

SOUTH GIPPSLAND PLANNING SCHEME
Incorporated Document

SPI Electricity Pty Ltd Leongatha Depot 2013

July 2013

*This document is an incorporated document in the Planning Scheme
pursuant to Section 6(2)(j) of the Planning and Environment Act 1987*

1 Introduction

This document is to be read in conjunction with Schedule 5 of the Special Use Zone at Clause 37.01 of the South Gippsland Planning Scheme.

2. Land

The control in this document applies to the SPI Electricity Pty Ltd depot at 60, 62 and 64 Horn Street, Leongatha (Lot 6 CS1165, Lot 1 TP742417N, Lot 1 TP247958M, Lot 1 TP539545M and TP164495N), as shown below:



3. Control

The purpose of this Incorporated Document is to exempt the requirement for a planning permit for the use and development of the land associated with the SPI Electricity Pty Ltd depot (or its associated entities or another distribution business as defined by the Electricity Industry Act), provided it is carried out in accordance with the conditions below, and generally in accordance with the plans and elevations titled 'Leongatha Depot Concept Plan', 'Leongatha Depot Concept Elevation' and 'Leongatha Depot Landscape Plan'.

The zone substation in the eastern area of the site is a Minor Utility Installation and exempt from a planning permit under Clause 62.02 of the South Gippsland Planning Scheme. The control and conditions in this Incorporated Document therefore do not apply to this area of the site.

4. Conditions

Amenity

The use and development must be managed in a manner which minimises the impact on the amenity of the surrounding area, in particular:

1. All noise emanating from any plant or equipment on the site must comply with the State Environment Protection Policy SEPP N1 - Control of noise from commerce, industry and trade (as applicable)

2. Buildings and works must be maintained in good order and appearance, to the satisfaction of the responsible authority.
3. There must be no light spill from the site to adjoining residences.
4. The presence of any vermin on the site must be managed to minimal levels.
5. Working hours must be contained to 7.30am to 5.00pm, 7 days a week, other than in the event of emergency maintenance.
6. Signage must be installed to safely direct traffic into and within the site. All signage must be located within the property boundary and must be maintained to the satisfaction of the responsible authority.
7. Car Park Construction
 - a. Before construction works associated with the provision of car parking commence, detailed engineering plans drawn to scale demonstrating compliance with AustRoads Publication 'Guide to Traffic Engineering Practice : Part 11 Parking' must be submitted to and approved by the responsible authority. Plans must show proposed driveway crossovers and any kerb reinstatement works.
 - b. The area(s) set aside for parking of vehicles and access lanes as shown on the 'Leongatha Depot – Concept Plan' must be:
 - i. Constructed with an all-weather surface being concrete or other material approved by the responsible authority.
 - ii. Constructed to the satisfaction of the responsible authority.
 - iii. Drained in accordance with the approved Discharge Drainage Plan.
 - iv. Line-marked to indicate each car space and all access lanes to the satisfaction of the responsible authority.

Electromagnetic Fields (EMF)

8. The use of the site should comply with the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) standards (or any variation of these policies) where appropriate.

Drainage

9. Drainage Discharge Plan

Prior to the commencement of any buildings or works, a properly prepared Drainage Discharge Plan (DDP) with computations to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. The information submitted must conform to any design requirements of Council's adopted Infrastructure Design Manual. At a minimum, the DDP must be drawn to scale and include:

 - a. Existing drainage on the site including discharge and outfall points.
 - b. All drainage proposed as part of the development.
 - c. Provision of on-site detention to demonstrate how the proposed development will not increase the site discharge for a 1 in 5 year storm event.
 - d. Demonstrate provision of the existing/proposed drainage system to cater for 1 in 100 year storm event.
10. Drainage Construction

Prior to the commencement of any buildings or works, the works agreed to on the Drainage Discharge Plan must be carried out to the satisfaction of the responsible authority.
11. Prior to the commencement of any buildings or works, an oil and silt interceptor trap must be installed to receive all drainage from paved areas on the site including any car wash areas, to the satisfaction of the responsible authority.
12. Sediment control for construction work must be provided in accordance with EPA Publication No. 275, "Construction Techniques for Sediment Pollution Control".

Note:

The appropriate "Consent to work within the Road Reserve" permit must be obtained from Council for all works carried out in Horn Street.

A "Dial Before You Dig" enquiry should be carried out to check the location of underground services before any works are commenced on-site.

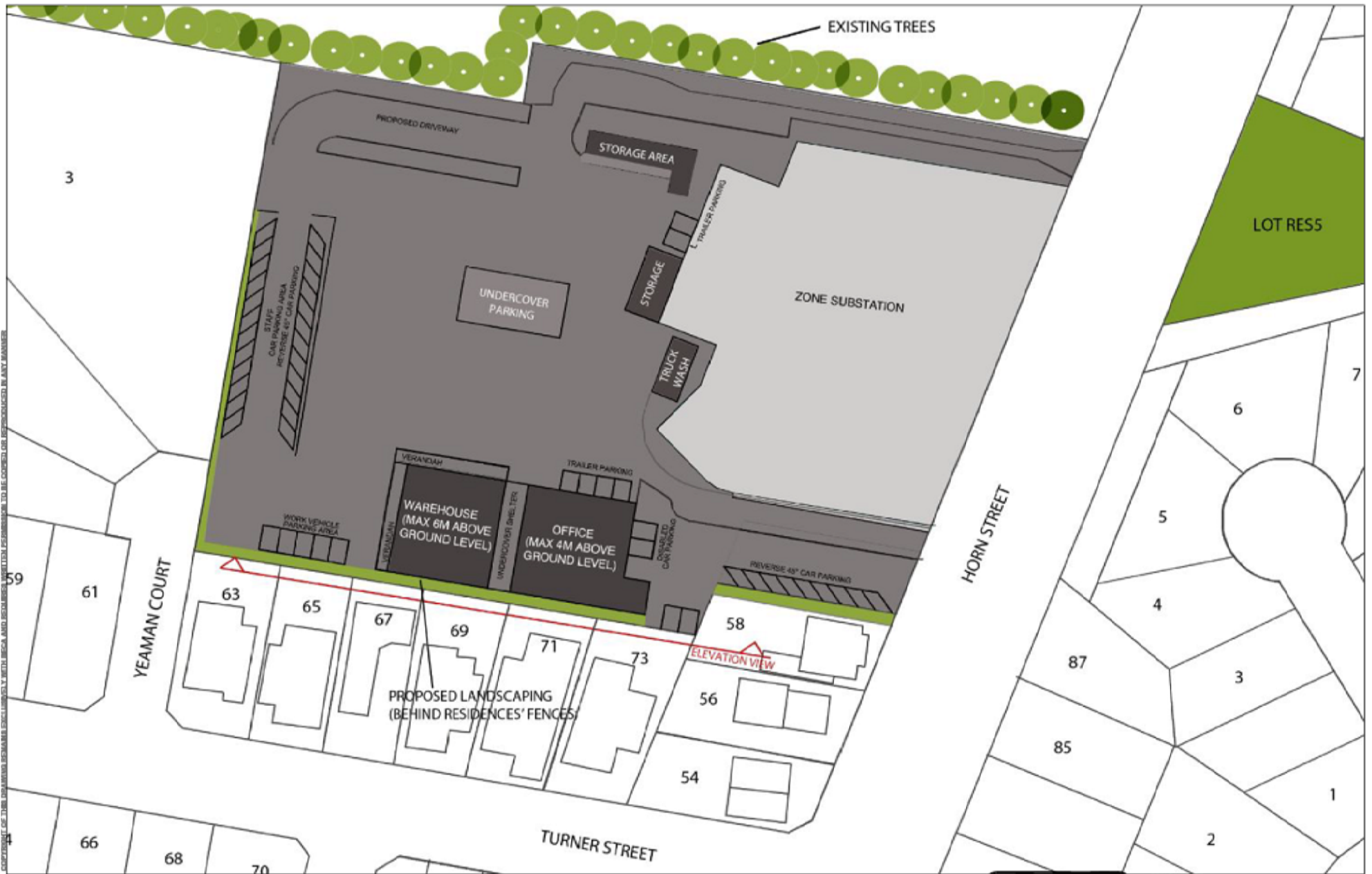
Landscaping

13. The southern and western boundaries of the site must be landscaped generally in accordance with the plans and elevations titled 'Leongatha Depot Landscape Plan' and 'Leongatha Depot Concept Elevation'.

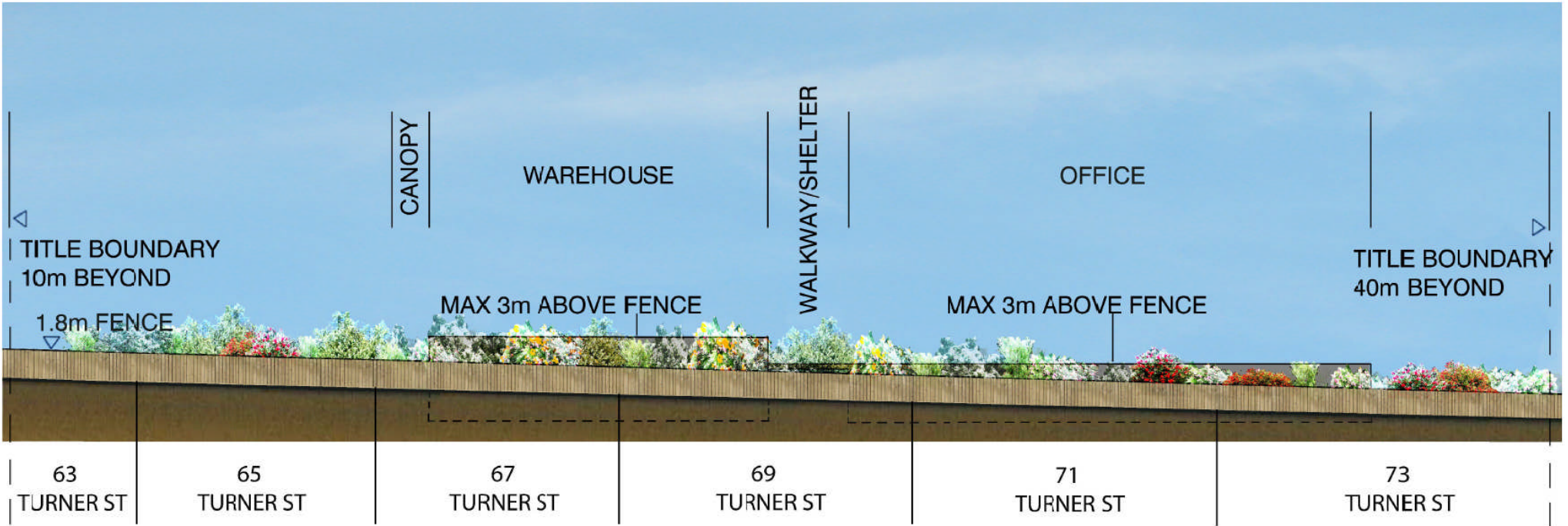
Soil

14. An Environmental Management Plan must be prepared prior to the commencement of any buildings or works on the depot.

END OF DOCUMENT



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NOTE: COLOUR OF BUILDINGS & FENCES ARE SHOWN IN CONCEPT ONLY.
ALL BUILDING FINISHES & MATERIALS ARE TO BE NON-REFLECTIVE, MUTED TONES

PRELIMINARY
NOT FOR CONSTRUCTION



LEONGATHA DEPOT - CONCEPT ELEVATION

Date: 18.04.2013 Drawn: KM

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Site Sectional Elevation (Rev D)

Scale : 1:500 @A4 4522680-AR-K002

DO NOT SCALE DRAWINGS