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**SCHEDULE 5 TO THE SPECIAL USE ZONE**

Shown on the planning scheme map as **SUZ5**

**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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**Table of uses**

**Section 1 - Permit not required**

<b>Animal keeping (other than Animal boarding)</b>	Must be no more than 5 animals.
<b>Agriculture (other than intensive animal husbandry and cattle feedlot, <u>Rice growing and Timber production</u>)</b>	
<b>Apiculture</b>	Must meet the requirements of the Apiary Code of Practice, May 1997.
<b><u>Bed and breakfast</u></b>	<u>No more than 6 persons may be accommodated away from their normal place of residence.</u>  <u>At least 1 car parking space must be provided for each 2 persons able to be accommodated away from their normal place of residence.</u>
<b>Caretaker's house</b>	
<b><u>Carnival</u></b>	<u>Must meet the requirements of A 'Good Neighbour' Code of Practice for a Circus or Carnival, October 1997.</u>
<b><u>Circus</u></b>	
<b><u>Cattle feedlot</u></b>	<u>Must meet the requirements of Clause 52.26.</u>  <u>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.</u>  <u>The site must be located outside a catchment area listed in Appendix 2 of the Victorian Code for Cattle Feedlots – August 1995.</u>

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**Crop raising (other than Rice growing and Timber production)**

**Extensive animal husbandry**

<u><a href="#">Dependent person's unit</a></u>	<u><a href="#">Must be the only dependent person's unit on the lot.</a></u> <u><a href="#">Must meet the requirements of Clause 35.07-2.</a></u>
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<u><a href="#">Dwelling (other than Bed and breakfast)</a></u>	<u><a href="#">Must be the only dwelling on the lot.</a></u> <u><a href="#">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.</a></u> <u><a href="#">Must meet the requirements of Clause 35.07-2.</a></u>
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<u><a href="#">Geothermal energy extraction</a></u>	<u><a href="#">Must meet the requirements of Clause 52.08-4.</a></u>
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<u><a href="#">Greenhouse gas sequestration</a></u>	<u><a href="#">Must meet the requirements of Clause 52.08-6.</a></u>
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[Greenhouse gas sequestration exploration](#)

[Home occupation](#)

<b>Industry</b>	Must meet the requirements of Clauses 2 and 3 of this Schedule.  Must be for gas-fired power generation.
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[Informal outdoor recreation](#)

**Mineral exploration**

<b>Mining</b>	Must meet the requirements of Clause 52.08-2.
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**Minor utility installation**

**Natural systems**

[Railway](#)

**Road**

<b>Search for stone</b>	Must not be costeaning or bulk sampling.
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<b>Telecommunications facility</b>	Buildings and works must meet the requirements of Clause 52.19
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**Timber production**

Must meet the requirements of Clause 52.18.

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The plantation area must not exceed any area specified in a schedule to this zone. Any area specified must be at least 40 hectares.

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 areas.

The plantation must not be within 100 metres of:

- 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.

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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.

**Tramway**

Utility installation (other than Minor utility installation)

Must meet the requirements of Clauses 2 and 3 of this Schedule.

**Section 2 - Permit required**

**Any other use not in section 1 or 3**

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**USE**

**CONDITION**

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Accommodation

Must be for the purposes of accommodating persons constructing and commissioning a gas-fired power station.

Must not be permanent buildings and all buildings must be moveable.

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Animal boarding

Broiler farm

Must meet the requirements of Clause 52.31.

Car park

Must be used in conjunction with another use in Section 1 or Section 2.

<u>Cattle feedlot – if the Section 1 condition is not met</u>	<u>Must meet the requirements of Clause 52.26.</u>	
	<u>The site must be located outside a catchment area listed in Appendix 2 of the Victorian Code for Cattle Feedlots – August 1995.</u>	<b>Formatted:</b> Font: (Default) Arial, 9 pt, Font color: Black, Check spelling and grammar, Condensed by 0.2 pt
<u>Cemetery</u>		<b>Formatted:</b> Font: Arial, 9 pt, Condensed by 0.2 pt
<u>Community market</u>		<b>Formatted:</b> Font: Bold
<u>Crematorium</u>		<b>Formatted Table</b>
<u>Dependent person’s unit – if the Section 1 condition is not met</u>	<u>Must meet the requirements of Clause 35.07-2</u>	<b>Formatted:</b> Font: Bold
<u>Dwelling (other than Bed and breakfast) – if the Section 1 condition is not met</u>		<b>Formatted:</b> Font: Bold <b>Formatted:</b> Left
<u>Emergency services facility</u>		
<u>Freeway service centre</u>	<u>Must meet the requirements of Clause 52.30.</u>	<b>Formatted:</b> Left
<u>Group accommodation</u>	<u>Must be used in conjunction with Agriculture, Outdoor recreation facility, Rural industry, or Winery.</u>	<b>Formatted:</b> Font: Bold
	<u>Must be no more than 6 dwellings.</u>	<b>Formatted:</b> Left <b>Formatted:</b> Font: Bold
<u>Host farm</u>		<b>Formatted:</b> Left
<u>Intensive animal husbandry (other than Broiler farm and Cattle feedlot)</u>		
<u>Interpretation centre</u>		
<u>Leisure and recreation (other than informal outdoor recreation and Motor racing track)</u>		
<u>Manufacturing sales</u>		
<u>Mineral, stone, or soil extraction (other than Mineral exploration, Mining, and Search for stone)</u>		<b>Formatted:</b> Font: Bold
<u>Place of assembly (other than Carnival and Circus)</u>	<u>Must not be used for more than 10 days in a calendar year.</u>	<b>Formatted:</b> Left <b>Formatted:</b> Font: Bold
<u>Primary produce sales</u>		<b>Formatted:</b> Left
<u>Renewable energy facility (other than Wind energy facility)</u>	<u>Must meet the requirements of Clause 52.42.</u>	<b>Formatted:</b> Font: Bold <b>Formatted:</b> Left
<u>Residential hotel</u>	<u>Must be used in conjunction with Agriculture, Outdoor recreation facility, Rural industry or Winery.</u>	<b>Formatted:</b> Font: Bold <b>Formatted:</b> Left
<u>Restaurant</u>		
<u>Rice growing</u>		<b>Formatted:</b> Left
<u>Rural industry</u>		
<u>Rural store</u>		
<u>Saleyard</u>		
<u>Store (other than Freezing and cool storage and Rural store)</u>	<u>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.</u>	<b>Formatted:</b> Left

<a href="#"><u>Timber production – if the Section 1 condition is not met</u></a>	<a href="#"><u>Must meet the requirements of Clause 52.18.</u></a>	<b>Formatted:</b> Left
<a href="#"><u>Transfer station</u></a>	<a href="#"><u>The use must cover no greater than 500m<sup>2</sup> and must not accept construction and demolition or commercial and industrial waste.</u></a>	<b>Formatted:</b> Left, Right: 0 cm, Widow/Orphan control, Adjust space between Latin and Asian text, Adjust space between Asian text and numbers, Tabs: 1.72 cm, Left
<a href="#"><u>Utility installation (other than Minor utility installation and Telecommunications facility)</u></a>		<b>Formatted:</b> Font color: Auto, Not Expanded by / Condensed by
<a href="#"><u>Veterinary centre</u></a>		<b>Formatted:</b> Left
<a href="#"><u>Wind energy facility</u></a>	<a href="#"><u>Must meet the requirements of Clause 52.32.</u></a>	<b>Formatted:</b> Superscript
<a href="#"><u>Winery</u></a>		<b>Formatted:</b> Left
<a href="#"><u>Any other use not in section 1 or 3</u></a>		<b>Formatted:</b> Left

**Section 3 - Prohibited**



[Accommodation \(other than \*\*Dependent person's unit, Dwelling, Group accommodation, Host farm and Residential hotel, and where accommodating persons constructing and commissioning a gas-fired power station.\*\*\)](#)

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**Brothel**

**Industry if the Section 1 condition is not met**

**Materials recycling**

**Office**

**Refuse disposal**

**Refuse transfer station**

[Retail 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:

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- 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 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.

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- ▢ Are amenities provided for persons constructing and commissioning any plant on the land. ~~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.~~

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- ▢ 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 amenities provided for persons constructing and commissioning any plant on the land.

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- Is a temporary building, shed or structure not exceeding 300 square metres in floor area.

All buildings and works must be consistent with the ~~e~~Environmental ~~m~~Management ~~p~~Plan and the ~~d~~Development ~~p~~Plan required by this clause as approved by the responsible authority.

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#### Development plan

##### Approval

Before the construction of any buildings and works starts, a ~~d~~Development ~~p~~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.~~

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##### Form, height and area of the development

The ~~d~~Development ~~p~~Plan must ~~provide for~~ 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 with an approximate building footprint of must be approximately 2045 hectares, though this area does not include (including the parts of the site used for the switch yard area but excluding the area used for accommodation, construction laydown, outdoor car parking and landscaping. The) and~~ a 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.

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##### Content of Development Plans

The ~~D~~Development ~~p~~Plan must include:

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- 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.

- 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.
- Provision of sufficient parking at the Power Station to meet requirements during construction phase and maintenance periods.

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

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.

Offsite Landscaping Plan

Within 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 km 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.

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The landscaping as shown on the endorsed Off-site 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.

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**Environmental Management Plan**

*General*

~~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 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.

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Construction Environmental Management Plan

Before the construction of any buildings and works starts, a ~~e~~Construction ~~e~~Environmental ~~m~~Management ~~p~~Plan must be prepared to the satisfaction of the responsible authority ~~with regard, as appropriate, to the views provided relevant agencies including Moyn 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.~~

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The ~~C~~onstruction ~~e~~Environmental ~~m~~Management ~~p~~Plan must address the following:

~~□ Environmental assessment and management of soils, water, flora and fauna, weeds, cultural heritage and air emissions~~

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- Air emissions
- Noise management
- Surface water and storm water management
- ~~Soil management and E~~rosion control
- Storm water runoff
- Groundwater
- Non-Aboriginal cultural heritage material
- Flora and fauna
- Preventing 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

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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.

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The Operations Environmental Management Plan must address the following:

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1. 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
2. Operational guidelines
  - Water and discharge quality management
  - Air emissions
  - Preventing 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.
3. Wildfire Management
  - Water 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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**4.0 Car and bicycle parking**

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This clause exempts a gas-fired power station 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.