

13/12/2012
C258

SCHEDULE 1 TO THE SPECIAL USE ZONE

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

ENVIRONMENTAL WETLANDS, SALT PRODUCTION AND LAND-BASED AQUACULTURE ACTIVITIES

Purpose

To provide for the use and development of land for salt production and land-based aquaculture.

To recognise, protect and conserve identified significant environmental values which partly result from land management practices.

To encourage land management practices and rehabilitation that minimises adverse impact on the land’s environmental values and significance.

1.0

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Table of uses

Section 1 - Permit not required

Use	Condition
Passive recreation	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01.

Section 2 - Permit required

Use	Condition
Aquaculture	
Caretaker’s house	Must be associated with aquaculture.
Minor sports and recreation facility (other than Outdoor recreation facility)	
Minor utility installation	
Road	
Rural industry	Must be associated with aquaculture.
Salt production	

Section 3 - Prohibited

Use
Any use not in Sections 1 or 2

2.0

19/01/2006
VC37

Use of land

Application requirements

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

- Information demonstrating that any effluent and stormwater discharge to Port Phillip Bay satisfies the requirements of the State Environment Protection Policy “Waters of Victoria” Schedule F6 – Waters of Port Phillip Bay.

Decision Guidelines

Before deciding on a application the responsible authority must consider, as appropriate:

- The effect of the proposed use on nearby or adjoining land.
- The effect of the proposed use on the environmental values of the locality.
- The effect of the disposal of effluent and run-off from the land.
- The effect of traffic to be generated by the use.

3.0

19/01/2006
VC37

Subdivision

Any subdivision should be for the purposes of facilitating aquaculture or salt production.

4.0

19/01/2006
VC37

Buildings and works

Permit requirement

A permit is not required to carry out routine or preventative maintenance to existing structures.

Application requirements

An application to construct a building or to construct or carry out works must be accompanied by the following information as appropriate:

- A plan drawn to scale which shows:
 - The boundaries and dimensions of the site.
 - Adjoining roads.
 - Relevant ground levels.
 - Driveways, vehicle parking and loading areas.
 - External storage and waste treatment areas.
 - The fencing of the site.
 - Proposed landscape areas.
- Elevation drawings to scale showing the colour and materials of all buildings and works.
- Construction details of all drainage works, driveways, vehicle parking and loading areas.
- Proposed method of solid waste management.
- The provision of infrastructure services and the disposal of effluent and run-off water.
- The drainage of the land.
- Information demonstrating that any effluent and stormwater discharge to Port Phillip Bay satisfies the requirements of the State Environment Protection Policy “*Waters of Victoria*” Schedule F6 – *Waters of Port Phillip Bay*.

- A landscape layout which includes the description of vegetation to be planted, the surfaces to be constructed, a site works specification and the method of preparing, draining, watering and maintaining the landscape area.

Decision Guidelines

Before deciding on an application to construct a building or construct or carry out works the responsible authority must consider, as appropriate:

- An assessment of the likely environmental features and resources of the area and in particular any impact caused by the proposal on soil and water quality and by the emission of noise, dust and odours.
- Impact of the development on the flora, fauna and landscape features of the locality.
- Protection and enhancement of the natural environment and the character of the area, including the retention of vegetation and fauna habitat and the need to revegetate land involving riparian buffers along waterways, gullies, ridge lines, property boundaries, discharge and recharge areas.
- The impact on the character and appearance of the area or features of scientific or of natural scenic beauty or importance.
- The availability of an adequate water supply.
- The impact of the proposal on the visual values as seen from off-shore and on-shore and from private land as well as public land.
- Whether a works approval or waste discharge licence is required from the EPA.
- Whether the proposal for the stormwater drainage of the land and disposal of wastewater satisfies the requirements of the State Environment Protection Policy “*Waters of Victoria*” *Schedule F6 – Waters of Port Phillip Bay*.
- The effect of the proposal on the natural dynamics of the land-sea interface.
- The proposed methods for disposal of solid wastes.
- Any Management Plan for the land approved under the *Coastal Management Act 1995*.
- The Siting and Design Guidelines for Structures on the Victorian Coast (Victorian Coastal Council, 1998).

Referrals

- An application must be referred to the EPA.
- An application on Crown Land must be referred to DNRE.

Advertising signs

- Advertising requirements are at Clause 52.05. This zone is in Category 4.