

## 1. Policy Purpose

To provide incentive for industrial and commercial development, making use of the gas network.

This policy defines the incentives offered and the criteria required.

The objective of this policy is to ensure:

- Industrial developments are promoted, particularly between the Bungil Creek and the Roma Saleyards as well as between the Saleyards and Surat Highway;
- New industrial and commercial customers are encouraged to establish in Roma;
- Existing customers are encouraged to use gas within their processing;
- That the gas network is utilised whenever possible to increase gas usage;
- Gas usage is increased to develop economies of scale for all consumers benefit.

## 2. Policy Scope

This policy applies to all new industrial and commercial customers and industrial developments in Roma that connect to the gas network. It also applies to existing industrial and commercial customers that want to connect to the gas network.

## 3. Definitions

Term	Definition
<b>New Industrial Customer</b>	A person or party establishing a new industry in Roma
<b>New Commercial Customer</b>	A person or party establishing a new commercial business in Roma
<b>Industrial Development</b>	Creation of new industrial lots for future use
<b>Existing Industrial &amp; Commercial Customer</b>	An industrial or commercial customer with an established business that is not currently connected to the gas network

## 4. Policy Details

### 4.1. Introduction

- 4.1.1. The gas network is only located in Roma and is not very extensive.
- 4.1.2. Most extensions to the network are constructed on request.
- 4.1.3. Prior to this policy all these extensions were paid for by the applicant.

## **4.2. Gas to the Industrial Areas**

- 4.2.1.** There are 4 industrial areas in Roma. These are along Raglan Street and the adjacent area, East of Bungil Creek, at the Roma Airport and a block along Tiffin Street. (See the Planning Scheme Map 2.2.1)
- 4.2.2.** There is gas reticulation along Raglan Street up to Currey Street, as well as a short distance along Spencer Street, to the south. The gas reticulation along the Warrego Highway to the east of Bungil Creek is to approximately the centre of the Saleyards. There is no gas to the Roma Airport, the closest reticulation being at Alexander Avenue. There is gas along Tiffin Street from the Warrego Highway to the railway line.
- 4.2.3.** A request for a gas supply in the Raglan Street zone could be reasonably easily accommodated by extending the existing network. The area between the Bungil Creek and the Saleyards can be similarly accommodated. The remaining areas requires extensive main extension and or requires crossing of a highway and/or railway line. The area between the Saleyards and the Surat Highway can easily be serviced if a large consumer was to develop a site there.

## **4.3. Charges for extensions to the network**

- 4.3.1** For any new industrial customer or existing industrial business within the Raglan Street Industrial area, between the Bungil Creek and the Saleyards or the area between the Saleyards and the Surat Highway, Council will extend the gas network to the property, if required, at Council's expense.
- 4.3.2** For a new industrial customer or existing business in any of the other Industrial areas, Council will extend the gas network to the property, at the customer's expense. For a large potential gas user, Council may negotiate a part payment of this expense, dependent on the volume of gas to be consumed.
- 4.3.3** For a new industrial development, the developer shall provide the internal gas network and Council will extend the gas reticulation, if required, to connect the development to the Council network, at Council's expense.
- 4.3.4** For a new or existing commercial customer this will be assessed on a case by case basis and will be dependent on their locality relative to the existing network as well as the potential volume of gas to be consumed.

## **4.4. Criteria**

The following criteria applies:

- a. The new industry must be located within the industrial areas defined in the Planning Scheme.
- b. This is subject to the customer utilising the gas within their industrial processing.
- c. There would be a minimum lead time of 12 months for Council to install the gas main to the property or development, from the time of the request.

- d. Council will not action the construction of the gas main extension until construction has commenced on the building. This does not apply to existing businesses or Industrial Developments.
- e. A contract is to be signed confirming the expected gas usage at the new connection. This contract will confirm the conditions under which Council will extend the gas main to the new connection and must be signed at least 12 months prior to installation of the connection.

### **4.5. Application for gas network extension**

- 4.5.1** For a new development this will be through the development application process. Council's contribution will be included in the conditions for the development.
- 4.5.2** For an existing business or a new industrial/commercial customer this shall be in writing to Council.

## **5. Special Provisions**

Nil

## **6. Related Policies and Legislation**

Local Government Act 2009  
Local Government Regulation 2012

## **7. Associated Documents**

MRC Planning Scheme Map 2.2.1 Roma Strategic Framework Map (D19/9075)