

EAST GIPPSLAND PLANNING SCHEME
Site specific control under Schedule to Clause 52.03
of the East Gippsland Planning
Scheme

INCORPORATED DOCUMENT
26 Phillips Lane, Lucknow
May 2012

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

Table of Contents

1	Introduction	1
2	The land	1
3	Purpose.....	1
4	Control	1
5	Conditions	2
6	Expiry	2
	Appendix 1 – Broadlands Estate Development Plan.....	4

1 Introduction

- 1.1 This document is an incorporated document in the schedules to Clauses 52.03 and 81 of the East Gippsland Planning Scheme (**the Planning Scheme**) pursuant to section 6(2)(j) of the *Planning and Environment Act 1987* (**the Act**).
- 1.2 The land identified in this document may be used and developed in accordance with the specific control in this document.
- 1.3 The control in this document prevails over any contrary or inconsistent provision in the Planning Scheme.

2 The land

- 2.1 The control in this document applies to the use and development of land at 26 Phillips Lane, Lucknow, being Lot 2 on Plan of Subdivision 542296 and being the land referred to in Certificate of Title Volume 11183 Folio 110 (**the land**).

3 Purpose

- 3.1 The purpose of this control is:
 - 3.1.1 To allow a planning permit to be granted to use and develop the land for a camping and caravan park in accordance with the Broadlands Estate Development Plan (contained in Appendix 1 to this document) (**the Development Plan**).
 - 3.1.2 To allow a planning permit to be granted to use and develop the land for a range of commercial uses in accordance with the Development Plan.
 - 3.1.3 To ensure that adequate land is set aside for drainage purposes in any use and development of the land for a camping and caravan park or other commercial uses.

4 Control

- 4.1 The following controls are of no effect until that part of the land identified as a drainage reserve on the Development Plan is transferred by agreement to East Gippsland Shire Council as a reserve for drainage purposes (subject to any appropriate drainage easements in favour of the land).
- 4.2 Despite any provision to the contrary or any inconsistent provision in the Planning Scheme:
 - 4.2.1 The following uses are 'permit required' uses, and a planning permit can be granted for these uses and associated development, and any application is to be considered by the responsible authority and any other relevant authority in accordance with the Act:

Use	Condition
Camping and caravan park	Must be limited to the “Tourist Park” area as identified on the Development Plan.
Place of assembly	Must be limited to the “Special Commercial” area as identified on the Development Plan.
Retail premises (other than Food and drink premises, Gambling premises, Market and Shop)	
Restricted retail premises	
Warehouse	

- 4.2.2 Any planning permit application for signage in association with a use identified in clause 4.2.1 on the land may be considered in accordance with “Category 2 – Office and industrial” of clause 52.05 of the Planning Scheme.
- 4.2.3 A planning permit application for the subdivision of the land in association with a use identified in clause 4.2.1 can be lodged and considered by the responsible authority and any other relevant authority in accordance with the Act. Any subdivision must be generally in accordance with the Development Plan.

5 Conditions

- 5.1 Any planning permit granted to use and develop the land for a use in clause 4.2.1 must:
 - 5.1.1 Be generally in accordance with the Development Plan.
 - 5.1.2 Include a condition requiring the creation of drainage easements over the land in favour of the drainage reserve generally in accordance with the Development Plan.

6 Expiry

- 6.1 The control in this incorporated document expires if any of the following apply:
 - 6.1.1 The land is rezoned to a zone which includes the uses at clause 4.2.1 as uses and/or developments for which a permit may be granted.
 - 6.1.2 Any development approved under clause 4.2.1 is not started within two years of the approval date.
 - 6.1.3 The development is not completed within two years of the date of

commencement of works.

END OF DOCUMENT

