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C140

SCHEDULE 3 TO THE SPECIAL USE ZONE

Shown on the planning scheme map as **SUZ3**.

BRUNSWICK TERMINAL STATION

Purpose

To promote the use and development of the land consistent with the Brunswick Terminal Station Incorporated Document, 2012.

To provide for the continued use and development of the land as a utility installation in a manner which minimises the impact on the amenity of the surrounding area.

1.0

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Table of uses

Section 1 - Permit not required

Use	Condition
Utility installation (other than Telecommunications facility)	
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 utility installation
Store	Must be in conjunction with a utility installation

Section 3 - Prohibited

Use
Accommodation
Agriculture
Brothel
Cemetery
Child care centre
Cinema based entertainment facility
Crematorium
Education centre
Hospital
Industry
Leisure and recreation
Place of assembly
Retail premises
Saleyard
Service station
Transport terminal

Use

Warehouse (other than store)

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Use of land

Use of land as a utility installation must comply with National Health & Medical Research Council (NHMRC) interim guidelines (1989) and 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 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.

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Buildings and works

A permit is not required to construct a building or carry out works if done in accordance with the *Brunswick Terminal Station Incorporated Document, 2012*.

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Exemption from notice and review

An application under any provision of this scheme which is generally in accordance with the *Brunswick Terminal Station Incorporated Document, 2012* 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.

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Decision Guidelines

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 *Brunswick Terminal Station Incorporated Document, 2012*.
- Compliance with State Environment Protection Policy SEPP N1 – control of noise from commerce, industry and trade (as applicable).
- Compliance with National Health & Medical Research Council (NHMRC) interim guidelines (1989) and the Australian Radiation Protection & Nuclear Safety Agency (ARPANSA) standards.
- The impact on areas of the site which are susceptible to slope instability and erosion.
- The views of Melbourne Water.
- The interface with adjoining areas, especially the relationship with residential 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.
- The impact on the rare *Rhagodia parapolica* (Fragrant Saltbush).

6.0

Advertising signs

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Advertising sign requirements are at Clause 52.05. This zone is in Category 3.