SCHEDULE 2 TO CLAUSE 43.03 INCORPORATED PLAN OVERLAY

--/--/2021

Proposed C152

Shown on the planning scheme map as IPO2.

Wonthaggi North East Precinct Structure PLan

1.0 Requirement before a permit is granted

--/--/2021

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None specified.

2.0 Permits not generally in accordance with incorporated plan

--/--/2021

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None specified.

3.0 Conditions and requirements for permits

--/--/2021

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On all land except Lot 26 on LP11690, Lot 1 on TP127267, Lot 1 on PS500715 and Lot 1 on TP167690, before any of the following occur in relation to accommodation, a primary school or secondary school on the land:

* the Certification of a plan of subdivision under the *Subdivision Act 1988*, other than a certification of a plan of subdivision not requiring works;
* the commencement of the use;
* the construction of a building or carrying out of works;

the following must be completed to the satisfaction of the responsible authority:

* the preparation of a Preliminary Site Investigation by a suitably qualified environmental professional in accordance with *National Environment Protection (Assessment of Site Contamination) Measure 1999 (as amended 2013)* including:
* a detailed assessment of potential contaminants on the relevant land;
* clear advice on whether the environmental condition of the land is suitable for the proposed use;
* whether an environmental audit of all, or part, of the land is recommended having regard to any practice note on Potentially Contaminated Land published by the Department;
* a detailed assessment of surface and subsurface water conditions and geotechnical characteristics on the relevant land and the potential impacts on the proposed development including any measures required to mitigate the impacts of groundwater conditions and geology on the development and the impact of the development on surface and subsurface water; and
* recommended remediation actions for any potentially contaminated land.
* the carrying out of any recommendation affecting the land in a Preliminary Site Investigation.

The responsible authority may waive a requirement above if it is satisfied that the requirement has been complied with for the relevant land.

4.0 Decision guidelines

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None specified.

5.0 Preparation of the incorporated plan

--/--/2021

Proposed C152

None specified.