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SCHEDULE 3 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY

Shown on the planning scheme map as ESO3.

MORTLAKE POWER STATION ENVIRONS

1.0

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Statement of environmental significance

The Mortlake Power Station will provide gas-fired power to contribute to meeting the demand for electricity in Australia. The development and use of the power station will be in accordance with an approved Development Plan and Environmental Management Plans.

There is potential for noise generated by the power station to impact on any proposed sensitive uses and developments of land surrounding the power station site, particularly accommodation uses and developments.

If accommodation land uses and developments which are sensitive to potential noise emissions from the power station are permitted to be located in proximity to the facility this may result in real or perceived impacts and land use conflicts.

Accommodation land uses and developments should not be permitted within the 42 dB(A) contour for worst case weather conditions without consideration of the potential noise impacts from the facility.

2.0

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Environmental objective to be achieved

To ensure that the development and use of the Mortlake Power Station is not constrained by the establishment of potentially conflicting accommodation uses and developments nearby.

To ensure that potential noise impacts are considered in any decision regarding accommodation land use and development.

To apply acoustic measures in the design of any accommodation developments in proximity to the Mortlake Power Station.

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Permit requirement

A permit is not required to construct a building or construct or carry out works except if the buildings or works are to be used for accommodation including a dwelling.

4.0

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Application requirements

None specified.

5.0

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Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 42.01, in addition to those specified in Clause 42.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The comments of the Environment Protection Authority.
- The comments of the manager of the Mortlake Power Station in relation to the likely acoustic impact of the power station on the development.
- Proposed sound attenuation measures to be used in construction of the development, and the effectiveness of such measures.
- The likely amenity of the proposed development.

MOYNE PLANNING SCHEME

- The potential impact of the development upon the continued use of the Mortlake Power Station, Connewarren Lane, Mortlake.
- The possibility of locating the development in a location less affected by the Mortlake Power Station.