

08/08/2013
C18

SCHEDULE 4 TO THE 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.

1.0

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Table of uses

Section 1 - Permit not required

Use	Condition
Apiculture	Must meet the requirements of the Apiary Code of Practice May 2011
Car park	Must be in conjunction with a Utility installation
Earth and energy resources industry	Must be in conjunction with a Utility installation
Road	Must be in conjunction with a Utility installation
Utility installation (other than Telecommunications facility)	

Section 2 - Permit required

Use	Condition
Agriculture (other than Apiculture)	
Store	Must be in conjunction with a Section 1 use
Telecommunications facility	
Any other use not in Section 1 or 3	Must be in conjunction with a Section 1 use

Section 3 - Prohibited

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

Use

Veterinary centre

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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.

3.0

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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.

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Subdivision

A Permit is required to subdivide land.

5.0

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Buildings and works

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

6.0

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Decision Guidelines

Before deciding on an Application to use or develop land, in addition to the Decision Guidelines in Clause 65, the Responsible Authority must consider (as appropriate):

- 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.