

SCHEDULE 10 TO THE SPECIAL USE ZONE

Shown on the planning scheme map as **SUZ10**.

BIOENERGY POWER PLANT, CARWARP**Purpose**

To provide for the use and development of the land for the construction and operation of the Bioenergy Power Plant, Carwarp.

To ensure that the use and development of the land takes place in an orderly manner, with minimal negative social and environmental impacts.

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

Use	Condition
Bioenergy power plant	Must be generally in accordance with the incorporated document titled "Bioenergy Power Plant Concept Master Plan, Carwarp, 14 May 2014".
Car park	Must be ancillary to the use of land for the Bioenergy power plant.
Industry (other than Refuse disposal, Transfer station, Research and development centre and Rural industry)	Must be ancillary to the use of land for the Bioenergy power plant.
Office	Must be associated with the use of land for the Bioenergy power plant.
Utility installation	
Warehouse	Must be ancillary to the use of land for the Bioenergy power plant.
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01.

Section 2 - Permit required

Use	Condition
Caretaker's house	Must be the only Caretaker's house on the lot.
Renewable energy facility	

Section 3 - Prohibited

Use	
Accommodation (other than Caretaker's house)	
Agriculture (other than Apiculture)	
Art and craft centre	
Bioenergy power plant	If the Section 1 condition is not met.
Brothel	
Car park	If the Section 1 condition is not met
Cemetery	

Use	
Child care centre Cinema based entertainment facility Crematorium Display home Education centre Emergency services facility Freeway service centre Funeral parlour Home occupation Hospital Leisure and recreation	
Office	If the Section 1 condition is not met.
Place of assembly Pleasure boat facility Refuse disposal Research and development centre Research centre Retail premises Rural industry Saleyard Service station Transport terminal Tramway Transfer station Veterinary centre	
Warehouse	If the Section 1 condition is not met.
Winery	

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C88**Use of land****Application requirements**

An application must be accompanied by the following information, as appropriate:

- The purpose of the use and the types of activities which will be carried out.
- The likely effects, if any, on adjoining land, including noise levels, air-borne emissions, emissions to land and water, traffic, the hours of delivery and dispatch of goods and materials, light spill, solar access and glare.

Exemption from notice and review

An application which is generally in accordance with the incorporated document titled "Bioenergy Power Plant Concept Master Plan, Carwarp, 14 May 2014" is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The incorporated document titled “Bioenergy Power Plant Concept Master Plan, Carwarp, 14 May 2014”.
- The views of the Environment Protection Authority on environmental management, stormwater management, noise management and air emissions management.
- The effect that existing uses may have on the proposed use.
- The interface with adjoining areas.
- The interim use of those parts of the land not required for the proposed use.
- The effect of traffic to be generated on roads.
- Provision for vehicle and bicycle parking.
- Provision for the loading and unloading of vehicles.
- Provision for vehicles providing for supplies, waste removal and emergency services.
- The storage of rubbish and materials for recycling.

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07/08/2014
C88

Subdivision

Permit requirement

A permit is required to subdivide land.

Exemption from notice and review

An application is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The incorporated document titled “Bioenergy Power Plant Concept Master Plan, Carwarp, 14 May 2014”.
- The views of the Environment Protection Authority on environmental management, stormwater management, noise management and air emissions management.
- The drainage of the land.
- The availability of and connection to services.

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07/08/2014
C88

Buildings and works

Permit requirement

A permit is not required to construct or carry out:

- A building or works generally in accordance with the incorporated document titled “Bioenergy Power Plant Concept Master Plan, Carwarp, 14 May 2014”, constructed or carried out in accordance with the following plans, as appropriate, prepared prior and endorsed to the satisfaction of the responsible authority:
- A **Design drawing** to scale showing:
 - The boundaries and dimensions of the site.

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- Adjoining roads.
- Relevant ground levels.
- The layout of existing and proposed buildings and works.
- Driveways, vehicle parking areas and loading and unloading areas.
- Proposed landscape areas.
- External storage and waste treatment areas.
- A **Construction Environmental Management Plan** specifying the measures proposed to ensure that construction activity has minimal impact on environmental values and surrounding areas. This Construction Environmental Management Plan is to include details of:
 - Stormwater runoff and how this will be managed during construction.
 - Traffic management including a description and plans showing:
 - Proposed vehicle and pedestrian access to the site.
 - Potential impact(s) on access arrangements to other properties and measures to address these impacts.
 - Expected levels of noise and details of how this is to be managed.
 - Expected air emissions, including dust and odour, and a description of how these will be managed.
 - Waste management.
 - The storage and handling of fuels and chemicals.
 - Vegetation management including protection of vegetation to be retained and weed management.
 - Potential impacts on cultural and archaeological heritage and details of how these are to be managed.
- An **Operational Environmental Management Plan Framework** including preliminary details on how the following is to be managed during the operation of the Bioenergy Power Plant:
 - Stormwater runoff and discharges.
 - Traffic including:
 - Estimated traffic volumes and types and details of any traffic management measures required to ensure the continued safe and efficient operation of the surrounding road network.
 - Proposed vehicle, pedestrian and bicycle access points at the property boundaries.
 - The location of parking and loading areas.
 - Noise and air emissions.
 - Landscaping.
- A building or works which rearrange, alter or renew plant if the area or height of the plant is not increased.

Exemption from notice and review

An application which is generally in accordance with the incorporated document titled “Bioenergy Power Plant Concept Master Plan, Carwarp, 14 May 2014” is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

Decision guidelines

Before deciding on an application or the endorsement of a plan prepared in accordance with the requirements of Clause 4.0 of this schedule, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The incorporated document titled “Bioenergy Power Plant Concept Master Plan, Carwarp, 14 May 2014”.
- The views of the Environment Protection Authority on environmental management, stormwater management, noise management and air emissions management.
- The interface with adjoining areas.
- The design and elevation treatment of buildings and their appurtenances.
- The illumination of buildings and their immediate spaces.
- The drainage of the land.
- The availability of and connection to services.
- The effect of traffic to be generated on roads.
- Provision for vehicle and bicycle parking.
- Provision for the loading and unloading of vehicles.
- Provision for vehicles providing for supplies, waste removal and emergency services.
- The storage of rubbish and materials for recycling.
- The need for a condition requiring that all buildings and works must be maintained in good order and appearance to the satisfaction of the responsible authority.

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07/08/2014
C88

Advertising signs

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