

13/09/2010
VC63

SCHEDULE 1 TO THE SPECIAL USE ZONE

Shown on the planning scheme map as **SUZI**

MORTLAKE POWER STATION

Purpose

To facilitate the development and use of a gas-fired power station in a manner which recognises the character and amenity of the surrounding area.

To provide for electricity generation using natural gas.

1.0

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Table of uses

Section 1 - Permit not required

USE	CONDITION
Accommodation (other than Caretaker's house)	<p>Must be for the purpose of accommodating persons constructing and commissioning a gas-fired power station on the land.</p> <p>Must not be permanent buildings and all buildings must be movable.</p> <p>Must meet the requirements of Clauses 2 and 3 of this Schedule.</p>
Animal keeping (other than Animal boarding)	Must be no more than 5 animals.
Agriculture (other than intensive animal husbandry and cattle feedlot)	
Apiculture	Must meet the requirements of the Apiary Code of Practice, May 1997.
Caretaker's house	
Crop raising (other than Rice growing and Timber production)	
Extensive animal husbandry	
Industry (other than Materials recycling, Refuse disposal and Transfer station)	<p>Must meet the requirements of Clauses 2 and 3 of this Schedule.</p> <p>Must be for gas-fired power generation.</p>
Mineral exploration	
Mining	Must meet the requirements of Clause 52.08-2.
Minor utility installation	
Natural systems	
Road	

USE	CONDITION
Search for stone	Must not be costeaning or bulk sampling.
Utility installation (other than Minor utility installation)	Must meet the requirements of Clauses 2 and 3 of this Schedule.

Section 2 - Permit required

USE	CONDITION
Any other use not in section 1 or 3	

Section 3 – Prohibited

USE
Accommodation (other than Caretaker's house) (if the Section 1 condition is not met)
Brothel
Materials recycling
Office
Refuse disposal
Retail premises
Transfer station

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Use of land

A permit is not required to use land for a gas-fired power station in accordance with this clause.

For the purpose of this schedule, a gas-fired power station means an industrial complex or utility installation using plant, equipment and facilities for the generation of electricity for public use and for connection and export of the electricity into the high voltage transmission system. This includes import of natural gas by pipeline, import of raw water by pipeline, treatment of the water to remove contaminants, purification and storage of raw and treated water, any waste treatment systems, lagoons, ponds and storage tanks, fire protection, utilities, control rooms, administration, maintenance, chemical storage areas, training and amenity buildings, works and facilities which are ancillary to the use of the land as a gas-fired power station.

The exemption from a permit under this clause does not apply to:

- The use of any plant, equipment or facilities on site as gas storage reservoirs.
- The retail sale from the site of any material stored or processed on the land.

The use of the land must be consistent with both the development plan and environmental management plans required by Clause 3 as approved by the responsible authority.

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Buildings and works

A permit is required to construct a building or construct and carry out works. This does not apply to a building or works that:

- Are in accordance with a development plan approved by the responsible authority.
- Rearrange, alter or renew existing plant if the area or height of the plant is not increased.
- Are a modification necessary to comply with a direction or licence under the Dangerous Goods Act 1985, Petroleum Act 1958, Gas Industry Act 1994 or a Waste Discharge Licence, Works Approval or Pollution Abatement Notice under the Environment Protection Act 1970.
- Result in a minor rearrangement of on-site roads and access ways, car parking areas and landscaping providing that their areas and effectiveness are not diminished.
- Are carried out for fire protection under relevant legislation.
- Are accommodation and amenities provided for persons constructing and commissioning any plant on the land.
- Is a temporary building, shed or structure not exceeding 100 square metres in floor area.

All buildings and works must be consistent with the environmental management plan and the development plan required by this clause as approved by the responsible authority.

Development plan

Before the construction of any buildings and works starts, a development plan must be prepared to the satisfaction of the responsible authority. The development plan must provide for a gas-fired power station with a maximum building footprint of 22 hectares (including the switch yard area but excluding the area used for accommodation, outdoor car parking and landscaping) and a maximum overall height of 45 metres above ground level.

The development plan must include:

- The location and layout and height of all buildings and plant and details of site and other works.
- The colour, material and finish of all buildings.
- The location of all vehicle and pedestrian access ways.
- The location of all parking areas.
- The location of all loading areas.
- The location of security areas or areas not available for public access and security fencing.
- Details of proposed signage.
- Details of proposed outside lighting and measures to reduce the impact of outside lighting on nearby dwellings, properties and roads.
- Details of proposed landscaping, including such landscaping measures as appropriate both on the land and on surrounding land to screen views of the development from existing dwellings.
- Details of the staging of the development, if any.
- Details of major physical infrastructure ancillary to or to be used in conjunction with the development including provision of water, sewerage, drainage, electricity and telecommunications.

All buildings and works shall be in accordance with the development plan to the satisfaction of the responsible authority.

The development plan may be prepared in stages to the satisfaction of the responsible authority.

The development plan may be amended to the satisfaction of the responsible authority.

Environmental management plan

Before the construction of any buildings and works starts, a construction environmental management plan must be prepared to the satisfaction of the responsible authority. Prior to the commencement of the use as a gas-fired power station an operations environmental management plan must be prepared to the satisfaction of the responsible authority. The environmental management plans must describe (but not necessarily be limited to) management processes and procedures to minimise the amenity and environmental impacts of the use and development of the site as a gas-fired power station and associated construction activities. The plans must set out objectives, performance and monitoring requirements.

The construction environmental management plan must address the following:

- Environmental assessment and management of soils, water, flora and fauna, weeds, cultural heritage and air emissions
- Noise
- Erosion control
- Storm water runoff
- Off-site dust emissions
- The transfer of site mud to roads
- Staff training and communication
- Reporting for monitoring, audits, incidents and complaints
- Emergency response.
- Traffic management, including but not limited to:
 - Preferred traffic routes with truck movements to the west of the power station site on Connewarren Lane to be minimised
 - Over-dimensional vehicles and loads
 - The upgrade of the Connewarren Lane/Hamilton Highway intersection to the satisfaction of VicRoads and the responsible authority
 - Stock movements on Connewarren Lane
 - Hours of construction and construction deliveries
 - Procedures for access to adjacent properties
 - Provision of staff car parking
 - Traffic circulation within the construction zone
 - Emergency vehicle access
 - Provision for public pedestrian access
 - Training
 - Notice of works and their publicity
 - Contact personnel

- Accommodation and community services, including but not limited to:
 - An estimate of the number of employees and their family members, attracted to the region during the construction period
 - The expected demographics of the workforce
 - Availability of commercial and private accommodation, based on the results of an accommodation survey
 - Identification of potential impacts on housing, medical, childcare, education and recreation services in the region, and in particular localities
 - A strategy to manage the accommodation needs of the workforce
 - Identification of measures to minimise adverse impacts on the delivery of social and community services to the broader community

The responsible authority must seek and consider the comments of Corangamite Shire Council in relation to the accommodation and community services part of the construction environmental management plan.

The operations environmental management plan must address the following:

Environmental management framework

- Environmental management system
- Standards and guidelines
- Environmental objectives
- Organisational responsibilities
- Training
- Reporting
- Routine
- Incidents
- Complaints
- Emergency response

Operational guidelines

- Water management including groundwater quality
- Air emissions
- Noise
- Vegetation and fauna management
- Cultural heritage
- Weed control
- Waste management and minimisation
- Spill prevention and response
- Fuel and chemical storage and handling
- Monitoring.

The environmental management plans may be prepared in stages and both may be amended to the satisfaction of the responsible authority.

4.0 Car parking

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This clause exempts a gas-fired power station from the provisions of Clause 52.06.

A gas-fired power station must have provision for a minimum of 10 staff parking spaces and 5 visitor parking spaces except with the consent of the responsible authority.

The location, design and construction of car parking spaces for a gas-fired power station must be to the satisfaction of the responsible authority.

5.0 Advertising signs

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Advertising sign requirements are at Clause 52.05. This zone is in Category 2.