

19/01/2006  
VC37**SCHEDULE 4 TO THE SPECIAL USE ZONE**Shown on the planning scheme map as **SUZ 4****BOGONG POWER DEVELOPMENT PROJECT****Purpose**

To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.

To facilitate the development of the Bogong Power Development Project in accordance with an approved Development Plan.

To provide for the development of a hydroelectric power station and ancillary facilities, including a visitor centre as part of the operation of the Bogong Power Development Project.

To identify existing hydroelectric power generation facilities at McKay Creek.

To facilitate the operational and maintenance activities of the hydro electric power schemes including power stations and ancillary facilities in the zone.

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VC37**Table of uses****Section 1 - Permit not required**

<b>USE</b>	<b>CONDITION</b>
<b>Industry</b>	Must be in accordance with an approved Development Plan
<b>Informal outdoor recreation</b>	
<b>Mineral Exploration</b>	
<b>Mining</b>	Must meet the requirements of Clause 52.08-2.
<b>Minor Utility Installation</b>	
<b>Natural systems</b>	
<b>Power Generation</b>	
<b>Road</b>	
<b>Search for Stone</b>	Must not be costeaning or bulk sampling
<b>Utility Installation</b>	Telecommunications facility must meet the requirements of Clause 52.19.

**Section 2 - Permit required**

<b>USE</b>	<b>CONDITION</b>
<b>Tourist Facility</b>	

**Section 3 - Prohibited****USE****Any use not in Section 1 or 2**

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***Use of Land***

The use of land for power generation, as part of the Bogong Power Development Project, may include, the development of a hydroelectric power station and associated access ways, car parking and drainage, a tunnel for water transmission between McKay Creek Power Station and the proposed Bogong Power Station, a tail race, connection of new power lines, underground services, management, transport and storage of silt and rock, vegetation removal and associated tourism facilities.

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***Subdivision***

A permit is required to subdivide land.

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***Buildings and works***

A permit is not required to construct a building or construct or carry out works in accordance with an approved Development Plan for the Bogong Power Station Development.

The Development Plan must be submitted to the Responsible Authority for endorsement prior to the commencement of any buildings and works. The Development Plan must generally be in accordance with the Bogong Power Development Project Environmental Impact Assessment, July 2005 and include:

- A site plan at a scale to the satisfaction of the Responsible Authority showing:
  - The proposed location, of any buildings;
  - The location of all fencing proposed;
  - The location of all lighting;
  - The location of all car parking areas for employees and visitors;
  - The proposed access to and egress from the site;
  - The location of spoil storage sites;
- Details of all buildings and works including:
  - The design, type, height and colours and materials of all buildings;
  - Method of treatment of all roads, access ways and car parking areas;
  - Stormwater management details;
  - Type and height of all fencing;
  - Type and intensity of lighting;
  - Extent of all earthworks;
- Details of the proposed landscape treatment of the site, including:
  - Location and type of vegetation to be retained;
  - Location and type of proposed additional planting;
  - The proposed screening measures of the proposed Power Station;

- The proposed weed management
- Details of the proposed water and wastewater management for the new power station;
- Details of traffic management during construction.
- Details of the Environmental Management Plan, generally in accordance with the Bogong Power Development Project Environmental Impact Assessment, prepared by GHD Pty Ltd, July 2005; and
- An Emergency Management Plan to the satisfaction of the Responsible Authority.

The approved Development Plan may be modified by and to the satisfaction of the Responsible Authority.

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**Decision Guidelines**

Before deciding on a Development Plan, in addition to the decision guidelines in Clause 65, the Responsible Authority must consider:

- Potential off-site effects, including those associated with:
  - Light emissions;
  - Noise emissions;
  - Traffic access and car parking provision for employees and visitors;
  - The visual impact, including corridor views to the site;
  - Landscaping design and treatment;
  - Spoil Management; and
  - Weed management.
- The effect of the Bogong Power Station on surrounding land uses;
- The effect of the surrounding land uses on the Bogong Power Development Project.

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**Conditions to be met**

Any development and use for power generation must comply with the recommendations and requirements of an approved development plan

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**Advertising signs**

Advertising sign requirements are at Clause 52.05. This schedule is in Category 4.