

03/10/2013
C84**SCHEDULE 5 TO THE SPECIAL USE ZONE**

Shown on the planning scheme map as **SUZ5**.

SPI ELECTRICITY PTY LTD LEONGATHA DEPOT**Purpose**

To promote the use and development of the the land consistent with the *SPI Electricity Pty Ltd Leongatha Depot 2013* Incorporated Document.

To provide for the continued use and development of the Leongatha Depot in a manner which minimises the impact on the amenity of the surrounding area.

1.003/10/2013
C84**Table of uses****Section 1 - Permit not required**

Use	Condition
Industry	Must be in accordance with the <i>SPI Electricity Pty Ltd Leongatha Depot 2013</i> Incorporated Document
Minor Utilty Installation	
Office	Must be in accordance with the <i>SPI Electricity Pty Ltd Leongatha Depot 2013</i> Incorporated Document
Store	Must be in accordance with the <i>SPI Electricity Pty Ltd Leongatha Depot 2013</i> Incorporated Document
Any use listed in Clause 62.01	

Section 2 - Permit required

Use	Condition
Any other use not in Section 1 or 3	Must be in conjunction with a Section 1 use

Section 3 - Prohibited

Use
All other uses

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Use of land should comply with the Australian Radiation Protection & Nuclear Safety Agency (ARPANSA) standards (or any subsequent update by these agencies).

Application requirements

An application to use land must be accompanied by a report describing the following, as appropriate:

- The purpose of the use and the types of activities which will be carried out.
- The likely effects, if any, on adjoining land, including noise levels, air-borne emissions, emissions to land and water, traffic, light spill and glare.

3.0 Buildings and works

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A permit is not required to construct a building or carry out works if undertaken in accordance with the *SPI Electricity Pty Ltd Leongatha Depot 2013* Incorporated Document.

4.0 Exemption from notice and review

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An application under any provision of this scheme which is generally in accordance with the *SPI Electricity Pty Ltd Leongatha Depot 2013* Incorporated Document is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

5.0 Decision Guidelines

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Before deciding on an application to use or subdivide land, construct a building or construct or carry out works or the approval of a plan prepared in accordance with the requirements of Clause 3.0 of this schedule, in addition to the Decision Guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The SPI Electricity Pty Ltd Leongatha Depot 2013 Incorporated Document.
- The views of South Gippsland Water.
- The interface with adjoining areas, especially the relationship with residential and recreation areas.
- The interface with the streetscape, including the location of access points at the property boundaries and the landscaping of land adjoining a road.
- The design and elevation treatment of buildings and their appurtenances.
- The illumination of buildings and their immediate spaces.
- The drainage of the land.
- The effect of traffic to be generated on roads.
- Provision for vehicles providing for supplies, waste removal and emergency services.

6.0 Advertising signs

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Advertising sign requirements are at Clause 52.05. This zone is in Category 2.