

26/04/2012
C47**SCHEDULE 6 TO THE SPECIAL USE ZONE**Shown on the planning scheme map as **SUZ6**.**TARRONE POWER STATION****Purpose**

To facilitate the development and use of a gas-fired power station.

To provide for electricity generation using natural gas as the energy source.

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C47**Table of uses****Section 1 - Permit not required**

Use	Condition
Agriculture (other than Animal keeping, Apiculture, Intensive animal husbandry, Rice growing and Timber production)	
Animal keeping (other than Animal boarding)	Must be no more than 5 animals.
Bed and breakfast	No more than 6 persons may be accommodated away from their normal place of residence. At least 1 car parking space must be provided for each 2 persons able to be accommodated away from their normal place of residence.
Cattle feedlot	Must meet the requirements of Clause 52.26. The total number of cattle to be housed in the cattle feedlot must be 1000 or less. The site must be located outside a special water supply catchment under the Catchment and Land Protection Act 1994. The site must be located outside a catchment area listed in Appendix 2 of the Victorian Code for Cattle Feedlots – August 1995.
Caretaker's house	
Dependent person's unit	Must be the only dependent person's unit on the lot. Must meet the requirements of Clause 35.07-2.
Dwelling (other than Bed and breakfast)	Must be the only dwelling on the lot. The lot must be at least the area specified in a schedule to this zone. If no area is specified, the lot must be at least 40 hectares. Must meet the requirements of Clause

Use	Condition
	35.07-2.
Home occupation	
Industry	<p>Must meet the requirements of Clauses 2 and 3 of this Schedule.</p> <p>Must be for gas-fired power generation.</p>
Informal outdoor recreation	
Minor utility installation	
Railway	
Timber production	<p>Must meet the requirements of Clause 52.18.</p> <p>The plantation area must not exceed any area specified in a schedule to this zone. Any area specified must be at least 40 hectares.</p> <p>The total plantation area (existing and proposed) on contiguous land which was in the same ownership on or after 28 October 1993 must not exceed any scheduled area.</p> <p>The plantation must not be within 100 metres of:</p> <ul style="list-style-type: none"> ▪ Any dwelling in separate ownership. ▪ Any land zoned for residential, business or industrial use. ▪ Any site specified on a permit which is in force which permits a dwelling to be constructed. <p>The plantation must not be within 20 metres of a powerline whether on private or public land, except with the consent of the relevant electricity supply or distribution authority.</p>
Tramway	
Utility installation (other than Minor utility installation)	Must meet the requirements of Clauses 2 and 3 of this Schedule.
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01.

Section 2 - Permit required

Use	Condition
Accommodation (other than Caretakers house, Dependent person's unit, Dwelling)	<p>Must be for the purposes 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>
Animal boarding	
Broiler farm	Must meet the requirements of Clause 52.31.

Use	Condition
Car park	Must be used in conjunction with another use in Section 1 or 2.
Cattle feedlot – if the Section 1 condition is not met	Must meet the requirements of Clause 52.26. The site must be located outside a catchment area listed in Appendix 2 of the Victorian Code for Cattle Feedlots – August 1995.
Cemetery	
Community market	
Crematorium	
Dependent person’s unit – if the Section 1 condition is not met	Must meet the requirements of Clause 35.07-2.
Dwelling (other than Bed and breakfast) – if the Section 1 condition is not met	
Emergency services facility	
Freeway service centre	Must meet the requirements of Clause 52.30.
Freezing and cool storage	
Group accommodation	Must be used in conjunction with Agriculture, Outdoor recreation facility, Rural industry, or Winery. Must be no more than 6 dwellings.
Host farm	
Intensive animal husbandry (other than Broiler farm and Cattle feedlot)	
Interpretation centre	
Leisure and recreation (other than Informal outdoor recreation and Motor racing track)	
Manufacturing sales	
Place of assembly (other than Carnival and Circus)	Must not be used for more than 10 days in a calendar year.
Primary produce sales	
Renewable energy facility (other than Wind energy facility)	Must meet the requirements of Clause 52.42.
Residential hotel	
Restaurant	Must be used in conjunction with Agriculture, Outdoor recreation facility, Rural industry, or Winery.
Rice growing	
Rural industry	
Rural store	
Saleyard	
Store (other than Freezing and cool storage and Rural store)	Must be in a building, not a dwelling, and used to store equipment, goods, or motor vehicles used in conjunction with the occupation of a resident of a dwelling on the lot.

Use	Condition
Timber production – if the Section 1 condition is not met	Must meet the requirements of Clause 52.18.
Transfer station	The use must cover no greater than 500m ² and must not accept construction and demolition or commercial and industrial waste.
Utility installation (other than Minor utility installation and Telecommunications facility)	
Veterinary centre	
Wind energy facility	Must meet the requirements of Clause 52.32.
Winery	
Any use listed in Clause 62.01	
Any other use not in Section 1 or 3	

Section 3 – Prohibited

Use
Brothel
Industry (other than Rural industry and Transfer station) – if the section 1 condition is not met
Materials recycling
Motor racing track
Office
Refuse disposal
Refuse transfer station
Retails premises (other than Community market, Manufacturing sales, Primary produce sales and Restaurant)
Warehouse (other than Store)

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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 water by pipeline, by road tanker, extraction of groundwater, treatment of the water to remove contaminants, purification and storage of untreated and treated water, any waste treatment systems, lagoons, ponds and storage tanks, fire protection, utilities, control rooms, administration, maintenance, chemical storage areas, temporary concrete batching plant, training and amenity buildings, works and facilities which are ancillary to the use of the land as a gas-fired power station.

A gas-fired power station does not include:

- 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.

3.0 Buildings and works

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

- Buildings and works that are in accordance with a Development Plan approved by the responsible authority
- Buildings and works that rearrange, alter or renew existing plant if the area or height of the plant is not increased.
- Buildings and works that are amenities provided for persons constructing and commissioning any plant on the land.

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.

3.1 Development Plan

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Approval

Before the construction of any buildings and works starts, a Development Plan must be prepared to the satisfaction of the responsible authority with regard, as appropriate, to the views provided by relevant agencies including Moyne Shire Council, Department of Sustainability and Environment, Department of Primary Industries, Environment Protection Authority, VicRoads, Energy Safe Victoria, Country Fire Authority, the State Emergency Service and WorkSafe Victoria.

The Development Plan, Offsite Landscaping Plan and Environmental Management Plans should be submitted to the responsible authority a minimum of three (3) months prior to the proposed commencement of construction.

Form, height and area of the development

The Development Plan must provide for a gas-fired power station and associated infrastructure, plant and equipment. The area of the gas-fired power station, substation, switchyard and terminal station must be approximately 20 hectares, though this area does not include the parts of the site used for construction laydown, outdoor car parking and landscaping. The maximum overall height of the development must be 45 metres above ground level. The area and height may be varied with the approval of the responsible authority.

Content of Development Plans

The Development Plan must include:

- The location, 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.
- Provision of sufficient parking at the power station to meet requirements during construction phase and maintenance periods.
- 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.
- A Flora and Fauna Management Plan, consistent with *Victoria's Native Vegetation Management: A Framework for Action* (NRE 2002) and the *Flora and Fauna Guarantee Act 1988* prepared in consultation with the Department of Sustainability and Environment, that:
 - Includes details of any further fauna surveys and assessments required prior to construction, and include processes for identifying and managing the potential impacts on native fauna species, including Growling Grass Frog, Southern Bent-wing Bat, Swamp Skink and Brown Toadlet.
 - Includes a full net gain assessment of proposed native vegetation losses for the development of the gas-fired power station and associated road upgrades, details of extent and quality of ongoing management of native vegetation to be retained on site, and details of the offsets to be provided and their management.
 - Details measures to protect the wetland on the western boundary of the site (Patch 59).

The plan may be prepared in stages.

- 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 and to filter views to the development from Tarrone North Road and local roads to the south and west.
- 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.
- Details of how the gas-fired power station has been designed to comply with recommended noise limits in accordance with the Interim Guidelines for Control of Noise from Country Victoria N3/89.
- Details of how the gas-fired power station has been designed to comply with SEPP (Air Quality Management) and SEPP (Waters of Victoria) design criteria and standards.
- Details of the staging of the development, if any.

Staging

The Development Plan may be prepared in stages to the satisfaction of the responsible authority and may be amended to the satisfaction of the responsible authority.

3.2

Offsite Landscaping Plan

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Within six (6) months of the endorsement of the Development Plan, offers to carry out landscape works to mitigate the visual impact of the power station must be made available to owners of all dwellings within 3 kilometres of the site.

The offers must be available for up to 12 months after commissioning of the first stage of the power station.

If an offer of landscape mitigation works is accepted, an Offsite Landscaping Plan must be prepared for the particular dwelling, in consultation with the owner of the dwelling, by a suitably qualified person to the satisfaction of the responsible authority.

The plan should:

- Incorporate the species to be used, timetable and maintenance arrangements; and
- Specify that all costs for design, implementation and the maintenance to establishment are to be the responsibility of the Proponent or operator.

The landscaping as shown on the endorsed Offsite Landscaping Plan must be completed within 12 months of the endorsement of the particular plan by agreement with the landowner or as otherwise approved by the responsible authority.

3.3 Environmental Management Plans

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General

The Construction Environmental Management Plan and Operation Environmental Management Plan required under this Schedule 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 Environmental Management Plans may be prepared in stages and may be amended to the satisfaction of the responsible authority.

The Environmental Management Plans must address the following:

- Independent compliance auditing by suitably qualified people at relevant stages of the development process of the following matters:
 - Air emissions.
 - Noise emissions.
 - Surface water management systems and the quality of water discharged from the project site.
 - Protection of native vegetation and fauna.
- Complaints management procedure that adopts the principles in the Australian Standard Customer satisfaction – Guidelines for complaints handling in organizations (AS10002:2006) (and the associated handbook The Why and how of complaints handling HB 229-2006).

Construction Environmental Management Plan

Before the construction of any buildings and works start, a Construction Environmental Management Plan must be prepared to the satisfaction of the responsible authority with regard, as appropriate, to the views provided by relevant agencies including Moyne Shire Council, Department of Primary Industries, Department of Sustainability and Environment, Environment Protection Authority, VicRoads, Energy Safe Victoria, Country Fire Authority, the State Emergency Service and WorkSafe Victoria.

Any road upgrades and improvements identified within the Construction Environmental Management Plan (Traffic Management Plan) must be undertaken to the satisfaction of the responsible authority and VicRoads before to the construction of any buildings and works start on the power station site.

The Construction Environmental Management Plan must address the following:

- Air emissions.
- Noise management.
- Surface water and storm water management.
- Soil management and erosion control.
- Groundwater.
- Non-Aboriginal cultural heritage material.
- Flora and fauna.

- Measures to prevent damage to the wetland on the western boundary of the site.
 - Weed control.
 - Waste management and minimisation.
 - Spill prevention and response.
 - Fuel and chemical storage and handling.
 - Monitoring.
 - Off-site dust emissions.
 - The transfer of site mud to roads.
 - Staff training and communication.
 - Reporting for monitoring, audits, incidents and complaints.
 - Emergency response.
 - Compliance with the EPA document Victoria's Environmental Guidelines for Major Construction Sites.
 - The protection of dry stone walls in the vicinity of the power station site.
 - A Traffic Management Plan to ensure the safe and efficient transport of vehicles to and from the power station site, including but not limited to:
 - Preferred traffic routes which may be used by construction or worker vehicles travelling to or from the site.
 - Prohibited traffic routes which are not to be used by construction or worker vehicles travelling to or from the site.
 - Measures to ensure the use of the preferred traffic routes and prevent the use of the prohibited traffic routes by construction or worker vehicles.
 - Over-dimensional vehicles and loads, including the routes that must be used by these vehicles and loads.
 - Surveys of road and pavement quality before major works occur on the power station site, and procedures to repair and reinstate damage to the roads which has been caused by vehicles associated with the construction of the power station.
 - Road upgrades and improvements of either
- Works to the following roads:
- The intersection of Tarrone North Road and the Woolsthorpe-Heywood Road.
 - Tarrone North Road from the intersection of Tarrone Lane to the Woolsthorpe-Heywood Road.
 - The Woolsthorpe-Heywood Road between the Penshurst- Warrnambool Road and the Hamilton - Port Fairy Road.
 - The internal site approach road.
- or
- comparable improvements to the local road network identified by strategic planning processes.
 - Hours of construction activities and construction deliveries and departures.
 - Procedures for access to adjacent properties.
 - Methods to ensure construction trucks and over-dimensional vehicles do not use school bus routes during school bus hours.

- Provision of staff car parking.
- Traffic circulation within the construction zone.
- Emergency vehicle access.
- Provision for public pedestrian access.
- Training and induction on driver behaviour and to ensure workers and contractors comply with the requirements of the traffic management plan.
- Contact personnel.
- Communication Plan to:
 - Advise abutting and nearby residents of the hours of construction activities.
 - Advise affected members of the route, nature and timing of construction traffic, and any changes to these matters that occur in accordance with the Traffic Management Plan.
- Accommodation and community services, including but not limited to:
 - 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.
- Wildfire management measures to protect power station employees from the effects of fire generated from outside the site and to control the spread of fire generated from within the site.

Operational Environmental Management Plan

Prior to the commencement of the use as a gas-fired power station an Operational Environmental Management Plan must be prepared to the satisfaction of the responsible authority. The Operational 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, including a complaint management process that adopts the principles outlined in Australian Standard Customer Satisfaction – Guidelines for complaints handling in organizations (AS10002:2006).
 - Emergency response.
- Operational Guidelines
 - Water and discharge quality management.
 - Measures to prevent damage to the wetland on the western boundary of the site.
 - Noise management.
 - Vegetation and fauna management.

- Cultural heritage.
- Weed control.
- Waste management and minimisation.
- Spill prevention and response.
- Fuel and chemical storage and handling.
- Monitoring procedures.
- Decommissioning procedures .
- Wildfire Management
 - A wildfire management plan to protect power station employees from the effects of fire generated from outside the site and to control the spread of fire generated from within the power station site.

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Car and bicycle parking

This clause exempts a gas-fired power station that meets the requirements of Clause 2 and Clause 3 of this schedule from the provisions of Clauses 52.06 and 52.34.

A gas-fired power station must have provision for a minimum of 20 staff car parking spaces and 5 visitor car 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.

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Advertising signs

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