

**SCHEDULE 3 TO CLAUSE 37.01 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.

**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>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>Store</b>	Must be in conjunction with a utility installation
<b>Any other use not in Section 1 or 3</b>	Must be in conjunction with a utility installation

**Section 3 - Prohibited**

<b>Use</b>
<b>Accommodation</b>
<b>Agriculture</b>
<b>Cemetery</b>
<b>Child care centre</b>
<b>Cinema based entertainment facility</b>
<b>Crematorium</b>
<b>Education centre</b>
<b>Hospital</b>
<b>Industry (other than Automated collection point)</b>
<b>Leisure and recreation</b>
<b>Place of assembly</b>
<b>Retail premises</b>

**Use****Saleyard****Service station****Transport terminal****Warehouse (other than store)****2.0**Historic  
08/09/2022  
C195more**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.

**3.0**Historic  
08/09/2022  
C195more**Subdivision**

None specified.

**4.0**Historic  
08/09/2022  
C195more**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*.

The following decision guidelines apply to an application for a permit 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:

- 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).

## 5.0 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.

**6.0**  
Historic  
08/09/2022  
C195more

## Signs

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