

Incorporated Document
Clause 52.03
East Gippsland Planning Scheme
Specific control for land at 1015 Bairnsdale-Dargo Road, Hillside

1 Introduction

The document is an incorporated document in the schedule to Clause 81.01 of the East Gippsland Planning Scheme.

The purpose of this control is to allow the use and development of the specified land for the purposes described in this document pursuant to Clause 52.03 of the scheme.

2 The land

This incorporated document applies to all the land being Lot 1 on Title Plan 102160W (Certificate of Title Volume 950 Folio 893) and Lots 1, 2, 3 & 4 on Title Plan 842498C (Certificate of Title Volume 5694 Folio 615).

3 Effect of this incorporated document

Notwithstanding any other provision of the East Gippsland Planning Scheme, the land may be used for the purpose of the storage of motor vehicles with ancillary vehicle maintenance and office and developed for those purposes generally in accordance with the plans which form part of this incorporated document, subject to the following conditions:

1. The use and development as shown on the endorsed plans must not be altered without the written consent of the responsible authority.
2. The use must only be conducted by Bonaccord Ingram Pty Ltd in association with its fresh produce transport operation.
3. Before the use and development start, Lot 1 on Title Plan 102160W (Certificate of Title Vol. 9510 Fol. 893) and Lots 1, 2, 3 & 4 on Title Plan 842498C (Certificate of Title Vol. 5694 Fol. 615) must be consolidated under the Subdivision Act 1988.
4. Before the use starts, areas set aside for parked vehicles and access lanes shown on the endorsed plans must be:
 - (a) Constructed to the satisfaction of the responsible authority.
 - (b) Properly formed to such levels that they can be used in accordance with the plans.
 - (c) Surfaced with an all-weather sealcoat or surfaced with crushed rock or gravel to the satisfaction of the responsible authority.
 - (d) Drained and maintained to the satisfaction of the responsible authority.

Parking areas and access lanes must be kept available for these purposes at all times.

5. All outdoor lighting must be designed, baffled and located to the satisfaction of the responsible authority to prevent any spill adverse effect on adjoining land.
6. A sign to the satisfaction of the responsible authority must be provided directing drivers to the area set aside for vehicle storage and must be located and maintained to the satisfaction of the responsible authority.
7. Vehicles under the control of the operator of the use or the operator's staff must not be parked on Bairnsdale-Dargo Road.
8. The loading and unloading of goods from vehicles must only be carried out on the land.
9. Before the use allowed by this permit starts, landscaping works as shown on the endorsed plans must be completed to the satisfaction of the responsible authority and then maintained to the satisfaction of the responsible authority.
10. Prior to the commencement of any buildings and works, a Traffic Management Plan must be prepared to the satisfaction of the responsible authority and VicRoads. When approved, the plan will be endorsed and will then form part of the approval. The plan must include:
 - A dimensioned layout plan of the new road access to the Bairnsdale-Dargo Road, which must be prepared by a pre-qualified or approved consultant to the satisfaction of VicRoads and approved in writing by the Regional Manager.
 - Details of any new lighting.
 - Surface treatments for all roadworks including for the proposed access to the Bairnsdale-Dargo Road.
 - Stormwater drainage discharge (specifically affecting the Bairnsdale-Dargo Road).

All approved roadworks and access points must be constructed in line with the approved Traffic Management Plan and approved in writing by the Regional Manager VicRoads.

11. Before any works associated with the development start, detailed paving and drainage construction plans to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. All works must be undertaken and completed to the satisfaction of the responsible authority.
12. Prior to the commencement of any buildings and works and before the use commences a storm water and waste water management plan must be prepared by a suitably qualified professional and must be submitted to and be approved by the responsible authority. When approved, the plans will be endorsed and will form part of the approval. The design and documentation for drainage works and waste water works must be prepared in accordance with standard engineering practice to provide for the collection, control and disposal of all storm water runoff and wastewater collection and disposal and show:

- Water sensitive urban design techniques and methods of on-site detention, which may include, but not limited to the provision of sediment traps, wetlands, detention basins and gross pollutant traps;
- Drainage infrastructure including piping/drains, pits and culverts;
- Any modification to the terrain;
- Legal points of discharge; and
- Detailed wastewater management systems and disposal areas.

4 Expiry

This control expires if the use of the land as authorised under this incorporated document does not commence within 2 years of the Date of Approval.

5 Responsible Authority

The East Gippsland Shire Council is the responsible authority for the administration and enforcement of this incorporated document.