

23/07/2015
C141

SCHEDULE 3 TO THE SPECIAL USE ZONE

Shown on the planning scheme map as **SUZ3**.

PRISON

Purpose

To encourage the development of a prison to an international best practice standard.

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

To encourage a form of development that will enhance 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 an international best practice prison.

1.0

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Table of uses

Section 1 - Permit not required

Use	Condition
Apiculture	Must meet the requirements of the Apiary Code of Practice, May 1997.
Corrective Institution	
Mineral exploration	
Mining	Must meet the requirements of Clause 52.08-2
Search for stone	Must not be costeaning or bulk sampling.

Section 2 - Permit required

Use	Condition
Any other use not in Section 1 or 3	

Section 3 - Prohibited

Use
Nil

2.019/01/2006
VC37**Buildings and works****Permit requirement**

No permit is required to develop the land for a prison and associated facilities.

Prison Development Plan

Before any development or use commences (excluding internal works), a Prison Development Plan must be prepared in accordance with the purpose of the zone to the satisfaction of the Minister for Planning after consultation with the responsible authority. The Prison Development Plan must be advertised and publicly displayed at the municipal office for at least two weeks before it is considered by the responsible authority.

When considering the Prison Development Plan, the Minister for Planning and the responsible authority should have regard to potential office effects, including those associated with:

- lighting;
- noise; and
- visual impact
- and the effect of existing land uses on the prison.

The Prison Development Plan should also provide for:

- Prompt establishment of appropriate screening vegetation; and
- Accessibility of the site.

The Prison Development Plan must include:

- Site plans at a scale of no less than 1:2000 showing the proposed location (excluding internal layout), type, design and where appropriate, the height and colour of all buildings and works, including:
 - all fencing;
 - all security lighting, including a statement of lighting intensity and indicative hours of operation;
 - the proposed location and extent of vehicle parking areas and road within the site;
 - the number, location, size and form of all signs proposed to be erected.
- An assessment of the principal view corridors into the site, particularly from residential areas and transport corridors.
- A detailed description, including appropriate plans, of the proposed landscape treatment of the site, including:
 - the design approach upon which the landscaping plan is based;
 - location and type of existing vegetation to be retained;
 - location and type of proposed additional plantings;
 - the proposed sequencing of additional plantings to achieve maximum effect as quickly as possible.
- An assessment of traffic generated by employees, visitors and service providers together with appropriate plans showing entrances to and exits from the site.

- 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 that is proposed, and if not disposing to a Melbourne Water sewer, the Prison development Plan must indicate appropriate details to the satisfaction of Environment Protection Authority for obtaining a Works Approval for installation of a packaged sewerage treatment plant.

All buildings and works must comply with the approved Prison Development Plan.

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

The Prison Development Plan may be amended 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 amendment is significant in nature, then the amendment is subject to the advertisement and public display requirements included in this schedule.