

**SCHEDULE 4 TO CLAUSE 37.01 SPECIAL USE ZONE**

Shown on the planning scheme map as **SUZ4** .

**GLENROWAN TERMINAL STATION**

**Purpose**

To provide for the future use and development of the Glenrowan Terminal Station facility.

To ensure that use and development of the land does not adversely impact upon the operation of the Terminal facility.

**Table of uses**

**Section 1 - Permit not required**

<b>Use</b>	<b>Condition</b>
<b>Automated collection point</b>	Must meet the requirements of Clause 52.13-3 and 52.13-5.  The gross floor area of all buildings must not exceed 50 square metres.
<b>Car park</b>	Must be in conjunction with a Utility installation
<b>Earth and energy resources industry</b>	Must be in conjunction with a Utility installation
<b>Utility installation (other than Telecommunications facility)</b>	
<b>Any use listed in Clause 62.01</b>	Must meet the requirements of Clause 62.01

**Section 2 - Permit required**

<b>Use</b>	<b>Condition</b>
<b>Agriculture (other than Apiculture)</b>	
<b>Industry (other than Automated collection point )</b>	
<b>Store</b>	Must be in conjunction with a Section 1 use
<b>Telecommunications facility</b>	
<b>Any other use not in Section 1 or 3</b>	Must be in conjunction with a Section 1 use

**Section 3 - Prohibited**

<b>Use</b>
<b>Accommodation</b>
<b>Cemetery</b>
<b>Child care centre</b>

**Use**

**Cinema based entertainment facility**

**Crematorium**

**Education centre**

**Hospital**

**Leisure and recreation**

**Place of assembly**

**Retail premises**

**Saleyard**

**Service station**

**Transport terminal**

**Veterinary centre**

**2.0**  
Historic  
20/05/2021  
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**Use of land**

Land may not be used for any purpose which would either be in conflict with or likely to impair the optimal operation of the Terminal facility.

**Application requirements**

The following information must be provided with an Application to use the land for any other purpose:

- 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.
- The likely effects on the Terminal facility.

**Decision guidelines**

The following decision guidelines apply to an application for a permit to use or develop land under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Existing use of land and the reason for the proposed use and/or development in relation to that use.
- Possible effect of the development on the continued operation of the Terminal facility.
- The impact on surrounding areas.
- The views of the operator of the Terminal facility.
- The need to protect the Terminal facility from encroachment by inappropriate amenity-sensitive uses.

**3.0**  
Historic  
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**Subdivision**

A Permit is required to subdivide land.

**4.0**  
Historic  
20/05/2021  
C39bena

**Buildings and works**

A Permit is not required for buildings and works associated with a Section 1 use.

**5.0**  
Historic  
20/05/2021  
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**Signs**

None specified.

## BENALLA PLANNING SCHEME