

Planning and Environment Act 1987

SURF COAST PLANNING SCHEME

Anglesea Borefield Project

Incorporated Document

June 2009

This document is an incorporated document in the Surf Coast Planning Scheme pursuant to Section 6(2)(j) of the *Planning and Environment Act 1987*.

Surf Coast Planning Scheme
Incorporated Document:
Anglesea Borefield Project June 2009

1. INTRODUCTION

This document is an incorporated document in the Schedule to Clause 81.01 of the Surf Coast Planning Scheme.

This document contains specific controls to facilitate the development of the Anglesea Borefield Project, generally in accordance with the *Anglesea Borefield Project: - Project Impact Assessment*, February 2008 prepared by GHD and *Anglesea Borefield Project: - Supplementary Project Impact Assessment*, July 2009.

Barwon Water propose to extract approximately 7,000 megalitres of water per annum from the Lower Eastern View Formation Aquifer via the Anglesea Borefield to Barwon Water's Wurdee Boluc Reservoir. The project will assist in maintaining water supply reliability for future water demand in the greater Geelong urban water supply system. The Anglesea Borefield Project generally comprises:

- The construction of up to ten (10) groundwater bores within the two borefield investigation zones, as shown on the attached maps.
 - The Southern Borefield investigation zone is located on both sides of Coalmine Road, between Messmate Track and Camp Road, Anglesea. A total of five bores are proposed (Bores 1, 2, 3, 4, and 5). Bore number 1 is on free hold land to be compulsorily acquired from the Anglesea Golf Club.
 - The Northern Borefield investigation zone is located in the area surrounding Barwon Water's Anglesea Basin site, Forest Road, Anglesea. Two bores are proposed (Bores 6 and 7). Bore 6 is located within the Anglesea Basin site. Bore 7 and is located within the decommissioned channel, which runs in a westerly direction from the Anglesea Basin to Forest Road.
- The construction of a transfer pump station and a water pre-treatment facility on land at Barwon Water's Anglesea Basin site;
- The construction of a 300mm-600mm diameter underground collection pipeline to connect the bores to the pre-treatment plant. The collection pipeline is approximately 13 kilometres long from the southern bores and 1.8 kilometres from the northern bores; and
- The construction of a 600mm diameter underground transfer pipeline to connect the transfer pump station to the existing water treatment plant at Wurdee Boluc Reservoir. The transfer pipeline is approximately 20 kilometres long.

On the 10 June 2008, the Minister for Planning decided that an Environment Effects Statement was not required for the proposed Anglesea Borefield Project, subject to the following conditions:

- The design of a regime for monitoring of potential hydrological impacts of extracting groundwater from the Lower Eastern View Formation aquifer, as well as specification of performance criteria to both ensure extraction rates are sustainable and minimise the risk of adverse ecological effects, are to be subject to review by an independent expert(s) agreed to by the Department of Sustainability and Environment, prior to commencement of groundwater extraction. In this context:
 - the sustainability of extraction rates is to be assessed relative to other influences on drawdown of the aquifer, and the potential for these to change over time;
 - specific consideration is to be given to both the potential to alter the hydrology of wetland ecosystems and to exacerbate the risk of acidification of wetland soils and surface waters;
 - an opportunity for stakeholder comment on the proposed groundwater management regime is to be provided prior to commencement of groundwater extraction;
- Barwon Water, prior to the implementation of the project works, or alternatively a stage of the project works, is to prepare a Construction and Environmental Management and Mitigation Plan, in consultation with relevant agencies and stakeholders, to the satisfaction of the Department of Sustainability and Environment. This plan is to address environmental risks, including those associated with disturbance of acid sulphate soils;
- Prior to clearing of any vegetation, a Offset Plan is to be prepared to the satisfaction of the Department of Sustainability and Environment.

The Minister for Planning's reasons for decision were:

- Environmental investigations undertaken to date have effectively characterised environmental risks of both proposed infrastructure works and groundwater extraction.
- The proposed siting and design of project infrastructure, in particular bore sites and pipeline alignments, will avoid significant effects, including on remnant vegetation within the Anglesea Heath and Great Otway National Park.
- The hydrological and ecological effects from extracting groundwater from the Lower Eastern View Formation aquifer are likely to be limited in magnitude and extent if, having regard to various uncertainties, rates of extraction are effectively monitored to maintain extraction at sustainable levels.
- Potential effects on Aboriginal cultural heritage can be adequately managed through a cultural heritage management plan.

2. ADDRESS OF THE LAND

All land within the Surf Coast Planning Scheme required for the construction of the Anglesea Borefield Project being:

- Land generally along the pipeline alignment, between Anglesea and the Wurdee Boluc Reservoir, as shown on the attached plans.
- Land within the northern and southern borefield investigation zones, as shown on the attached plans.

3. THIS DOCUMENT ALLOWS

This incorporated document allows:

- The use and development of the land for a utility installation and associated infrastructure and works; and
- The lopping, removal or destruction of native vegetation;

to be undertaken by or on behalf of Barwon Water for the purposes of constructing and maintaining the Anglesea Borefield Project, generally in accordance with the *Anglesea Borefield Project: - Project Impact Assessment*, February 2008 prepared by GHD and *Anglesea Borefield Project: - Supplementary Project Impact Assessment* July 2009.

Pursuant to Clause 52.03 of the Surf Coast Planning Scheme, the land identified in this document may be developed and used in accordance with the controls specified below, despite any prohibition or restriction which would otherwise apply under the provisions of the Surf Coast Planning Scheme.

Where there is any inconsistency between the specific controls and the general provisions of the Surf Coast Planning Scheme, the specific controls will prevail.

4. SPECIFIC CONTROLS

1. Before the use starts (groundwater extraction), a regime for monitoring of potential hydrogeological impacts of extracting groundwater from the Lower Eastern View Formation aquifer, and specification of performance criteria to ensure that extraction rates are sustainable and minimise the risk of adverse ecological effects, is to be submitted to and approved by the Department for Sustainability and Environment. The ground water monitoring regime must include:

An assessment of the sustainability of extraction rates relative to other influences on drawdown of the aquifer, and the potential for these to change over time. Specific consideration is to be given to both the potential to alter the hydrology of wetland ecosystems and to exacerbate the risk of acidification of wetland soils and surface waters.

Before the use starts (groundwater extraction), an opportunity for stakeholder comment on the proposed groundwater management regime is to be provided, to the satisfaction of the Department for Sustainability and Environment.

A copy of the approved groundwater monitoring regime is to be lodged with the responsible authority and the Minister for Planning.

2. Before the development starts, a Construction and Environmental Management and Mitigation Plan must be submitted to and approved by the Department of Sustainability and Environment. The Construction and Environmental Management Plan must be based on the approach outlined in Chapter 11 of the *Anglesea Borefield Project: Project Impact Assessment*, February 2008 prepared by GHD.

The Construction and Environmental Management and Mitigation Plan must:

- a. Identify environmental risks, including those associated with disturbance of acid sulphate soils and procedures to ensure that no significant adverse environmental impacts occur as a result of the use and development.
- b. Specify possible risks of operational failure and response measures to be implemented.
- c. Specify monitoring and reporting requirements.

The Construction and Environmental Management and Mitigation Plan may be prepared in sections or stages. The Construction and Environmental Management and Mitigation Plan for bores number 2 and number 5 must also be based on the approaches outlined in the *Anglesea Borefield Project: - Supplementary Impact Assessment* July 2009.

No use or development for any stage of the Anglesea Borefield Project may take place until a Construction and Environmental Management Plan has been approved and endorsed for that particular stage of the Anglesea Borefield Project.

The use and development must be conducted in accordance with the approved Construction and Environmental Management Plan at all times.

A copy of an approved plan must be lodged with the responsible authority and the Minister for Planning.

3. Before the native vegetation removal starts, a Offset Plan must be submitted to and approved by the Department of Sustainability and Environment.

A copy of the approved Offset Plan must be lodged with the responsible authority and the Minister for Planning.

Native vegetation removal and the provision of offsets must accord with the approved Offset Plan.

4. The use and development must be managed so that the amenity of the area is not unreasonably detrimentally affected, through the:
 - (a) transport of materials, goods or commodities to or from the land;
 - (b) appearance of any building, works or materials; or
 - (c) emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.

5. The exterior colour and cladding of plant equipment must be non-reflective, and suitably screened, to the satisfaction of the responsible authority.

5. TIME LIMIT

The development permitted by this document will expire if one of the following circumstances applies:

- (i) The development is not started within two years of the approval date of Amendment C44 to the Surf Coast Planning Scheme.
- (ii) The development is not completed within four years of the approval of the Amendment C44 to the Surf Coast Planning Scheme.

The responsible authority may extend the periods referred to if a request is made in writing before these controls expire or within three months afterwards.