrated evidence of freehold title, legal lease or licence agreement with the existing owner or vested management authority of the land comprising the designated development site at Longreach, being the subject land prior to the commencement of construction on site or by a date specified in writing by the Council.
2. The permit holder shall ensure that all use and development of the Pulp Mill Production Facility is generally in accordance with the management measures and commitments contained in the Bell Bay Pulp Mill Draft Integrated Impact Statement excepting as required by the following conditions.
3. A vegetation management plan must be submitted to Council for approval prior to the commencement of construction activities or by a date specified in writing by Council.
 - (i) The permit holder shall ensure the plan provides for sympathetic landscaping to maximise screening of the facility where practical and addresses post construction rehabilitation and restoration.
 - (ii) All vegetation not required to be cleared for construction and operation of the mill and associated infrastructure is to be retained.
 - (iii) The plan must include but is not limited to the following:
 - a. Table containing all of the major commitments made in the plan.
 - b. An implementation timetable for key aspects of the plan; and
 - c. A reporting program to regularly advise the local authority of the results of the plan.
 - (iv) Civil construction work shall not commence until the plan has been approved in writing by Council or an alternate date for the receipt of the plan has been specified in writing by Council.
 - (v) The permit holder must ensure the vegetation management plan is implemented and maintained for the operational life of the Pulp Mill and that all requirements of the plan are completed to the satisfaction of Council.
 - (vi) The permit holder must obtain the written approval of Council for any consequent amendment to the vegetation management plan.
4. An outdoor lighting management plan must be submitted to Council for approval prior to the commencement of construction of outdoor lighting infrastructure or by a date specified in writing by Council.

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3.3 PULP MILL (cont'd)

- (i) The permit holder shall ensure that the plan specifies the location, height, type, style and intensity of the outdoor lighting proposed and details shielding measures to be undertaken to reduce light spills onto adjacent receptors.
 - (ii) The plan must be consistent with the requirements of Australian Standard AS4282 – 1997: Control of the Obtrusive Effects of Outdoor Lighting.
 - (iii) The plan must include but is not necessarily limited to, details of the following:
 - a. A table containing all of the major commitments made in this plan.
 - b. An implementation timetable for key aspects of the plan; and
 - c. A reporting program to regularly advise the local authority of the results of the plan.
 - (iv) Construction of outdoor lighting infrastructure shall not commence until the plan has been approved in writing by Council or an alternate date for the receipt of the plan has been specified in writing by Council.
 - (v) The permit holder must ensure the outdoor lighting management plan is implemented and maintained for the operational life of the pulp mill and that all requirements of the plan are completed to the satisfaction of Council.
 - (vi) The permit holder must obtain the written approval of Council for any consequent amendment to the outdoor lighting management plan.
5. A Fire Emergency Plan must be submitted to Council for approval prior to the commencement of construction activities or by a date specified in writing by Council.
- (i) The permit holder shall ensure that the plan provides for protection of the site from bush fire as well as containing measures containing the spread of fire within the operating areas of the site.
 - (ii) The plan for the site is to be prepared, maintained and reviewed annually to the satisfaction of the Tasmania Fire Service and Council.
 - (iii) A defendable space plan is to be prepared and maintained to the satisfaction of the Tasmania Fire Service for all relevant developments at risk of bushfire.
 - (iv) The permit holder shall create and maintain in effective condition, fire breaks and emergency vehicle access ways around the perimeter of the operating areas of the site for the operational life of the pulp mill.
6. A detailed car parking layout and on site traffic movement plan must be submitted to Council for approval prior to the commencement of construction activities or by a date specified in writing by Council.
- (i) The permit holder shall ensure that the plan is consistent with the requirements of AS 2890.1, 1993 Parking Facilities and shall provide a minimum of 200 on site car parking bays and adequate turning provision for vehicles to enable ingress and egress in a forward direction.
 - (ii) The plan must include but is not limited to the following:

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3.3 PULP MILL (cont'd)

- a. A table containing all of the major commitments made in the plan.
 - b. An implementation timetable for key aspects of the plan; and
 - c. A reporting program to regularly advise the local authority of the results of the plan.
- (iii) Construction of on site car parking infrastructure shall not commence until the plan has been approved in writing by Council or an alternate date for the receipt of the plans has been specified in writing by Council.
- (iv) The permit holder must ensure the car parking layout and on site traffic movement plan is implemented and maintained for the operational life of the pulp mill and that all requirements of the plan are completed to the satisfaction of Council.
- (v) The permit holder must obtain the written approval of Council for any consequent amendment to the endorsed car parking layout and on site traffic movement plan.
7. Buildings must be designed to the approval of Council's Building Surveyor and must meet the following functional statements:
- (i) Buildings are to withstand the combination of loads and other actions to which it may be reasonably subjected;
 - (ii) Glazing is to be installed in a building to avoid undue risk of injury to people;
 - (iii) Buildings are to be constructed to maintain structural stability during fire to:
 - a. allow occupants time to evacuate safely; and
 - b. allow for Tasmania Fire Service intervention; and
 - c. avoid damage to other property.
 - (iv) Buildings are to be provided with safeguards to prevent fire spread:
 - a. so that occupants have time to evacuate safely without being overcome by the effects of fire; and
 - b. to allow for Tasmania Fire Service intervention; and
 - c. to adjoining fire compartments; and
 - d. between buildings.
 - (v) Buildings are to provide, as far as is reasonable:
 - a. safe; and
 - b. equitable and dignified, access for people to the services and facilities within.
 - (vi) Buildings are to be provided with fire-fighting equipment to safeguard against fire spread:
 - a. to allow occupants time to evacuate safely without being overcome by the effects of fire; and
 - b. so that occupants may undertake initial attack on a fire; and
 - c. so that the Tasmania Fire Service have the necessary equipment to undertake search, rescue, and fire-fighting operations; and
 - d. to other parts of the building; and
 - e. between buildings.

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3.3 PULP MILL (cont'd)

- (vii) Buildings including any associated sitework is to be constructed in a way that protects people and other property from the adverse effects of redirected surface water;
 - (viii) Buildings are to be constructed to provide resistance to moisture penetrating from the outside including rising from the ground;
 - (ix) Buildings are to be constructed to avoid the likelihood of:
 - a. the creation of unhealthy or dangerous conditions; and
 - b. damage to building elements, caused by dampness or water overflow from bathrooms, laundries and the like.
 - (x) Buildings are to be constructed to provide height in a room or space suitable for the intended use;
 - (xi) A space within a building used by occupants is to be provided with openings to admit natural light consistent with its function or use;
 - (xii) A space within a building used by occupants is to be provided with artificial lighting consistent with its function or use which, when activated in the absence of suitable natural light, will enable safe movement;
 - (xiii) A space used by occupants within a building is to be provided with adequate ventilation consistent with its function or use;
 - (xiv) Pressure vessels located in a building are to be installed in a manner which will provide adequate safety for occupants;
 - (xv) Equipment and safety installations in a building are to safeguard people from illness or injury and prevent the loss of amenity.
 - (xvi) A building's services are to be continually capable of using energy efficiently.
 - (xvii) Plumbing, sewerage and water to be installed in accordance with Australian Standard AS 3500.
 - (xviii) Occupancy permits must be issued prior to use or occupation of any building.
8. The colour scheme of the mill buildings shall blend as far as practicable with the background of the Tippogoree Hills and the surface finish of the materials and paint selected will be a matt finish to minimise reflective glare.
9. A construction environmental management plan shall be prepared and submitted to Council for approval prior to commencement of any Civil construction works on the site, addressing the potential environmental effects of the construction work to be carried out including the likely impact upon adjoining properties.
- (i) The construction environmental management plan shall include an Erosion and Sediment Control Plan (ESCP) prepared by a suitably qualified person(s) and must be submitted to Council for approval prior to the commencement of construction activities or by a date specified in writing by Council.
 - (ii) The ESCP shall be kept on site at all times and be made available to all contractors and subcontractors.

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3.3 PULP MILL (cont'd)

- (iii) The permit holder shall ensure that the plan adequately addresses the issues of erosion, sediment control and dust for the duration of the works.
 - (iv) The ESCP shall detail:
 - a. Procedures for monitoring and maintenance of erosion and sediment controls;
 - b. Details for any staging of works;
 - c. Details and procedures for dust control (to include minimising soil disturbance, use of water sprays, erecting screens, not carrying out dusty work during windy conditions, established grass or other ground treatment);
 - d. Details and procedures for stripping including timing of earthworks;
 - e. Details for reinstatement and rehabilitation of all disturbed land as a result of earthworks.
 - (v) The following details are to be included in drawings accompanying the ESCP:
 - a. Existing and final contours;
 - b. The location of all earthworks, including roads, areas of cut and fill;
 - c. Location of all impervious areas;
 - d. Location and design criteria of erosion and sediment control structures;
 - e. Location and description of existing vegetation;
 - f. Site access point(s) and means of limiting material leaving the site;
 - g. Location of proposed vegetation buffer strips;
 - h. Location of critical areas (drainage lines, water bodies and unstable slopes);
 - i. Location of stockpiles and associated perimeter banks and sediment control devices;
 - j. Means of diversion of uncontaminated upper catchment around disturbed areas.
 - (vi) Civil construction work shall not commence until the construction environmental management plan has been approved in writing by Council or an alternate date for the receipt of the plans has been specified in writing by Council.
 - (vii) The permit holder must ensure the construction environmental management plan is implemented and maintained for the duration of the construction phase of the pulp mill and that all requirements of the plan are completed to the satisfaction of Council.
 - (viii) The permit holder must obtain the written approval of Council for any consequent amendment to the endorsed construction environmental management plan.
10. A detailed stormwater management design plan must be submitted to Council for approval prior to the commencement of construction of on site stormwater infrastructure or by a date specified in writing by the Council.

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3.3 PULP MILL (cont'd)

- (i) The permit holder shall ensure that all use and development of the storm water infrastructure is generally in accordance with the storm water management measures and commitments contained in the Bell Bay Pulp Mill Draft Integrated Impact Statement excepting as required by the following conditions.
 - (ii) An additional oil and debris separating gross pollutant trap of design volumetric capacity to treat the anticipated overflow from the second stormwater collection basin to the Tamar River for a 1 in 20 year storm event shall be provided.
 - (iii) Construction of on site stormwater infrastructure shall not commence until the plan has been approved in writing by Council or an alternate date for the receipt of the plans has been specified in writing by Council.
 - (iv) The permit holder must ensure the Storm Water Management Plan is implemented and maintained for the operational life of the pulp mill and that all requirements of the plan are completed to the satisfaction of Council.
 - (v) The permit holder must obtain the written approval of Council for any consequent amendment to the endorsed Storm Water Management Plan.
11. A detailed potable water supply design plan must be submitted to Council for approval prior to the commencement of construction of on site potable water supply infrastructure or by a date specified in writing by the Council.
- (i) The permit holder shall ensure that all use and development of the potable water supply infrastructure is generally in accordance with the potable water supply management measures and commitments contained in the Bell Bay Pulp Mill Draft Integrated Impact Statement excepting as required by the following conditions.
 - (ii) The Pulp Mill site shall be provided with potable water supply via a new water main connected to the Esk Water trunk supply main.
 - (iii) The permit holder must ensure that the specifications, dimensions, volumetric capacity and construction parameters of the potable water supply main and ancillary infrastructure satisfy the requirements of Esk Water.
 - (iv) The potable water supply main shall be equipped with an appropriate backflow prevention device located at an accessible point on the main in accordance with the requirements of Esk Water.
 - (v) Construction of the potable water supply main shall not commence until a plan bearing the endorsement of Esk Water and detailing the location of the main has been approved in writing by Council or an alternate date for the receipt of the plans has been specified in writing by Council.

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3.3 PULP MILL (cont'd)

- (vi) The permit holder must ensure the potable water supply design plan is implemented and maintained for the operational life of the pulp mill and that all requirements of the plan are completed to the satisfaction of Council.
 - (vii) The permit holder must obtain the endorsement of Esk Water and the written approval of Council for any consequent amendment to the endorsed potable water supply design plan.
12. An Emergency Response Plan must be submitted to Council for approval prior to the commencement of construction of on site chemical and contaminant storage infrastructure or by a date specified in writing by the Council.
- (i) The permit holder shall ensure that all use and development of the chemical and contaminant storage infrastructure is generally in accordance with the accidental spill management measures and commitments contained in the Bell Bay Pulp Mill Draft Integrated Impact Statement excepting as required by the following conditions.
 - (ii) The proposed aeration basin in the effluent treatment system shall be re-designed to operate as a complete double line installation to provide for sufficient separate containment basin storage capacity for the temporary storage and subsequent treatment of untreated process effluent in accordance with the assessment report by SWECO –PIC, Section D.1.9 Table 4.
 - (iii) The re-designed process must effectively quarantine in a duplicate aeration basin any accidental spillage containing sufficiently high levels of contamination as to adversely affect the treatment plant to the extent that effluent quality discharge permit limits may be exceeded.
 - (iv) The Emergency Response Plan must clearly specify the chain of responsibility and include fully developed and detailed management and control/monitoring procedures for immediate implementation in the event of spillage or discharge of chemical or other contaminants relating to the containment, recovery and storage of all spills, leakages and releases of process liquids and solids both during the construction and operational phases of the development.
 - (v) Construction of on site effluent treatment or chemical and contaminant storage infrastructure shall not commence until the plan has been approved in writing by Council or an alternate date for the receipt of the plans has been specified in writing by Council.
 - (vi) The permit holder must ensure the Emergency Response Plan is implemented and maintained for the operational life of the pulp mill and that all requirements of the plan are completed to the satisfaction of Council.
 - (vii) The permit holder must obtain the written approval of Council for any consequent amendment to the endorsed Emergency Response Plan.

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3.3 PULP MILL (cont'd)

13. A detailed waste water/sewerage design plan for the Pulp Mill site area must be submitted to Council for approval prior to the commencement of construction of on site waste water/sewerage infrastructure or by a date specified in writing by the Council.
- (i) The permit holder shall ensure that all use and development of the main waste water/sewerage infrastructure is generally in accordance with the effluent management measures and commitments contained in the Bell Bay Pulp Mill Draft Integrated Impact Statement excepting as required by the following conditions.
 - (ii) The proposed aeration basin in the effluent treatment system shall be re-designed to operate as a complete double line installation to provide for sufficient separate containment basin storage capacity for the temporary storage and subsequent treatment of untreated process effluent in accordance with the assessment report by SWECO –PIC, Section D.1.9 Table 4.
 - (iii) Waste water/sewerage from facilities within the Pulp Mill site area shall be collected and piped to the Pulp Mill's main effluent treatment system.
 - (iv) Construction of on site waste water/sewerage infrastructure shall not commence until the plan has been approved in writing by Council or an alternate date for the receipt of the plans has been specified in writing by Council.
 - (v) The permit holder must ensure the waste water/sewerage management measures for the overall site effluent treatment system are adequate to treat additional effluent from the wharf and warehouse complex as well as leachate from the landfill site to the required licence standards and that the plan is implemented and maintained for the operational life of the Pulp Mill such that all requirements of the plan are completed to the satisfaction of Council.
 - (vi) The permit holder must obtain the written approval of Council for any consequent amendment to the endorsed waste water/sewerage infrastructure.
14. A waste management plan for the proposed pulp mill, wharf and warehouse facility based on waste minimisation must be submitted to Council for approval prior to the commencement of civil construction or by a date specified in writing by Council.
- (i) The permit holder shall incorporate such design changes to the Pulp Mill operational infrastructure as may be necessary to ensure that a system of waste minimisation and waste stream separation is implemented at the source, involving separate waste storage facilities to enable a process of waste analysis to be utilised to determine the chemical and physical composition of the waste prior to disposal. in accordance with the assessment report by SWECO –PIC, Section D.2.1 Table 8 and D.2.3.
 - (ii) Organic process waste shall be separately identified and contained for incineration within the Pulp Mill.

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3.3 PULP MILL (cont'd)

- (iii) Organic domestic putrescible waste shall be separately identified and subject to waste minimisation management measures.
 - (iv) The permit holder shall ensure that the Pulp Mill landfill site shall be used only for the disposal of non – hazardous solid waste only (e.g. power boiler bottom ash, green liquor dregs and lime kiln dust).
 - (v) All putrescible waste must be transported off site for disposal to landfill at Remount Road, Launceston.
15. The permit holder shall ensure that all use and development of the site involving vehicle interaction at the road entrance to the development site between traffic generated as a result of the Pulp Mill operations and existing public and commercial traffic using the East Tamar Highway is in accordance with best practice national standards for grade separated interchanges and the recommendations of the assessment report “Review of aspects of Transport arrangements for the proposed Bell Bay Pulp Mill” by Dr. Ken Davidson .
- (i) The permit holder must ensure that that the design of the intersection at the entry to the Pulp Mill achieves the greatest degree of safety possible through elimination by grade separation of direct vehicle conflict resulting from crossed turning paths at grade.
 - (ii) The permit holder must ensure that the design of the grade separated interchange incorporates additional access for traffic movements accessing land to the east of the East Tamar Highway upon which the Pulp Mill quarry, landfill and water storage reservoir is situated such that the proposed additional at grade intersection onto the East Tamar Highway for accessing these facilities is eliminated.
 - (iii) Access to the eastern entry of the grade separated interchange to and from the Pulp Mill quarry, landfill and water storage reservoir shall be by a new gravel access road constructed and located so as to be totally separate from the East Tamar Highway other than at the point of connection with the proposed interchange.

DECISION – PULP MILL

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3.4 WHARF & WAREHOUSE

OVERVIEW & COMMENTS – WHARF & WAREHOUSE

The wharf site encompasses both part of the proposed lot 1 to be subdivided as well as part of Long Reach Conservation Area along the foreshore. The proposed wharf will be located on land in the 'Bell Bay Major Industrial' zone and is an integral part of the Pulp Mill. Clause 2.6.1 'Integral and Incidental Use and Development' of the Planning Scheme states:

Where any proposed use or development constitutes an integral and incidental part of an existing or proposed use, such development shall be treated as a development for that use and similarly categorised under Part 4 of this Scheme.

The use therefore is appropriate as part of the pulp mill development on the site and may be undertaken in the Bell Bay Major Industrial zone. It may be more appropriate however to rezone the wharf and warehouse area to the 'Maritime' zone which has to purpose:

To provide primarily for uses associated with the port activities on and adjacent to the Tamar River.

This rezoning has the benefit of ensuring the site is consistent with existing zoning of other port facilities which service major industries within the Bell Bay precinct. It is suggested that the issue of the various port facilities be considered in the future when Council adopts a new Planning Scheme.

RECOMMENDATION – WHARF & WAREHOUSE

That Council recommends to the Minister for Planning that the following conditions should apply to the wharf and warehouse for the proposed Gunns Limited Pulp Mill.

1. The permit holder shall ensure that all use and development of the pulp mill wharf and warehouse facility is generally in accordance with the management measures and commitments contained in the Bell Bay Pulp Mill Draft Integrated Impact Statement excepting as required by the following conditions.
2. A construction environmental management plan shall be prepared and submitted prior to commencement of any civil construction works on the pulp mill wharf and warehouse facility, addressing the potential environmental affects of the construction work to be carried out including the likely impact upon adjoining properties.
 - (i) The construction environmental management plan shall include an Erosion and Sediment Control Plan (ESCP) prepared by a suitably qualified person(s) and must be submitted to Council for approval prior to the commencement of construction activities or by a date specified in writing by Council.
 - (ii) The ESCP shall be kept on site at all times and be made available to all contractors and subcontractors.

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3.4 WHARF & WAREHOUSE (cont'd)

- (iii) The permit holder shall ensure that the plan adequately addresses the issues of erosion, sediment control and dust for the duration of the works.
 - (iv) The ESCP shall detail:
 - a. Procedures for monitoring and maintenance of erosion and sediment controls;
 - b. Details for any staging of works;
 - c. Details and procedures for dust control (to include minimising soil disturbance, use of water sprays, erecting screens, not carrying out dusty work during windy conditions, established grass or other ground treatment);
 - d. Details and procedures for stripping including timing of earthworks;
 - e. Details for reinstatement and rehabilitation of all disturbed land as a result of earthworks.
 - (v) The following details are to be included in drawings accompanying the ESCP:
 - a. Existing and final contours;
 - b. The location of all earthworks, including roads, areas of cut and fill;
 - c. Location of all impervious areas;
 - d. Location and design criteria of erosion and sediment control structures;
 - e. Location and description of existing vegetation;
 - f. Site access point(s) and means of limiting material leaving the site;
 - g. Location of proposed vegetation buffer strips;
 - h. Location of critical areas (drainage lines, water bodies and unstable slopes);
 - i. Location of stockpiles and associated perimeter banks and sediment control devices;
 - j. Means of diversion of uncontaminated upper catchment around disturbed areas.
 - (vi) Civil construction work shall not commence until the construction environmental management plan has been approved in writing by Council or an alternate date for the receipt of the plans has been specified in writing by Council.
 - (vii) The permit holder must ensure the construction environmental management plan is implemented and maintained for the duration of the construction phase of the pulp mill wharf and warehouse facility and that all requirements of the plan are completed to the satisfaction of Council.
 - (viii) The permit holder must obtain the written approval of Council for any consequent amendment to the endorsed construction environmental management plan.
3. The colour scheme of the pulp mill wharf and warehouse shall blend as far as practicable with the background of the Tippoogoree Hills and the surface finish of the materials and paint selected will be a matt finish to minimise reflective glare.

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3.4 WHARF & WAREHOUSE (cont'd)

4. An outdoor lighting management plan for the proposed pulp mill wharf and warehouse facility, including mooring dolphins, must be submitted to Council for approval prior to the commencement of construction of outdoor lighting infrastructure for the wharf and warehouse facility or by a date specified in writing by Council.
 - (i) The permit holder shall ensure that the plan specifies the location, height, type, style and intensity of the outdoor lightning proposed and details shielding measures to be undertaken to reduce light spills onto adjacent receptors.
 - (ii) The plan must be consistent with the requirements of Australian Standard AS4282 – 1997: Control of the Obtrusive Effects of Outdoor Lighting.
 - (iii) The plan must include but is not necessarily limited to, details of the following:
 - a. A table containing all of the major commitments made in this plan.
 - b. An implementation timetable for key aspects of the plan; and
 - c. A reporting program to regularly advise the local authority of the results of the plan.
 - (iv) Construction of outdoor lighting infrastructure for the pulp mill warehouse and wharf facility shall not commence until the plan has been approved in writing by Council or an alternate date for the receipt of the plan has been specified in writing by Council.
 - (v) The permit holder must ensure the outdoor lighting management plan is implemented and maintained for the operational life of the wharf and warehouse facility and that all requirements of the plan are completed to the satisfaction of Council.
 - (vi) The permit holder must obtain the written approval of Council for any consequent amendment to the outdoor lighting management plan.

5. A Fire Emergency Plan for the proposed pulp mill wharf and warehouse facility must be submitted to Council for approval prior to the commencement of construction activities or by a date specified in writing by Council.
 - (i) The permit holder shall ensure that the plan provides for protection of the site from bush fire as well as containing measures containing the spread of fire within the operating areas of the site or from vessels moored at the site.
 - (ii) The plan for the site is to be prepared, maintained and reviewed annually to the satisfaction of the Tasmania Fire Service and Council.
 - (iii) A defendable space plan is to be prepared and maintained to the satisfaction of the Tasmania Fire Service for all relevant developments at risk of bushfire.

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3.4 WHARF & WAREHOUSE (cont'd)

- (iv) The permit holder shall create and maintain in effective condition, fire breaks and emergency vehicle access ways around the perimeter of the operating areas of the site for the duration of the project.
6. A detailed potable and fire water supply design plan for the proposed pulp mill wharf and warehouse facility must be submitted to Council for approval prior to the commencement of construction of on site potable and fire water supply infrastructure for the wharf and warehouse facility, or by a date specified in writing by the Council.
- (i) The permit holder shall ensure that all use and development of the potable and fire water supply infrastructure is generally in accordance with the potable and fire water management measures and commitments contained in the Bell Bay Pulp Mill Draft Integrated Impact Statement excepting as required by the following conditions.
 - (ii) The wharf and warehouse facility site shall be provided with potable water supply via a new water main connected to the internal site potable water reticulation network supplied from the Esk Water trunk supply main.
 - (iii) The permit holder must ensure that the specifications, dimensions, volumetric capacity and construction parameters of the potable water supply main and ancillary infrastructure satisfy the requirements of Esk Water.
 - (iv) The potable water supply main shall be equipped with an appropriate backflow prevention device located at an accessible point on the main in accordance with the requirements of Esk Water.
 - (v) The wharf and warehouse facility shall be provided with fire water supply via new water mains connected to the sites internal fire water reticulation network.
 - (vi) The permit holder must ensure that the specifications, dimensions, volumetric capacity and construction parameters of the fire water supply mains and ancillary infrastructure satisfy the requirements of the Tasmanian Fire Service.
 - (vii) The fire water supply mains shall be a minimum diameter of 150mm and shall be equipped with hydrants located at not more than 60 metre centres to provide adequate coverage.
 - (viii) Construction of the potable and fire water supply main systems shall not commence until a plan bearing the endorsement of Esk Water and the Tasmanian Fire Service and detailing the location of the mains has been approved in writing by Council or an alternate date for the receipt of the plans has been specified in writing by Council.
7. A detailed stormwater design plan for the wharf and warehouse area must be submitted to Council for approval prior to the commencement of construction of on site stormwater infrastructure or by a date specified in writing by the Council.

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3.4 WHARF & WAREHOUSE (cont'd)

- (i) The permit holder shall ensure that all use and development of the wharf and warehouse storm water infrastructure is generally in accordance with the storm water management measures and commitments contained in the Bell Bay Pulp Mill Draft Integrated Impact Statement excepting as required by the following conditions.
 - (ii) Storm water run-off from the working platform shall be collected by pits and pipes and directed to oil and debris separating gross pollutant traps suspended from the structure before pumping to the main on site storm water treatment system. The wharf and warehouse system design shall be for a 1 in 20 year storm event.
 - (iii) Construction of on site wharf and warehouse stormwater infrastructure shall not commence until the plan has been approved in writing by Council or an alternate date for the receipt of the plans has been specified in writing by Council.
 - (iv) The permit holder must ensure the wharf and warehouse storm water management measures are integrated with the overall site Stormwater Management Plan and that the plan is implemented and maintained for the operational life of the wharf and warehouse such that all requirements of the plan are completed to the satisfaction of Council.
 - (v) The permit holder must obtain the written approval of Council for any consequent amendment to the endorsed Storm Water Management Plan.
8. A detailed waste water/sewerage design plan for the wharf and warehouse area must be submitted to Council for approval prior to the commencement of construction of on site waste water/sewerage infrastructure or by a date specified in writing by the Council.
- (i) The permit holder shall ensure that all use and development of the wharf and warehouse waste water/sewerage infrastructure is generally in accordance with the effluent management measures and commitments contained in the Bell Bay Pulp Mill Draft Integrated Impact Statement excepting as required by the following conditions.
 - (ii) Waste water/sewerage from the wharf and warehouse facility shall be collected and piped to the Pulp Mill's main effluent treatment system.
 - (iii) Construction of on site wharf and warehouse waste water/sewerage infrastructure shall not commence until the plan has been approved in writing by Council or an alternate date for the receipt of the plans has been specified in writing by Council.
 - (iv) The permit holder must ensure the wharf and warehouse waste water/sewerage management measures are integrated with the overall site effluent treatment system and that the plan is implemented and maintained for the operational life of the wharf and warehouse such that all requirements of the plan are completed to the satisfaction of Council.

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3.4 WHARF & WAREHOUSE (cont'd)

- (v) The permit holder must obtain the written approval of Council for any consequent amendment to the endorsed waste water/sewerage infrastructure.
9. Buildings must be designed to the approval of Council's Building Surveyor and must meet the following functional statements:
- (i) Buildings are to withstand the combination of loads and other actions to which it may be reasonably subjected;
 - (ii) Glazing is to be installed in a building to avoid undue risk of injury to people;
 - (iii) Buildings are to be constructed to maintain structural stability during fire to:
 - a. allow occupants time to evacuate safely; and
 - b. allow for Tasmania Fire Service intervention; and
 - c. avoid damage to other property.
 - (iv) Buildings are to be provided with safeguards to prevent fire spread:
 - a. so that occupants have time to evacuate safely without being overcome by the effects of fire; and
 - b. to allow for Tasmania Fire Service intervention; and
 - c. to adjoining fire compartments; and
 - d. between buildings.
 - (v) Buildings are to provide, as far as is reasonable:
 - a. safe; and
 - b. equitable and dignified, access for people to the services and facilities within.
 - (vi) Buildings are to be provided with fire-fighting equipment to safeguard against fire spread:
 - a. to allow occupants time to evacuate safely without being overcome by the effects of fire; and
 - b. so that occupants may undertake initial attack on a fire; and
 - c. so that the Tasmania Fire Service have the necessary equipment to undertake search, rescue, and fire-fighting operations; and
 - d. to other parts of the building; and
 - e. between buildings.
 - (vii) Buildings including any associated sitework is to be constructed in a way that protects people and other property from the adverse effects of redirected surface water;
 - (viii) Buildings are to be constructed to provide resistance to moisture penetrating from the outside including rising from the ground;
 - (ix) Buildings are to be constructed to avoid the likelihood of:
 - a. the creation of unhealthy or dangerous conditions; and
 - b. damage to building elements, caused by dampness or water overflow from bathrooms, laundries and the like.
 - (x) Buildings are to be constructed to provide height in a room or space suitable for the intended use;
 - (xi) A space within a building used by occupants is to be provided with openings to admit natural light consistent with its function or use;

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3.4 WHARF & WAREHOUSE (cont'd)

- (xii) A space within a building used by occupants is to be provided with artificial lighting consistent with its function or use which, when activated in the absence of suitable natural light, will enable safe movement;
 - (xiii) A space used by occupants within a building is to be provided with adequate ventilation consistent with its function or use;
 - (xiv) Pressure vessels located in a building are to be installed in a manner which will provide adequate safety for occupants;
 - (xv) Equipment and safety installations in a building are to safeguard people from illness or injury and prevent the loss of amenity.
 - (xvi) A building's services are to be continually capable of using energy efficiently.
 - (xviii) Plumbing, sewerage and water to be installed in accordance with Australian Standard AS 3500.
 - (xviii) Occupancy permits must be issued prior to use or occupation of any building.
10. A construction environmental management plan shall be prepared and submitted prior to commencement of any Civil construction works on the site, addressing the potential environmental affects of the construction work to be carried out including the likely impact upon adjoining properties.
- (i) The construction environmental management plan shall include an Erosion and Sediment Control Plan (ESCP) prepared by a suitably qualified person(s) and must be submitted to Council for approval prior to the commencement of construction activities or by a date specified in writing by Council.
 - (ii) The ESCP shall be kept on site at all times and be made available to all contractors and subcontractors.
 - (iii) The permit holder shall ensure that the plan adequately addresses the issues of erosion, sediment control and dust for the duration of the works.
 - (iv) The ESCP shall detail:
 - a. Procedures for monitoring and maintenance of erosion and sediment controls;
 - b. Details for any staging of works;
 - c. Details and procedures for dust control (to include minimising soil disturbance, use of water sprays, erecting screens, not carrying out dusty work during windy conditions, established grass or other ground treatment);
 - d. Details and procedures for stripping including timing of earthworks;
 - e. Details for reinstatement and rehabilitation of all disturbed land as a result of earthworks.
 - (v) The following details are to be included in drawings accompanying the ESCP:
 - a. Existing and final contours;

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3.4 WHARF & WAREHOUSE (cont'd)

- b. The location of all earthworks, including roads, areas of cut and fill;
 - c. Location of all impervious areas;
 - d. Location and design criteria of erosion and sediment control structures;
 - e. Location and description of existing vegetation;
 - f. Site access point(s) and means of limiting material leaving the site;
 - g. Location of proposed vegetation buffer strips;
 - h. Location of critical areas (drainage lines, water bodies and unstable slopes);
 - i. Location of stockpiles and associated perimeter banks and sediment control devices;
 - j. Means of diversion of uncontaminated upper catchment around disturbed areas.
- (vi) Civil construction work shall not commence until the construction environmental management plan has been approved in writing by Council or an alternate date for the receipt of the plans has been specified in writing by Council.
- (vii) The permit holder must ensure the construction environmental management plan is implemented and maintained for the duration of the construction phase of the pulp mill and that all requirements of the plan are completed to the satisfaction of Council.
- (viii) The permit holder must obtain the written approval of Council for any consequent amendment to the endorsed construction environmental management plan.
11. A detailed car parking layout and on site traffic movement plan for the wharf and warehouse must be prepared and submitted to Council for approval prior to the commencement of construction activities or by a date specified in writing by Council.
- (i) The permit holder shall ensure that the plan is consistent with the requirements of AS 2890.1, 1993 Parking Facilities and shall provide a minimum of 40 on site car parking bays and adequate turning provision for vehicles to enable ingress and egress in a forward direction.
 - (ii) The plan must include but is not limited to the following:
 - a. A table containing all of the major commitments made in the plan.
 - b. An implementation timetable for key aspects of the plan; and
 - c. A reporting program to regularly advise the local authority of the results of the plan.
 - (iii) Construction of on site car parking infrastructure shall not commence until the plan has been approved in writing by Council or an alternate date for the receipt of the plans has been specified in writing by Council.
 - (iv) The permit holder must ensure the car parking layout and on site traffic movement plan is implemented and maintained for the operational life of the wharf and warehouse facility and that all requirements of the plan are completed to the satisfaction of Council.

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3.4 WHARF & WAREHOUSE (cont'd)

DECISION – WHARF & WAREHOUSE

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3.5 QUARRY & LANDFILL

OVERVIEW & COMMENT – QUARRY & LANDFILL

A solid waste disposal site, quarry and water reservoir are proposed to the north-east of the East Tamar Highway. The water reservoir falls outside Council's jurisdiction.

In accordance with Part 4 of the Planning Scheme, the landfill is classified as a Utility Service (Major) and is defined as:

Means any land used for a utility service which is not a minor utility service defined elsewhere in this Scheme and includes a water supply/treatment plant, a sewerage treatment plant, a refuse disposal site, a waste transfer station, a power generating works and an electricity substation or switching station of more than 110 kV.

The quarry is classified as an Extractive Industry and is defined as:

Means

- (a) the extraction from any land or sand, earth, soil clay, turf, gravel, rock, stone, minerals or similar substance; or*
- (b) the treatment or processing or manufacture of articles or products from any of the foregoing on the land from which the same was extracted or on adjacent land.*

Both uses are permitted in the Bell Bay Major Industrial zone.

RECOMMENDATION – QUARRY & LANDFILL

1. The permit holder shall ensure that all use and development of the pulp mill quarry, landfill and water storage reservoir is generally in accordance with the management measures and commitments contained in the Bell Bay Pulp Mill Draft Integrated Impact Statement excepting as required by the following conditions.
2. A vegetation management plan must be submitted to Council for approval prior to the commencement of construction activities or by a date specified in writing by Council.
 - (i) The permit holder shall ensure the plan provides for sympathetic landscaping to maximise screening of the facility where practical and addresses post construction rehabilitation and restoration.
 - (ii) All vegetation not required to be cleared for construction and operation of the mill and associated infrastructure is to be retained.
 - (iii) The plan must include but is not limited to the following:
 - a. Table containing all of the major commitments made in the plan.
 - b. An implementation timetable for key aspects of the plan; and
 - c. A reporting program to regularly advise the local authority of the results of the plan.
 - (iv) Civil construction work shall not commence until the plan has been approved in writing by Council or an alternate date for the receipt of the plan has been specified in writing by Council.

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3.5 QUARRY & LANDFILL (cont'd)

- (v) The permit holder must ensure the vegetation management plan is implemented and maintained for the operational life of the Pulp Mill and that all requirements of the plan are completed to the satisfaction of Council.
 - (vi) The permit holder must obtain the written approval of Council for any consequent amendment to the vegetation management plan.
3. A construction environmental management plan shall be prepared and submitted to Council for approval prior to commencement of any civil construction works on the quarry, landfill and water storage reservoir, addressing the potential environmental affects of the construction work to be carried out including the likely impact upon adjoining properties.
- (i) The construction environmental management plan shall include an Erosion and Sediment Control Plan (ESCP) prepared by a suitably qualified person(s) and must be submitted to Council for approval prior to the commencement of construction activities or by a date specified in writing by Council.
 - (ii) The ESCP shall be kept on site at all times and be made available to all contractors and subcontractors.
 - (iii) The permit holder shall ensure that the plan adequately addresses the issues of erosion, sediment control and dust for the duration of the works.
 - (iv) The ESCP shall detail:
 - Procedures for monitoring and maintenance of erosion and sediment controls;
 - Details for any staging of works;
 - Details and procedures for dust control (to include minimising soil disturbance, use of water sprays, erecting screens, not carrying out dusty work during windy conditions, established grass or other ground treatment);
 - Details and procedures for stripping including timing of earthworks;
 - Details for reinstatement and rehabilitation of all disturbed land as a result of earthworks.
 - (v) The following details are to be included in drawings accompanying the ESCP:
 - Existing and final contours;
 - The location of all earthworks, including roads, areas of cut and fill;
 - Location of all impervious areas;
 - Location and design criteria of erosion and sediment control structures;
 - Location and description of existing vegetation;
 - Site access point(s) and means of limiting material leaving the site;
 - Location of proposed vegetation buffer strips;

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3.5 QUARRY & LANDFILL (cont'd)

Location of critical areas (drainage lines, water bodies and unstable slopes);

Location of stockpiles and associated perimeter banks and sediment control devices;

Means of diversion of uncontaminated upper catchment around disturbed areas.

- (vi) Civil construction work shall not commence until the construction environmental management plan has been approved in writing by Council or an alternate date for the receipt of the plans has been specified in writing by Council.
 - (vii) The permit holder must ensure the construction environmental management plan is implemented and maintained for the duration of the construction phase of the pulp mill wharf and warehouse facility and that all requirements of the plan are completed to the satisfaction of Council.
 - (viii) The permit holder must obtain the written approval of Council for any consequent amendment to the endorsed construction environmental management plan.
4. A Fire Emergency Plan must be submitted to Council for approval prior to the commencement of construction activities or by a date specified in writing by Council.
- (i) The permit holder shall ensure that the plan provides for protection of the site from bush fire as well as containing measures containing the spread of fire within the operating areas of the site.
 - (ii) The plan for the site is to be prepared, maintained and reviewed annually to the satisfaction of the Tasmania Fire Service and Council.
 - (iii) A defendable space plan is to be prepared and maintained to the satisfaction of the Tasmania Fire Service for all relevant developments at risk of bushfire.
 - (iv) The permit holder shall create and maintain in effective condition, fire breaks and emergency vehicle access ways around the perimeter of the operating areas of the site for the operational life of the pulp mill.
 - (v) The permit holder must ensure the eastern sector Fire Emergency Plan management measures are integrated with the overall site Fire Emergency Plan and that the plan is implemented and maintained for the operational life of the Pulp Mill such that all requirements of the plan are completed to the satisfaction of Council.
5. A detailed car parking layout and on site traffic movement plan must be submitted to Council for approval prior to the commencement of construction activities or by a date specified in writing by Council.
- (i) The permit holder shall ensure that the plan is consistent with the requirements of AS 2890.1, 1993 Parking Facilities and shall provide a minimum of 6 on site car parking bays and adequate turning provision for vehicles to enable ingress and egress in a forward direction.
 - (ii) The plan must include but is not limited to the following:

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3.5 QUARRY & LANDFILL (cont'd)

- a. A table containing all of the major commitments made in the plan.
 - b. An implementation timetable for key aspects of the plan; and
 - c. A reporting program to regularly advise the local authority of the results of the plan.
- (iii) Construction of on site car parking infrastructure shall not commence until the plan has been approved in writing by Council or an alternate date for the receipt of the plans has been specified in writing by Council.
- (iv) The permit holder must ensure the car parking layout and on site traffic movement plan is implemented and maintained for the operational life of the pulp mill and that all requirements of the plan are completed to the satisfaction of Council.
- (v) The permit holder must obtain the written approval of Council for any consequent amendment to the endorsed car parking layout and on site traffic movement plan.
- (vi) The approved plan as amended from time to time with the approval of Council must be implemented to the satisfaction of Council.
6. The landfill shall be designed in accordance with the Tasmanian Landfill Sustainability Guidelines for secure landfills.
7. The Pulp Mill landfill site shall be provided with perimeter security fencing and gates for the operational life of the pulp mill. The permit holder may, through the provision of security management and operation of the gates, prohibit public entry to the site.
8. Buildings must be designed to the approval of Council's Building Surveyor and must meet the following functional statements:
- (i) Buildings are to withstand the combination of loads and other actions to which it may be reasonably subjected;
 - (ii) Glazing is to be installed in a building to avoid undue risk of injury to people;
 - (iii) Buildings are to be constructed to maintain structural stability during fire to:
 - a. allow occupants time to evacuate safely; and
 - b. allow for Tasmania Fire Service intervention; and
 - c. avoid damage to other property.
 - (iv) Buildings are to be provided with safeguards to prevent fire spread:
 - a. so that occupants have time to evacuate safely without being overcome by the effects of fire; and
 - b. to allow for Tasmania Fire Service intervention; and
 - c. to adjoining fire compartments; and
 - d. between buildings.
 - (v) Buildings are to provide, as far as is reasonable:
 - a. safe; and
 - b. equitable and dignified, access for people to the services and facilities within.

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3.5 QUARRY & LANDFILL (cont'd)

- (vi) Buildings are to be provided with fire-fighting equipment to safeguard against fire spread:
 - a. to allow occupants time to evacuate safely without being overcome by the effects of fire; and
 - b. so that occupants may undertake initial attack on a fire; and
 - c. so that the Tasmania Fire Service have the necessary equipment to undertake search, rescue, and fire-fighting operations; and
 - d. to other parts of the building; and
 - e. between buildings.
 - (vii) Buildings including any associated sitework is to be constructed in a way that protects people and other property from the adverse effects of redirected surface water;
 - (viii) Buildings are to be constructed to provide resistance to moisture penetrating from the outside including rising from the ground;
 - (ix) Buildings are to be constructed to avoid the likelihood of:
 - a. the creation of unhealthy or dangerous conditions; and
 - b. damage to building elements, caused by dampness or water overflow from bathrooms, laundries and the like.
 - (x) Buildings are to be constructed to provide height in a room or space suitable for the intended use;
 - (xi) A space within a building used by occupants is to be provided with openings to admit natural light consistent with its function or use;
 - (xii) A space within a building used by occupants is to be provided with artificial lighting consistent with its function or use which, when activated in the absence of suitable natural light, will enable safe movement;
 - (xiii) A space used by occupants within a building is to be provided with adequate ventilation consistent with its function or use;
 - (xiv) Pressure vessels located in a building are to be installed in a manner which will provide adequate safety for occupants;
 - (xv) Equipment and safety installations in a building are to safeguard people from illness or injury and prevent the loss of amenity.
 - (xvi) A building's services are to be continually capable of using energy efficiently.
 - (xix) Plumbing, sewerage and water to be installed in accordance with Australian Standard AS 3500.
 - (xviii) Occupancy permits must be issued prior to use or occupation of any building.
9. All leachate from the landfill shall be secured within a lined collection basin and pumped to the main Pulp Mill effluent treatment plant for final treatment before discharge via the effluent pipeline.

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3.5 QUARRY & LANDFILL (cont'd)

10. The landfill shall be provided with cut off drains, leachate collection drains and subterranean collectors capable of accommodating run off and leachate resulting from a 1 in 10 year rainfall event over the immediate site with additional storage or pumping capacity to accommodate run off from the surrounding areas for a 1 in 20 year recurrence interval event.
11. The permit holder shall keep and maintain accurate records of cell location and use of the landfill site and provide such information to council upon receipt of written request to do so.
12. A quarry rehabilitation management plan must be submitted to Council for approval prior to the commencement of quarry activities or by a date specified in writing by Council.
 - (i) The permit holder shall ensure that the plan provides for staged development, operation and ongoing rehabilitation of the quarry in accordance with the Quarry Code of Practice.
 - (ii) The plan must include but is not necessary limited to, details of the following:
 - a. A table containing all of the major commitments made in this plan.
 - b. An implementation timetable for key aspects of the plan; and
 - c. A reporting program to regularly advise Council of the results of the plan.
 - (iii) Construction of the quarry shall not commence until the plan has been approved in writing by Council or an alternate date for the receipt of the plans has been specified in writing by Council.
 - (iv) The permit holder must ensure the quarry rehabilitation management plan is implemented and maintained for the operational life of the pulp mill and that all requirements of the plan are completed to the satisfaction of Council.
 - (v) The permit holder must obtain the written approval of Council for any consequent amendment to the endorsed quarry rehabilitation management plan.
 - (vi) The approved plan as amended from time to time with the approval of Council must be implemented to the satisfaction of Council.
13. Blasting must be carried out in accordance with the blasting best practice environmental management (BPEM) principles, and must be carried out such that, when measured at the curtilage of the nearest residence (or other sensitive use) in other occupation or ownership, air blast and ground vibration comply with the following ANZEC guidelines:
 - (i) For 95% of blasts, air blast over pressure must not exceed 115dB (Lin Peak);
 - (ii) For 95% of blasts ground vibration must not exceed 5mm/sec peak particle velocity;
 - (iii) Ground vibration must not exceed 10mm/s at all; and

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3.5 QUARRY & LANDFILL (cont'd)

- (iv) All measurements of air blast overpressure and peak particle velocity must be carried out in accordance with the methods set down in “Technical basis for guidelines to minimise annoyance due to blasting overpressure and ground vibration”, Australian and New Zealand Environment Council, September 1990.
- 14. Blasting may only take place between the hours of 09:00 and 17:00 Monday to Friday. No blasting is permitted on Saturdays, Sundays or gazetted public holidays observed State wide.
- 15. A condition assessment of all buildings within 150 metres of the quarry, landfill or water storage reservoir must be conducted by an accredited building surveyor prior to any blasting.
- 16. Construction activities within 200 metres of a residence or other sensitive use must only occur within the hours of 7.00 am to 7.00 pm Monday to Saturday and 8.00 am to 6.00 pm on Sunday, unless otherwise approved in writing by the Manager Engineering Services or unless the written consent of the occupant(s) of the residence or sensitive use has been obtained.

DECISION – QUARRY & LANDFILL

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3.6 INDUSTRIAL SUBDIVISION & TEMPORARY WORKERS ACCOMMODATION FACILITY

OVERVIEW & COMMENTS – INDUSTRIAL SUBDIVISION & TEMPORARY WORKERS ACCOMMODATION FACILITY

The proposed workers accommodation facility is designed to be superimposed over an industrial subdivision in the General Industrial zone. The plan of the proposed subdivision is attached. It is appropriate and meets the requirements of the General Industrial zone for minimum lot size, lot dimension and road reserves. It will require road, stormwater, sewerage and electrical infrastructure to service the temporary workers accommodation facility as well as the final industrial subdivision. The subdivision will enhance the accessibility of the industrial area of George Town and has linkages to the existing industrial area.

In accordance with 2.13 – Temporary Permits under Part 2 of the George Town Planning Scheme 1991, the workers accommodation facility may be granted a temporary permit for the use for a limited period provided that use will not interfere with the amenity of the neighbourhood, or cause injurious affections to the owners and occupiers of properties within the area. The workers accommodation facility will not have a significant impact on the immediate area as it is in the industrial area of George Town. The social impacts of such a facility will be both positive and negative on the town itself however these should be manageable. The ITS Global report identifies the probable highest impacts on George Town as “moderate” in the following areas:

- Increased demand for law enforcement services; and
- Increased demand for health services

Clause 2.13.3 of the Planning Scheme does specify a maximum period of 3 years, which may be too short a time frame for a temporary use which may need to be extended in this case, which is reflected in the proposed conditions.

RECOMMENDATION – INDUSTRIAL SUBDIVISION & TEMPORARY WORKERS ACCOMMODATION FACILITY

That Council recommends to the Minister for Planning that the following conditions should apply to the preferred site for the Gunns Pulp Mill Industrial Subdivision and Temporary Workers Accommodation Facility proposal:

1. The permit holder shall provide Council with demonstrated evidence of freehold title or the consent of the existing owner of the land over CT 128887/1, Main Road, George Town, being the subject land prior to the commencement of construction on site or by a date specified in writing by the Council.
2. The permit holder shall ensure that all use and development of the industrial subdivision and temporary workers accommodation facility is generally in accordance with the management measures and commitments contained in the Bell Bay Pulp Mill Draft Integrated Impact Statement excepting as required by the following conditions.

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3.6 INDUSTRIAL SUBDIVISION & TEMPORARY WORKERS ACCOMMODATION FACILITY (cont'd)

3. Detailed design plans and specifications of the subdivision prepared by a qualified Chartered Professional Engineer (Civil) to comply with Council's construction design standards, except where specific modification has been specified, must be submitted to Council for approval prior to the commencement of any work on site or by a date specified in writing by the Council.
- (i) The permit holder shall ensure that the design plans are generally in accordance with Council's standard construction details and shall not substitute details of a lesser standard or capability.
 - (ii) The road reservations shall be a minimum width of 20 metres and access roads and cul-de-sac roads shall be fully constructed to a sealed width of 8.0 metres. The cul-de-sac shall have a minimum constructed diameter of 18 metres.
 - (iii) At the intersection with Main Road the access road shall be splayed and the design and construction of the intersection shall include a splitter island and raised vertical centreline alignment to maximise available sight distance. The intersection design shall incorporate acceleration and de-acceleration lanes as part of the intersection pavement widening required on Main Road.
 - (iv) Vehicular access comprising reinforced concrete vehicle crossings of thickness not less than 125mm shall be provided at approved locations from the edge of the carriageway to each lot boundary, in accordance with Council's requirements for urban road access. Construction shall be generally in accordance with Council's standard design drawing SD-1003.
 - (v) Infrastructure in the proposed development shall be designed to perform with minimal maintenance for at least the life spans listed below:-
 - Road pavements - 20 years
 - Footpaths - 50 years
 - Structures and reticulation systems (bridges, reservoirs, pipelines, pump stations, and similar and associated works) - 100 years
 - Mechanical and electrical equipment - 10 years
 - (vi) The pavement is to be designed in accordance with ultimate traffic loads and measured sub-grade parameters, with a minimum thickness of 250mm plus a tack coat and 40mm thick hotmix seal - incorporating concrete kerbs and gutters. This roadwork shall include all sections of road identified for construction on Preliminary Plan L07131-P1 and in addition, that section of South Street linking the internal access road adjoining proposed Allotment 20 to Agnes Street.
 - (vii) The internal road network shall be designed and constructed to comply with Austroads heavy vehicle circulation and construction standards and shall include suitable traffic calming devices in the form of speed humps and speed restriction signs throughout.
 - (viii) Underground power and communications cabling including land line and broadband connection facility shall be provided to each lot in the subdivision. Street lighting is to be provided to the subdivision in accordance with the requirements of Aurora Energy and to Council's required lighting standards.

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3.6 INDUSTRIAL SUBDIVISION & TEMPORARY WORKERS ACCOMMODATION FACILITY (cont'd)

- (ix) The permit holder shall nominate a suggested list of street names for the new roads and shall provide background information to Council as to their derivation. Council will then consider and make a decision as to the suitability of the nominations, prior to inclusion on the Final Plan of Survey.
- (x) The design shall include the provision of any necessary easements including drainage easements over sewer and storm water pipelines on the final plans.
- (xi) The design shall incorporate appropriate landscape management and plantings within the road reserve between the constructed road surfaces and property boundaries.

Civil construction work shall not commence until the plan has been approved in writing by Council or an alternate date for the receipt of the plans has been specified in writing by Council.

- 4. An Environmental Management Plan shall be prepared and submitted prior to commencement of any Civil construction works on the site, addressing the potential environmental affects of the construction work to be carried out including the likely impact upon adjoining properties. The Environmental Management Plan shall include an Erosion and Sediment Control Plan (ESCP) prepared by a suitably qualified person(s) and must be submitted to Council for approval prior to the commencement of construction activities or by a date specified in writing by Council. The ESCP shall be kept on site at all times and be made available to all contractors and subcontractors.
 - (i) The permit holder shall ensure that the plan adequately addresses the issues of erosion, sediment control and dust for the duration of the works.
 - (ii) The ESCP shall detail:
 - Procedures for monitoring and maintenance of erosion and sediment controls;
 - Details for any staging of works;
 - Details and procedures for dust control (to include minimising soil disturbance, use of water sprays, erecting screens, not carrying out dusty work during windy conditions, established grass or other ground treatment);
 - Details and procedures for stripping including timing of earthworks;
 - Details for reinstatement and rehabilitation of all disturbed land as a result of earthworks.
 - (iii) The following details are to be included in drawings accompanying the ESCP:
 - a. Existing and final contours;
 - b. The location of all earthworks, including roads, areas of cut and fill;
 - c. Location of all impervious areas;
 - d. Location and design criteria of erosion and sediment control structures;
 - e. Location and description of existing vegetation;
 - f. Site access point(s) and means of limiting material leaving the site;
 - g. Location of proposed vegetation buffer strips;

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3.6 INDUSTRIAL SUBDIVISION & TEMPORARY WORKERS ACCOMMODATION FACILITY (cont'd)

- h. Location of critical areas (drainage lines, water bodies and unstable slopes);
- i. Location of stockpiles and associated perimeter banks and sediment control devices;
- j. Means of diversion of uncontaminated upper catchment around disturbed areas.

Civil construction work shall not commence until the plan has been approved in writing by Council or an alternate date for the receipt of the plans has been specified in writing by Council.

- 5. A detailed traffic management plan for civil construction works must be submitted to Council for approval prior to the commencement of construction activities or by a date specified in writing by Council.
 - (i) The permit holder shall ensure that the plan is consistent with the requirements of AS 1742.3 (Manual of Uniform Traffic Control Devices) for the duration of the works which adequately addresses the issues of noise, likely traffic conflict and safety of other road users.
 - (ii) The plan must include but is not limited to the following:
 - a. A table containing all of the major commitments made in the plan.
 - b. An implementation timetable for key aspects of the plan; and
 - c. A reporting program to regularly advise the local authority of the results of the plan.

Civil construction work shall not commence until the plan has been approved in writing by Council or an alternate date for the receipt of the plans has been specified in writing by Council.

- 6. Construction activities must only occur within the hours of 7.00 am to 6.00 pm Monday to Saturday and 10.00 am to 6.00 pm on Sunday and public holidays, unless otherwise approved in writing by the Manager Engineering Services.
- 7. A detailed water supply reticulation plan must be submitted to Council for approval prior to the commencement of construction activities or by a date specified in writing by Council.
 - (i) The permit holder shall obtain conditional approval from the Manager Engineering Services for the required size and location of UPVC PN16 water mains to service the full extent of the development, connecting to Council's water supply reticulation network in Main Road and Thompson Avenue, George Town.
 - (ii) A separate metered water connection and backflow preventer shall be provided at the property boundary of each allotment generally accordance with standard drawing SD-4001.
 - (iii) Council's water supply head works charge of \$1,100 shall apply to each of the 31 additional allotments created by the development.

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3.6 INDUSTRIAL SUBDIVISION & TEMPORARY WORKERS ACCOMMODATION FACILITY (cont'd)

Civil construction work shall not commence until the plan has been approved in writing by Council or an alternate date for the receipt of the plans has been specified in writing by Council.

8. A detailed sewerage reticulation plan must be submitted to Council for approval prior to the commencement of construction activities or by a date specified in writing by Council.
 - (i) The permit holder shall obtain conditional approval from the Manager Engineering Services for the required size and location of UPVC sewer mains to service the full extent of the development, connecting to Council's sewerage reticulation network between Agnes Street and Thompson Avenue, George Town.
 - (ii) Each Lot is to be provided with a 100mm diameter sewer connection in accordance with standard drawing SD-3010 or 3011.
 - (iii) Council's sewerage head works charge of \$1,100 shall apply to each of the 31 additional allotments created by the development.

Civil construction work shall not commence until the plan has been approved in writing by Council or an alternate date for the receipt of the plans has been specified in writing by Council.

9. A detailed stormwater reticulation plan must be submitted to Council for approval prior to the commencement of construction activities or by a date specified in writing by Council.
 - (i) The permit holder shall obtain conditional approval from the Manager Engineering Services for detailed engineering design and drawings, demonstrating the pit locations, pipe sizes and gradients required to ensure that storm water flows at least equal to those arising from rainfall events 1 in 10 AEP, will reach the nominated discharge point at South Street and Agnes Street without overflow or surcharge of the system in excess of national guidelines.
 - (ii) Design of the stormwater drains is to include a full catchment analysis of any catchment subtended by the subject land to separately take into account potential future development, and also any drains into which the stormwater from the development will discharge.
 - (iii) The developer is required to make a cash contribution to Council where an upgrade of Council's existing storm water infrastructure is required to accommodate the calculated design flow. The quantum of the contribution shall be based on the cost of the required upgrade reduced by the ratio of contributing catchment area to total catchment area served.

Civil construction work shall not commence until the plan has been approved in writing by Council or an alternate date for the receipt of the plans has been specified in writing by Council.

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3.6 INDUSTRIAL SUBDIVISION & TEMPORARY WORKERS ACCOMMODATION FACILITY (cont'd)

10. All Civil construction work over the duration of the project shall be supervised by a qualified Chartered Professional Engineer (Civil).
 - (i) On the completion of construction and prior to commencement of the six-month maintenance period this Engineer shall confirm in writing that the works have been substantially completed in accordance with the approved plans and provide confirmation of the final cost of construction of the required infrastructure.
 - (ii) The information provided in support of the required certification shall include calculated stormwater flows, road traffic volumes, water supply and sewerage capacities to enable the development to be properly incorporated into the Councils infrastructure, and to form a basis upon which further development may be planned.
 - (iii) Council's development assessment fee of 1% of the project infrastructure construction value shall apply.
 - (iv) Prior to Council sealing the final plan of survey the Design Engineer shall lodge 'works as executed' overlay drawings (CAD format) showing position and levels of all services to and on each lot and in road reservations, certified as correct by a Registered Surveyor.
 - (v) In the case of a bond or bank guarantee having been lodged as surety for the performance of conditions as required by Council prior to sealing the final plan of survey the Design Engineer shall lodge 'works as executed' overlay drawings (CAD format) showing position and levels of all services to and on each lot and in road reservations, certified as correct by a Registered Surveyor, prior to the release of the bond or bank guarantee.
 - (vi) A 6-month maintenance period shall apply during which the permit holder shall be required to remedy any defects arising in the infrastructure at no cost to Council, and against which requirements a cash bond or bank guarantee calculated as ten percent (10%) of the total cost of the civil construction works shall be retained by, or lodged with, Council by the permit holder, as surety for the performance of any maintenance required during the nominated maintenance period.
11. A Final Plan of Survey and five copies shall be lodged with Council.
12. The permit holder is granted temporary use of the land for a period of four years for the following purposes subject to the achievement of practical completion of the construction of the Industrial Subdivision:
 - Workers Accommodation Facility
 - Equipment lay-down and or storage facility
 - Equipment assembly area
 - (i) The permit holder shall ensure that all temporary use and development is removed to the satisfaction of Council and restoration undertaken without claim for compensation, at the expiration of the period or by a later date agreed to by Council.

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- (ii) Notwithstanding (i) above, the permit holder shall make application in writing to Council within six calendar months prior to the expiration of the designated time period to retain certain nominated buildings on the site, and subject to compliance with the provisions of the George Town Planning Scheme and the Building Act 2000, Council may approve the retention of some or all of the nominated buildings and associated infrastructure.
 - (iii) In the event that an application under (ii) above is not approved by Council, the permit holder shall ensure that all remaining temporary use and development is removed to the satisfaction of Council and restoration undertaken without claim for compensation, at the expiration of the designated time period or by a later date specified in writing by the Council.
13. A detailed off street parking layout and on site traffic movement plan must be submitted to Council for approval prior to the commencement of the specified temporary use or by a date specified in writing by Council.
- (i) The permit holder shall ensure that the plan is consistent with the requirements of AS 2890.1, 1993 Parking Facilities and shall provide a minimum of 260 off street car parking bays for the temporary use of Workers Accommodation facility reducing on a pro rata basis for numbers accommodated of less than 800.
 - (ii) The design shall include adequate turning provision for vehicles to enable ingress and egress in a forward direction.
 - (iii) The plan must include but is not limited to the following:
 - b. A table containing all of the major commitments made in the plan.
 - c. An implementation timetable for key aspects of the plan; and
 - d. A reporting program to regularly advise the local authority of the results of the plan.
 - (iv) Construction of off street car parking infrastructure shall not commence until the plan has been approved in writing by Council or an alternate date for the receipt of the plans has been specified in writing by Council.
14. Buildings must be designed to the approval of Council's Building Surveyor and must meet the following functional statements:
- (i) Buildings are to withstand the combination of loads and other actions to which it may be reasonably subjected;
 - (ii) Glazing is to be installed in a building to avoid undue risk of injury to people;
 - (iii) Buildings are to be constructed to maintain structural stability during fire to:
 - a. allow occupants time to evacuate safely; and
 - b. allow for Tasmania Fire Service intervention; and
 - c. avoid damage to other property.
 - (iv) Buildings are to be provided with safeguards to prevent fire spread:
 - a. so that occupants have time to evacuate safely without being overcome by the effects of fire; and

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3.6 INDUSTRIAL SUBDIVISION & TEMPORARY WORKERS ACCOMMODATION FACILITY (cont'd)

- b. to allow for Tasmania Fire Service intervention; and
 - c. to adjoining fire compartments; and
 - d. between buildings.
- (v) Buildings are to provide, as far as is reasonable:
- a. safe; and
 - b. equitable and dignified, access for people to the services and facilities within.
- (vi) Buildings are to be provided with fire-fighting equipment to safeguard against fire spread:
- a. to allow occupants time to evacuate safely without being overcome by the effects of fire; and
 - b. so that occupants may undertake initial attack on a fire; and
 - c. so that the Tasmania Fire Service have the necessary equipment to undertake search, rescue, and fire-fighting operations; and
 - d. to other parts of the building; and
 - e. between buildings.
- (vii) Buildings including any associated sitework is to be constructed in a way that protects people and other property from the adverse effects of redirected surface water;
- (viii) Buildings are to be constructed to provide resistance to moisture penetrating from the outside including rising from the ground;
- (ix) Buildings are to be constructed to avoid the likelihood of:
- a. the creation of unhealthy or dangerous conditions; and
 - b. damage to building elements, caused by dampness or water overflow from bathrooms, laundries and the like.
- (x) Buildings are to be constructed to provide height in a room or space suitable for the intended use;
- (xi) A space within a building used by occupants is to be provided with openings to admit natural light consistent with its function or use;
- (xii) A space within a building used by occupants is to be provided with artificial lighting consistent with its function or use which, when activated in the absence of suitable natural light, will enable safe movement;
- (xiii) A space used by occupants within a building is to be provided with adequate ventilation consistent with its function or use;
- (xiv) Pressure vessels located in a building are to be installed in a manner which will provide adequate safety for occupants;
- (xv) Equipment and safety installations in a building are to safeguard people from illness or injury and prevent the loss of amenity.
- (xvi) A building's services are to be continually capable of using energy efficiently.
- (xvii) Plumbing, sewerage and water to be installed in accordance with Australian Standard AS 3500.

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3.6 INDUSTRIAL SUBDIVISION & TEMPORARY WORKERS ACCOMMODATION FACILITY (cont'd)

- (xviii) Occupancy permits must be issued prior to use or occupation of any building.
- 15 The site shall be provided perimeter security fencing and gates for the duration of the specified temporary uses. The permit holder may, through the provision of security management and operation of the gates, restrict the entry of the public to the site.
 - 16 All habitable buildings on the site for the specified temporary uses must be provided with potable water supply via the metered connections provided to each allotment.
 - 17 All waste water from buildings on the site for the specified temporary uses must be directed to George Town Council's reticulated sewerage network via the sewerage connections provided to each allotment.
 - 18 All storm water from buildings and impervious surfaces on the site for the specified temporary uses must be directed to George Town Council's reticulated stormwater drainage network via connections to the underground drainage pits and kerb and channel provided within the subdivided area.
 - 19 The permit holder must provide waste storage receptacles to all building groups and outdoor areas as appropriate to allow for the individual storage of at least two standard 140 litre bins or greater. On site collection of the bins shall be carried out on a regular basis by side arm collection truck as part of Council's standard solid waste collection service.
 - 20 The permit holder shall ensure that internal lighting of the development site shall not be such as to throw direct light into adjoining properties, creating nuisance or annoyance. Internal lighting shall be designed and located so as to avoid impact upon vistas, particularly within the hours of darkness.
 - 21 The permit holder must obtain a Food Business Registration for the premises from Council for the preparation and sale of food including any food provided free of charge.
 - 22 The permit holder may operate the mess building in the accommodation camp as a "wet facility" in terms of alcohol consumption and sale subject to appropriate licensing.
 - 23 The site shall revert to an industrial estate following closure, decommissioning and removal of the approved temporary uses.

DECISION – INDUSTRIAL SUBDIVISION & TEMPORARY WORKERS ACCOMMODATION FACILITY

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4. REVIEW OF TRANSPORT ARRANGEMENTS FOR PULP MILL

SUMMARY

This report provides a summary of the report entitled “*Review of Aspects of Transport Arrangements for the Proposed Bell Bay Pulp Mill*” by Dr Ken Davidson.

BACKGROUND

The issues of community safety and traffic management on the East Tamar Highway, together with the standard of the road have been of concern to Council for many years. The proposed Pulp Mill will exacerbate these problems but will not be wholly responsible for them. The Port of Bell Bay has been and is continuing to expand while the industries at Bell Bay also have and presumably will continue to expand.

The studies undertaken as part of the Pulp Mill IIS and the State Government studies do not appear to Council to adequately address these issues, where effectively all freight movements on the road network are concentrating and therefore Council commissioned Dr Ken Davidson to undertake a review of the information available on transportation for the Pulp Mill. Of necessity considering the time frames and level of information this review has been short.

STRATEGIC PLAN

Key Area 3 – Planning and Development of the Strategic Plan 2007-2012 states:

3.2 *Implement strategies for economic development and growth in the area.*

3.2.1 *Ensure sustainable, high quality infrastructure is provided for local residents, visitors to the area and to facilitate economic growth.*

3.2.5 *Develop programs to support the ongoing viability of local business and industry and build on opportunities provided by the proposed Pulp Mill and other major developments.*

ANNUAL PLAN

Key Area 3 of the Annual Plan 2007-2008 has a number of strategies including the following:

3.2 *Economic Initiatives – East Tamar Highway*

- *To continue to advocate to the State and Federal governments that the East Tamar Highway be upgraded and maintained. Including timely removal of rubbish and other litter and debris*

3.3 *Land Use Planning – Transport and Parking Services*

- *To continue participation within the integrated regional transport group in partnership with Northern Tasmanian Councils and State Government, and to advance priority projects identified within the consider Regional Transport Routes Network.*

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4. REVIEW OF TRANSPORT ARRANGEMENTS FOR PULP MILL (cont'd)

- *To continue to advocate for further funding with the TasPorts for the upgrade of Old Bell Bay road, particularly in the light of a pulp mill.*
- *To support and facilitate the recommendations of the Bell Bay Value Management Study through the partnership agreement with State Government.*

OFFICER'S COMMENT

The Report has been sent to Councillors separately and comments as follows:

This review examines the junction of the mill's access road with the East Tamar Highway in the context of both the mill itself and the broader issues raised by its development. In this latter context it addresses related transport issues as well. For the review, traffic estimation was done from first principles for comparison with information provided through the various studies associated with planning for the mill.

My conclusions are that:

- *The proposed pulp mill, as the largest investment in Tasmania so far, creates many opportunities for the State. Present planning for the mill focuses on the costs and negative impacts of the mill's creation. This emphasis has masked, even hidden, the potential value of the mill's creation as a huge instrument of government development policy. The public infrastructure improvements associated with the mill should also be seen for their value as instruments for the facilitation of further state economic development, and built accordingly.*
- *Rail cannot practically be used as the main carrier of mill input. In the short term it has limited capacity and in the long term timber input to the mill will tend to shift increasingly to plantations in the closer North East region which would be almost impossible to encourage onto rail.*
- *The possibility of extending the access road north to open up industrial land and to link the area to the main Bell Bay port and industrial zone should be explored.*
- *The proposed landfill and quarry on the western side of East Tamar Highway should be linked more intimately with the pulp mill site by having its access opposite the pulp mill's East Tamar Highway access.*
- *The four-way intersection thus created should be grade separated because of the expected volume, its complex mix of tourist, commuting and heavy vehicle traffic, and the large number of heavy vehicle turning movements.*
- *Further upgrading of the East Tamar Highway in the region should be explored.*

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4. REVIEW OF TRANSPORT ARRANGEMENTS FOR PULP MILL (cont'd)

CONCLUSION

The Report concludes as follows:-

Conclusion

The intersection of Gunns access road and the East Tamar Highway between Batman Highway and Bridport Main Road will have greatly increased traffic both during construction of the proposed pulp mill and when it is operating. A relatively small reduction in traffic can be achieved if rail is used to bring input logs from the south and northwest but this is likely to be a relatively short term phenomenon as locally sourced timber ultimately fills the whole supply requirement.

The traffic using this section of the East Tamar Highway is a difficult mix which has the effect of reducing road capacity and safety.

The access road has the potential to be extended and used as a means to link the whole Bell Bay complex together and take maximum development advantage of the pulp mill. It would also protect the Highway from further direct access of future industry sites and remove from it intra-precinct industrial traffic.

A further access to the Highway can be eliminated by linking the quarry/landfill access road to Gunns access road via a Highway grade separation.

This grade separation should be expanded into a full interchange to ensure adequate capacity and maximise safety.

The cost should be shared between Gunns and future users of sites opened up by the access road, with a contribution from the State Government because of the access protection and local heavy vehicle use avoidance the road and its interchange connection will provide.

RECOMMENDATION

That the report entitled “Review of Aspects of Transport Arrangements for the Proposed Bell Bay Pulp Mill” be received.

DECISION

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There being no further business, the meeting closed at

Cr Doug Burt
MAYOR