

**SCHEDULE 8 TO CLAUSE 37.01 SPECIAL USE ZONE**

Shown on the planning scheme map as **SUZ8**.

**CRAIGIEBURN NORTH EMPLOYMENT AREA PRECINCT STRUCTURE PLAN, JUNE 2016 – ELECTRICITY EASEMENT**

**Purpose**

To manage the transition of non-urban land into urban land in accordance with a precinct structure plan.

To provide for a range of uses and the development of land generally in accordance with the incorporated *Craigieburn North Employment Area Precinct Structure Plan, June 2016*.

**1.0**

**Table of uses**

**Section 1 - Permit not required**

Use	Condition
<p><b>Crop raising</b></p> <p><b>Extensive animal husbandry</b></p>	
<p><b>Industry (other than Materials recycling and Transfer station)</b></p>	<p>Must not be a purpose shown with a Note 1 or Note 2 in the table to Clause 53.10.</p> <p>The land must be at least the following distances from land (not a road) in a residential zone or land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre:</p> <ul style="list-style-type: none"> <li>▪ The threshold distance, for a purpose listed in the table to Clause 53.10</li> <li>▪ 30 metres, for a purpose not listed in the table to Clause 53.10</li> <li>▪ Must not adversely affect the amenity of the neighbourhood, including through the:                             <ul style="list-style-type: none"> <li>- Transport of materials, goods or commodities to or from the land.</li> <li>- Appearance of any stored goods or materials.</li> <li>- Emission of noise, artificial light, vibration, odour fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products grit oil.</li> </ul> </li> </ul>
<p><b>Informal outdoor recreation</b></p> <p><b>Mail centre</b></p> <p><b>Railway</b></p>	
<p><b>Service station</b></p>	<p>The land must be at least 30 metres from land (not a road) which is in a residential zone, Capital City Zone or Docklands Zone, land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.</p>
<p><b>Shipping container storage</b></p>	<p>Must not be a purpose shown with a Note 1 or Note 2 in the table to Clause 53.10.</p>

## HUME PLANNING SCHEME

Use	Condition
	<p>The land must be at least the following distances from land (not a road) which is in a residential zone or land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre:</p> <ul style="list-style-type: none"> <li>▪ The threshold distance, for a purpose listed in the table to Clause 53.10.</li> <li>▪ 100 metres, for a purpose not listed in the table to Clause 53.10.</li> </ul> <p>The site must adjoin, or have access to, a road in a Road Zone.</p> <p>Shipping containers must be setback at least 9 metres from a road in a Road Zone.</p> <p>The height of shipping container stacks must not exceed 6 containers or 16 metres, whichever is the lesser.</p> <p>Must not adversely affect the amenity of the neighbourhood, including through the:</p> <ul style="list-style-type: none"> <li>▪ Transport of materials, goods or commodities to or from the land.</li> <li>▪ Appearance of any stored goods or materials.</li> <li>▪ Emission of noise, artificial light, vibration, odour fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.</li> </ul>
<b>Tramway</b>	
<b>Warehouse (other than Mail centre and Shipping container storage)</b>	<p>Must not be a purpose shown with a Note 1 or Note 2 in the table to Clause 53.10.</p> <p>The land must be at least the following distances from land (not a road) which is in a residential zone or land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre:</p> <ul style="list-style-type: none"> <li>▪ The threshold distance, for a purpose listed in the table to Clause 53.10.</li> <li>▪ 100 metres, for a purpose not listed in the table to Clause 53.10.</li> <li>▪ The site must adjoin, or have access to, a road in a Road Zone.</li> <li>▪ Shipping containers must be setback at least 9 metres from a road in a Road Zone.</li> <li>▪ The height of shipping container stacks must not exceed 6 containers or 16 metres, whichever is the lesser.</li> </ul> <p>Must not adversely affect the amenity of the neighbourhood, including through the:</p> <ul style="list-style-type: none"> <li>▪ Transport of materials, goods or commodities to or from the land.</li> <li>▪ Appearance of any stored goods or materials.</li> <li>▪ Emission of noise, artificial light, vibration, odour fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.</li> </ul>
<b>Any use listed in Clause 62.01</b>	Must meet the requirements of Clause 62.01.

## HUME PLANNING SCHEME

### Section 2 - Permit required

Use	Condition
<b>Adult sex product shop</b>	Must be at least 200 metres (measured by the shortest route reasonably accessible on foot) from a residential zone , land used for a hospital, primary school or secondary school or land in a Public Acquisition Overlay to be acquired for a hospital, primary school or secondary school.
<b>Agriculture (other than Apiculture, Crop raising, Extensive animal husbandry and Intensive animal husbandry)</b>	
<b>Caretaker's house</b>	
<b>Convenience shop</b>	
<b>Education centre</b>	Must not be a primary or secondary school.
<b>Leisure and recreation (other than Informal outdoor recreation)</b>	
<b>Materials recycling</b>	The land must be at least 30 metres from land (not a road) which is in a residential zone or land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.
<b>Place of assembly (other than Carnival and Circus)</b>	
<b>Restricted retail premises</b>	
<b>Retail premises (other than Shop)</b>	
<b>Transfer station</b>	The land must be at least 30 metres from land (not a road) which is in a residential zone, land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.
<b>Utility installation (other than Minor utility installation and Telecommunications facility)</b>	Any gas holder, or sewerage or refuse treatment or disposal works, must be at least 30 metres from land (not a road) which is in a residential zone or land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.
<b>Any other use not in Section 1 or 3</b>	

### Section 3 - Prohibited

Use
<b>Accommodation (other than Caretaker's house)</b>
<b>Cinema base entertainment facility</b>
<b>Hospital</b>
<b>Intensive animal husbandry</b>
<b>Shop (other than Adult sex product shop, Convenience shop and Restricted retail premises)</b>

**2.0**

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**Use of land**

None specified.

**3.0**

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**Subdivision**

A permit granted must be generally in accordance with the incorporated *Craigieburn North Employment Area Precinct Structure Plan, June 2016*.

**Exemption from notice and review**

An application 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. This exemption does not apply to an application for a building or works within 30 metres of land (not a road) which is in a residential zone or land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.

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**Buildings and works**

A permit is not required to construct a building or construct or carry out works for:

- A building or works which rearrange, alter or renew plant if the area or height of the plant is not increased.
- A building or works which are used for crop raising, extensive animal husbandry or informal outdoor recreation.
- A rainwater tank with a capacity of more than 4500 litres if the following requirements are met:
  - The rainwater tank is not located within the building's setback from a street (other than a lane).
  - The rainwater tank is no higher than the existing building on the site.
  - The rainwater tank is not located in an area that is provided for car parking, loading, unloading or accessway.

A permit granted must be generally in accordance with the *Craigieburn North Employment Area Precinct Structure Plan, June 2016*.

**Exemption from notice and review**

An application 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. This exemption does not apply to an application for a building or works within 30 metres of land (not a road) which is in a residential zone or land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.

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**Signs**

Sign requirements are at Clause 52.05. This zone is in Category 1.