

SCHEDULE 7 TO CLAUSE 37.01 SPECIAL USE ZONE

Shown on the planning scheme map as **SUZ7**.

COSTA EXCHANGE MUSHROOM FARM – 45 COOKES ROAD, DOREEN**Purpose**

To promote the use and development of the land consistent with the *Costa Exchange Mushroom Farm Master Plan 2012*.

To provide for the continued use and development of the land for 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 areas.

1.0**Table of uses****Section 1 - Permit not required**

Use	Condition
Agriculture (other than Animal husbandry and Aquiculture)	Must be associated with the growing, harvesting, packing, storage and distribution of mushroom-related or allied food products.
Industry (other than Materials recycling, Refuse disposal, Transfer station and Rural industry)	Must be associated with the growing, harvesting, packing, storage and distribution of mushroom-related or allied food products.
Informal outdoor recreation	
Office	Must be associated with growing, harvesting, packing, storage and distribution of mushroom-related or allied food products.
Railway station	
Restricted place of assembly	
Rural Industry (other than Abattoir and Sawmill)	Must be associated with growing, harvesting, packing, storage and distribution of mushroom-related or allied food products.
Tramway	
Warehouse	Must be associated with growing, harvesting, packing, storage and distribution of mushroom-related or allied food products.
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01.

Section 2 – Permit required

Use	Condition
Caretaker's house	
Leisure and recreation (other than Informal outdoor recreation, Major sports and recreation facility, and Motor racing track)	
Manufacturing sales	

Use	Condition
Place of assembly (other than Carnival, Circus and Restricted place of assembly)	
Shop (other than Adult sex product shop)	The leasable floor area must not exceed 200 square metres.
Utility installation (other than Minor utility installation)	
Any other use not in Section 1 or 3	

Section 3 - Prohibited

Use
Accommodation (other than Caretaker's house)
Adult sex product shop
Brothel
Cinema based entertainment facility
Hospital
Intensive animal husbandry
Major sports and recreation facility
Motor racing track
Retail premises (other than Manufacturing sales and Shop)

2.0

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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.

3.0

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Subdivision

None specified.

4.027/05/2019
C239wsea**Buildings and works****Permit requirement**

A permit is not required to construct or carry out:

- A building or works generally in accordance with the *Costa Exchange Mushroom Farm Master Plan 2012*.
- 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 the *Costa Exchange Mushroom Farm Master Plan 2012* must be constructed or carried out in accordance with the following plans, as appropriate, prepared to the satisfaction of the responsible authority:

- A **Design 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.
 - The layout of existing and proposed buildings and works.
 - Driveways, vehicle parking areas, including the number of new car parking spaces, and loading and unloading areas.
 - Proposed landscape areas.
 - External storage and waste treatment areas.
 - Elevations, including the colour and materials of all buildings and works.
- 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 surrounding areas.
- A **Landscape Plan** 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).
- A **Traffic Management Plan**, where a building or works will result in an increase in parking demand, a change to access arrangements or a significant increase in traffic generation, providing details of:
 - Proposed vehicle, pedestrian and bicycle access points at the property boundaries.
 - The location and treatment of circulation areas, driveways and other accessways within the site.
 - The location, layout and treatment of all vehicle and bicycle parking areas and loading and unloading areas.
 - A traffic impact assessment including estimated traffic volumes and types (i.e. staff vehicles or heavy vehicles) and details of any works or traffic management measures required to ensure the continued safe and efficient operation of Cookes Road (between the site and Bridge Inn Road) and the intersection of Cookes Road and Bridge Inn Road.

- 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** providing details on the expected levels and management of air emissions from new building(s) or works.

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.

5.0

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Signs

Sign requirements are at Clause 52.05. All land located within this zone is in Category 2.

6.0

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Exemption from notice and review

An application under any provision of this scheme which is generally in accordance with the *Costa Exchange Mushroom Farm Master Plan 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.

7.0

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Decision guidelines

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:

- The *Costa Exchange Mushroom Farm Master Plan 2012*.
- The interface with adjoining areas, especially the relationship with residential areas.
- 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 drainage of the land.
- The availability of and connection to services.
- The effect of traffic to be generated on roads.
- Provision for vehicle and bicycle parking.
- Provision for the loading and unloading of vehicles.
- Provision for waste removal, emergency services and delivery vehicles.
- The storage of rubbish and materials for recycling.
- The provision of solar access.

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Maintenance

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