

08/09/2016  
C72**SCHEDULE 1 TO THE SPECIAL USE ZONE**

Shown on the planning scheme map as **SUZ1**.

**BEECHWORTH PRISON FARM****Purpose**

To facilitate the development of a prison in accordance with a Prison Development Plan.

To ensure that development and use of the prison occurs with minimal impact on surrounding land uses.

To ensure that development enhances the visual quality of the surrounding area.

To provide for prison industries, prisoner education, recreation, visitor and health service facilities and any other facility necessary for the operation of a prison.

**1.0**08/09/2016  
C72**Table of uses****Section 1 - Permit not required**

<b>Use</b>	<b>Condition</b>
<b>Agriculture (other than Intensive animal husbandry)</b>	
<b>Corrective institution</b>	Must be in accordance with the Prison Development Plan prepared to the satisfaction of the Minister for Planning
<b>Any use listed in Clause 62.01</b>	Must meet the requirements of Clause 62.01

**Section 2 - Permit required**

<b>Use</b>	<b>Condition</b>
<b>Accommodation (other than Corrective institution)</b>	
<b>Any other use not in Section 1 or 3</b>	

**Section 3 - Prohibited**

<b>Use</b>
<b>Nil</b>

**2.0**19/01/2006  
VC37**Use of land**

The use of the land for a Corrective institution may include facilities for education and training of prisoners and for visitors, recreation and health services.

**3.0**19/01/2006  
VC37**Buildings and works****Permit requirement**

A permit is not required to construct a building or construct and carry out works for a Corrective institution.

All buildings and works must comply with a Prison Development Plan prepared to the satisfaction of the Minister for Planning.

Erosion and sediment control during site works should conform with Environment Protection Authority publication 275 "*Construction Techniques for Sediment Pollution Control*".

**4.0**08/09/2016  
C72**Prison Development Plan**

Before any use or development commences (excluding internal building works), a Prison Development Plan must be prepared in accordance with the purpose of the zone to the satisfaction of the Minister for Planning.

Prior to considering the Prison Development Plan:

- The Minister for Planning must consult with the responsible authority.
- The Prison Development Plan must be made available in the following manner:
  - Publication of an advertisement in a local newspaper generally circulating in the area.
  - Advice by mail to adjoining land owners and occupiers.
  - Copies of the Prison Development Plan must be publicly displayed for a minimum of two weeks at the offices of the responsible authority and of the Department of Environment, Land, Water and Planning, 62 Ovens Street, Wangaratta, and Customer Service Centre, 8 Nicholson Street, East Melbourne.

The Prison Development Plan must include:

- Site plans at a scale of not less than 1:2000 showing:
  - the proposed location (excluding internal building layout), type, design and where appropriate, the height and colour of all buildings and works;
  - all fencing;
  - all security lighting, including a statement of lighting intensity and indicative hours of operation;
  - Stormwater management details, including discharge points and water quality management;
  - Details of Emergency Management Plans;
  - the proposed access to and egress from the site and location of vehicle parking areas for employees and visitors, of access for public transport, of loading areas for service providers and of roads and accessways within the site; and
  - the number, location, size and form of all signs proposed to be erected.
  - Principal view corridors into the site, particularly from existing dwellings and roads.
  - Details, including plans, of the proposed landscape treatment of the site, including:
    - location and type of existing vegetation to be retained;
    - location and type of proposed additional plantings;

- The staging of screening vegetation to achieve maximum effect as quickly as possible.
- Details of any public address, alarm, amplified music or other such system that may be audible beyond the boundary of the site, including indicative locations, hours of operation and volume.
- Details of the waste disposal system, including appropriate details to the satisfaction of Environment Protection Authority for obtaining a Works Approval for installation of a packaged sewerage treatment plant.

The Prison Development Plan may be modified to the satisfaction of the Minister for Planning after consultation with the responsible authority. If, in the opinion of the Minister for Planning, the proposed change is significant in nature, then the modification is subject to the advertisement and public display requirements included in this schedule.

## 5.0

19/01/2006  
VC37

### Decision Guidelines

When considering the Prison Development Plan, the Minister for Planning must consider:

- The views of the responsible authority
- Potential off-site effects, including those associated with:
  - lighting;
  - noise;
  - traffic access and parking generated by employees, visitors and service providers and any amelioration measures to be undertaken to reduce impacts;
  - visual impact, including view corridors into the site; and
  - landscaping design and treatment.
- The effect of the prison on existing uses of nearby land.
- The effect of existing land uses on prison operations.