

INTERIM MANAGEMENT OF LAND USE PLANNING AROUND MAJOR HAZARD FACILITIES (OCTOBER 2014)

The aim of these guidelines is to outline a process for considering planning permit applications for land in the vicinity of Major Hazard Facilities (MHFs).

What is a major hazard facility?

A Major Hazard Facility (MHFs) is defined by the Occupational Health and Safety Regulations 2007 (VIC) (OHS Regulations) as:

- a facility where materials (defined in Schedule 9 of the OHS Regulations) are presented or are likely to be presented in a quantity exceeding their threshold quantity
- facilities as determined by the Victorian WorkCover Authority (VWA) (formerly the Victorian WorkSafe Authority)

Generally, MHFs are industrial land uses that store, handle or process large quantities of hazardous chemicals and dangerous goods, including petroleum products.

Examples of MHFs include:

- oil refineries
- chemical manufacturing sites
- gas processing plants
- LPG facilities
- some warehouse and transport depots

Major hazard facilities in Hobsons Bay

Victoria has 45 MHF sites. Of these, eight are located in the municipality. These are:

- Caltex Newport at 411 Douglas Parade, Newport
- Dow Chemical Altona at 541 – 583 Kororoit Creek Road, Altona
- Mobil Refining, Yarraville at 29 Francis Street Yarraville
- Mobil Refining Altona at the corner of Kororoit Creek and Millers Road, Altona
- Mobil Refining Williamstown at Nelson Place, Williamstown
- Mobil Refining Altona at Kororoit Creek Road, Altona
- Qenos Altona at 471 – 513 Kororoit Creek, Altona
- Shell Newport at Burleigh Street, Spotswood

The attached map illustrates the location of these MHFs.

When does this fact sheet apply?

The checklist in this fact sheet applies to land within the inner and outer advisory areas of MHFs as per the VWA Advisory Note with the exception of Dow Chemical and Qenos Altona which are already surrounded by land that is zoned Special Use Zone 4 (SUZ4). Clause 5 of the SUZ4 has employee population density guidelines.

Inner advisory area

In these areas the individual risk of fatality from potential foreseeable incidents is greater than or equate to one chance in 10 million years (1×10^{-7}). Generally, the inner advisory area extends for 185 metres from the tank bund and where applicable, 300 metres from processing units of MHFs.

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Outer advisory area

In these areas the consequence of a credible incident is not likely to cause a fatality but persons present may suffer some adverse effects or have difficulty responding to an emergency that may result in injury and harm. Generally, the outer advisory area extends for 300 metres from the tank bund within the MHF and where applicable, 500 metres from processing units of MHFs.

The process for considering planning permit applications in the inner and outer areas of MHFs

In light of advice received from the VWA and Environment Protection Authority (EPA) about increased development in the MHFs advisory areas, Council has developed a procedure for determining the planning applications received for development in the buffer areas. This process is as follows:

- notice of the application is give to the VWA, the EPA and MHF as per the *Planning and Environment Act 1987*
- the VWA, EPA and MHF provide commentary or advice or both in regards to the application
- having considered all the documents and advice provided, Council makes a decision on the application

For more information

The following documents provide further information:

- [Land Use Planning near a Major Hazard Facility, WorkSafe \(now VWA\), 7 April 2010.](#)

- [Occupational Health and Safety Regulations, 2007.](#)
- The VWA MHF website at <http://www.vwa.vic.gov.au/safety-and-prevention/your-industry/major-hazard-facilities>.

A State Government led approach is still required

Council will continue to advocate for a coordinated, holistic and balanced approach to land use planning around MHFs prepared by the State Government. A State Policy addressing land use planning around MHFs is critical.

Advocacy for such an approach is important and is part of the Council's Advocacy Strategy 2014-18.



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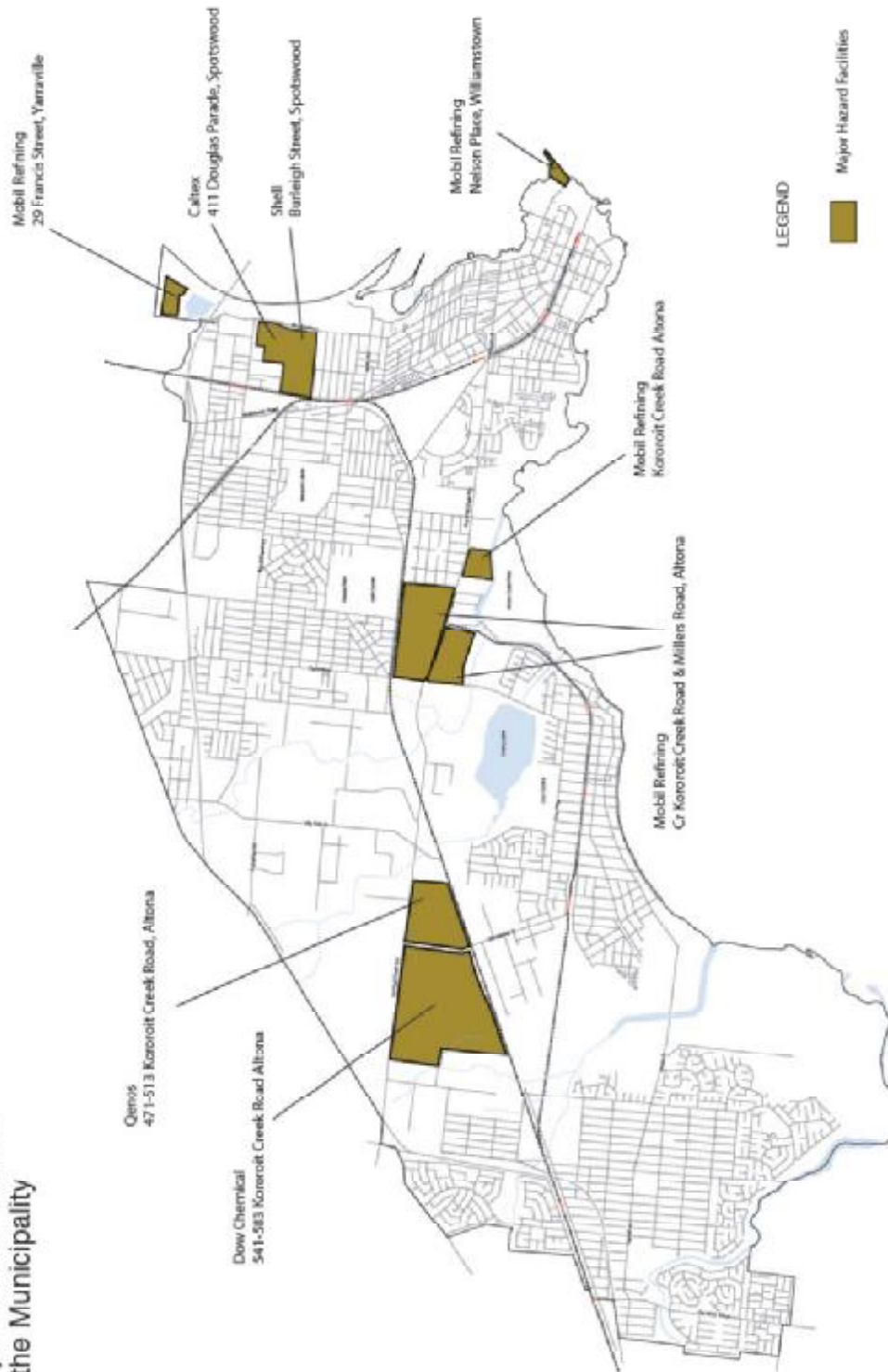
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Major Hazard Facilities in the Municipality



Hobsons Bay City Council

115 Civic Parade, Altona
PO Box 21, Altona 3018

Telephone (03) 9932 1000
Fax (03) 9932 1039

NRS phone 133 677 and quote 03 9932 1000

Email customerservice@hobsonsbay.vic.gov.au



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