

19/09/2013
C149**SCHEDULE 8 TO THE SPECIAL USE ZONE**

Shown on the planning scheme map as **SUZ8**.

PRISON PRECINCT**Purpose**

To facilitate the development of land within the prison precinct in accordance with a Correctional Facility Development Plan.

To ensure that development and use of a correctional facility 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 correctional facility industries, prisoner education, recreation, visitor and health service facilities and any other facility necessary for the operation of an international best practice correctional facility.

1.031/01/2013
C136**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	Must be in accordance with a Correctional Facility Development Plan prepared to the satisfaction of the Minister for Planning
Mineral exploration	Must meet the requirements of Clause 52.08-2
Mining	
Search for stone	Must not be costeaning or bulk sampling
Utility installation	Must be in association with a corrective institution

Section 2 - Permit required

Use	Condition
Any other use not in Section 1.	

Section 3 - Prohibited

Use
None specified

2.031/01/2013
C136**Use of land**

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

3.019/09/2013
C149**Buildings and works**

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

All buildings and works associated with a prison must be generally in accordance with a Correctional Facility Development Plan prepared to the satisfaction of the Minister for Planning.

4.0

31/01/2013
C136

Correctional Facility Development Plan

Before any use or development commences (excluding demolition and internal building works), a Correctional Facility Development Plan must be prepared to the satisfaction of the Minister for Planning. A Correctional Facility Development Plan may be prepared in stages, or there may be separate Correctional Facility Development Plans prepared and approved for land within the prison precinct. Any approved Correctional Facility Development Plan may be modified to the satisfaction of the Minister for Planning.

A Correctional Facility Development Plan must show or include (where relevant):

- Site plans at a scale of not less than 1:2000 showing:
 - the proposed location of the prison perimeter, general zones for buildings and works, and indicative height and type of all buildings.
 - the setback of buildings from any adjacent development and from the Deer Park Bypass, addressing any safety and security issues associated with the bypass as necessary.
 - conceptual details of the proposed secure perimeter wall.
 - security lighting, including a statement of lighting intensity and indicative hours of operation;
 - a vehicle management concept plan, which identifies: access to and egress from the site; the location of vehicle parking areas for employees and visitors; access for public transport; and the location of roads and accessways external to the site.
 - the proposed landscape treatment of the site.
- Details of principal view corridors into the site.
- A Traffic Impact Assessment which addresses anticipated traffic volumes and impacts on the surrounding road network.
- A Noise Management Plan which addresses noise impacts from the bypass and management of noise amenity external to the site.
- A Remediation Plan for management of any contamination.
- An Environmental Management Plan, to the satisfaction of the Department of Sustainability and Environment, that:
 - addresses any biodiversity obligations of The Environment Effects Act 1978, The Environment Protection and Biodiversity Conservation Act 1999, and the Flora & Fauna Guarantee Act 1988;
 - provides details of the flora, fauna and heritage features of the site;
 - provides an offset plan for any native vegetation loss, prepared in accordance with Victoria's Native Vegetation Management – A Framework for Action; and
 - includes details of any potential impacts (if any) on the adjacent conservation reserves arising from the construction or carrying out of any buildings and works on the land (including site drainage, removal or planting of any vegetation, erection of fencing, etc).

5.0

19/09/2013
C149

Requirement before commencement of use or buildings and works

Other than land within the current boundaries of the Metropolitan Remand Centre, Middle Road, Ravenhall, as identified in the Correctional Facility Development Plan endorsed plan dated 19/12/2003, and the current boundaries of the Prison Compound (not the buffer area) of the Metropolitan Women's Prison, Riding Boundary Road, Deer Park, as identified in the Prison Development Plan, Proposed Metropolitan Women's Prison, dated April 1995 before the use of the land for a corrective institution commences or before the construction

or carrying out of buildings and works in association with a sensitive use commences, either:

- A certificate of environmental audit must be issued for the land (or stage) in accordance with Part IXD of the Environmental Protection Act 1970; or
- An environmental auditor appointed under the Environment Protection Act 1970 must make a statement in accordance with Part IXD of that Act that the environmental conditions of the land (or stage) are suitable for the sensitive use.

6.0

19/09/2013
C149

Decision Guidelines

When considering a Correctional Facility Development Plan, the Minister for Planning may consider:

- The views of the relevant Councils.
- The views of the Roads Corporation in relation to noise attenuation measures associated with the Deer Park Bypass.
- The views of the Department of Sustainability and Environment in relation to the preparation and approval of the Environmental Management Plan, as a component of the Correction Facility Development Plan.
- Potential off-site effects, including those associated with:
 - lighting;
 - noise;
 - traffic access and parking generated by employees, visitors and service providers
 - visual impact, including view corridors into the site; and
 - landscaping.
- The effect of the prison on existing uses of nearby land.
- The effect of existing land uses on prison operations.