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**SCHEDULE 3 TO THE SPECIAL USE ZONE**

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

**COSTA EXCHANGE MUSHROOM FARM AND COMPOSTING FACILITY – 347 ZANELLI ROAD, NAGAMBIE**

**Purpose**

To promote the use and development of the land consistent with an approved Master Plan.

To provide for the use and development of the land for:

- A composting facility, including receipt, storage, blending, maturation and distribution in a manner which minimises the impact on the amenity of surrounding areas; and
- The growing, harvesting, packing, storage and distribution of mushroom-related or allied food products in a manner which minimises the impact on the amenity of surrounding uses.

**1.0**

**Table of uses**

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**Section 1 - Permit not required**

Use	Condition
<b>Agriculture (other than Animal husbandry, Aquaculture and Timber production)</b>	Must be associated with the growing, harvesting, packing, storage and distribution of mushroom-related or allied food products.
<b>Car park</b>	Must be used in conjunction with another use in Section 1 or 2.
<b>Industry (other than Materials recycling, Refuse disposal, Rural industry and Transfer station)</b>	Must be associated with the receipt, storage, blending, maturation and distribution of compost or allied products.
<b>Informal outdoor recreation</b>	
<b>Minor utility installation</b>	
<b>Office</b>	Must be associated with the receipt, storage, blending, maturation and distribution of compost or allied products or the growing, harvesting, packing, storage and distribution of mushroom-related or allied food products.
<b>Rural Industry (other than Abattoir and Sawmill)</b>	Must be associated with receipt, storage, blending, maturation and distribution of compost or allied products or the growing, harvesting, packing, storage and distribution of mushroom-related or allied food products.
<b>Warehouse</b>	Must be associated with receipt, storage, blending, maturation and distribution of compost or allied products or the growing, harvesting, packing, storage and distribution of mushroom-related or allied food products.

<b>Use</b>	<b>Condition</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>Animal husbandry (other than Intensive animal husbandry)</b>	
<b>Caretaker's house</b>	
<b>Leisure and recreation (other than Informal outdoor recreation, Major sports and recreation facility, and Motor racing track)</b>	
<b>Manufacturing sales</b>	
<b>Place of assembly</b>	
<b>Shop (other than Adult sex bookshop)</b>	The leasable floor area must not exceed 200 square metres.
<b>Utility installation (other than Minor utility installation)</b>	

**Section 3 - Prohibited**

<b>USE</b>
<b>Abattoir</b>
<b>Accommodation (other than Caretaker's house)</b>
<b>Adult sex bookshop</b>
<b>Aquaculture</b>
<b>Intensive animal husbandry</b>
<b>Materials recycling</b>
<b>Major sports and recreation facility</b>
<b>Motor racing track</b>
<b>Retail premises (other than Manufacturing sales and Shop)</b>
<b>Refuse disposal</b>
<b>Sawmill</b>
<b>Timber production</b>
<b>Transfer station</b>
<b>Any other use not in Sections 1 or 2.</b>

**2.0**

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**Requirement for Master Plan**

Prior to the commencement of any subdivision, use or development related to the composting facility or mushroom growing facility, a Master Plan must be prepared to the satisfaction of and for the approval of the responsible authority. The responsible authority may approve the Master Plan in stages.

The Responsible Authority may grant a permit for subdivision, use or development prior to approval of a Master Plan or Plans.

The Master Plan must include the following information to the satisfaction of the Responsible Authority:

- The boundaries of the site.
- Adjoining roads.
- Waterways, water bodies and land subject to flooding.
- Existing native vegetation to be removed or retained, with appropriate offsets if required.
- The location of State or Commonwealth protected ecological features, including vegetation and fauna habitat, significant flora and fauna species and ecological communities.
- Any areas of cultural heritage sensitivity.
- The layout of existing and proposed buildings and works.
- Proposed site access, roads and car parking areas.
- The staging and anticipated timing of development.

### **3.0**

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#### **Use of land**

##### **Application requirements**

An application to use land must be accompanied by the following information, 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, the hours of delivery and dispatch of goods and materials, light spill, solar access and glare.

An application to use land for an industry or warehouse must also be accompanied by the following information:

- The type and quantity of goods to be stored, processed or produced.
- Whether a Works Approval or Waste Discharge Licence is required from the Environment Protection Authority.
- Whether a notification under the Occupational Health and Safety (Major Hazard Facilities) Regulations 2000 is required, a licence under the Dangerous Goods Act 1985 is required, or a fire protection quantity under the Dangerous Goods (Storage and Handling) Regulations 2000 is exceeded.

### **4.0**

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#### **Buildings and works**

##### **Permit requirement**

A permit is not required to construct or carry out:

- A building or works generally in accordance with an approved Master Plan for the land.
- 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 generally in accordance with an approved Master Plan must be constructed or carried out in accordance with the following plans, as appropriate, prepared to the satisfaction of the responsible authority:

- An **Existing Conditions Plan** drawn to scale showing:
  - The boundaries and dimensions of the site.
  - Adjoining roads.
  - The location, height and purpose of buildings and works on adjoining land.
  - Relevant ground levels and flood water levels.
  - The location and quality of any existing vegetation.
- A **Design Plan** drawn to scale showing:
  - The layout of existing and proposed buildings and works including building setbacks from boundaries, finished floor levels, and an indicative internal layout for each building.
  - Elevations, showing the dimensions, colours and materials of all buildings and works
  - Driveways, vehicle parking areas, car parking spaces, and loading and unloading areas.
  - Finished site levels and the location of any proposed cut and fill.
  - Proposed landscape areas.
  - External storage and waste treatment areas.
  - Details of boundary fences, including the height, location, design and treatment of the fences.
- A **Stormwater Management Plan** specifying details of how stormwater runoff from proposed new buildings or works will be managed.
- A **Construction Management Plan** specifying the measures proposed to ensure that construction activity has minimal impact on adjoining land and waterways.
- A **Landscape Plan** for the area of the land which is the subject of buildnigs and works, describing the vegetation species to be planted, the number of trees, planting formations, earth mounding, surface treatments and the method of preparing, draining, watering and maintaining the landscape areas (as appropriate).
- An **Environmental Management Plan** (EMP) showing the measures proposed to be applied to the new buildings or works to achieve minimal impact on surrounding areas. The EMP must include all monitoring, auditing, reporting and mitigation measures that are relevant to the new use and development of the land.
- A **Noise Management Plan** providing details on the expected levels of noise from the new building(s) or works at the property boundaries.
- An **Air Emissions Management Plan** which must include:
  - A description of process and controls to mitigate the emission of odour and dust.
  - A measurement of the emissions which are acceptable once the facility is operating
  - An ongoing reporting and monitoring process concerning odour and airborne emissions.
- A **Waste Management Plan** providing details on the expected volume and management of waste.
- A **Vegetation and Land Management Plan** including, where appropriate, measures to protect and conserve native vegetation, to reduce the impact of land and water

degradation and provide habitat for plants and animals. The plan should address the following objectives:

- Prevention of erosion.
- To avoid the removal of native vegetation where possible.
- If the removal of native vegetation cannot be avoided, to minimise the removal of native vegetation through appropriate planning and design.
- To appropriately offset the loss of native vegetation.
- A **Traffic Management Plan** which includes an assessment of anticipated heavy vehicle traffic to and from the site and the preferred route for heavy vehicle traffic.

Before any of the above plans are approved for a building or works, the land owner must advise the responsible authority:

- Whether a Works Approval or Waste Discharge Licence is required from the Environment Protection Authority.
- Whether a cultural heritage assessment is required pursuant to the *Aboriginal Heritage Act 2006*.

## 5.0 Exemption from notice and review

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An application under any provision of this scheme which is generally in accordance with an approved Master Plan for the land 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 Decision guidelines

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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 4.0 of this schedule, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- An approved Master Plan for the land.
- The interface with adjoining areas, including the location and proximity of sensitive uses.
- The design and elevation treatment of buildings and their appurtenances.
- The illumination of buildings and their immediate spaces.
- The interim use of those parts of the land not required for the proposed use.
- The potential impact and management of flood events.
- The drainage of the land.
- The availability of and connection to services.
- The location and type of access to the site.
- The effect of traffic to be generated on roads.
- Provision for car parking.
- Provision for the loading and unloading of vehicles.
- The storage of rubbish and materials for recycling.
- Provision made for vegetation protection and landscaping.

**7.0**

**Maintenance**

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All buildings and works must be maintained in good order and appearance to the satisfaction of the responsible authority.