

9.3.10 Intensive Horticulture and Wholesale Nursery Code



9.3.10.1 Application

This code applies to development identified as requiring assessment against the Intensive Horticulture and Wholesale Nursery Code by the tables of assessment in **Part 5 Tables of Assessment**.

9.3.10.2 Purpose

- (1) The purpose of the Intensive Horticulture and Wholesale Nursery Code is to ensure development is appropriately located and operated in a manner which minimises adverse amenity and environmental impacts.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) *Intensive horticulture and Wholesale nurseries*:
 - (i) are appropriately sited and operated according to the type of proposed use and surrounding existing and planned uses;
 - (ii) provide for appropriate separation distances to site boundaries or other mitigation measures to minimise land use conflict;
 - (iii) are of a scale and intensity that is compatible with the preferred character of the zone and local area;
 - (iv) are managed so that significant environmental impacts are contained within the site itself; and
 - (v) ensure access roads are of a standard that can safely carry traffic generated by the development having regard to the type and frequency of existing traffic movement on access roads.

9.3.10.3 Assessment Benchmarks

Table 9.3.10.3.1— Criteria for Accepted and Assessable Development

Performance Outcomes	Acceptable Outcomes
Siting and Location	
PO1 Development is located on a site which has sufficient area to: (1) provide for an adequate setback of operations	AO1.1 Development in the Rural Zone has a minimum site area of 5 ha.

Performance Outcomes	Acceptable Outcomes
<p>from road frontages and site boundaries; and (2) mitigate <i>environmental nuisance</i> within its site and is compatible with the character and built form expectations for development in the zone.</p>	<p>AO1.2 Development provides that structures associated with the use are set back a minimum of: (1) 40 metres from the front boundary of the site; and (2) 15 metres from the side and rear boundaries of the site.</p>
	<p>AO1.3 Development provides that, other than structures specified in AO1.2, all development is set back a minimum of: (1) 20 metres from the front boundary of the site; and (2) 10 metres from the side and rear boundaries of the site.</p>
	<p>AO1.4 Where any plants or plant material are removed from the site, the site is directly accessed from a constructed road.</p>

Table 9.3.10.3.2— Criteria for Assessable Development

Performance Outcomes	Acceptable Outcomes
Siting and Location	
<p>PO1 Development is located on a site which has sufficient area to: (1) provide for an adequate setback of operations from road frontages and site boundaries; and (2) mitigate <i>environmental nuisance</i> within its site and is compatible with the character and built form expectations for development in the zone.</p>	<p>AO1.1 Development in the Rural Zone has a minimum site area of 5 ha.</p>
	<p>AO1.2 Development provides that structures associated with the use are set back a minimum of: (1) 40 metres from the front boundary of the site; and (2) 15 metres from the side and rear boundaries of the site.</p>
	<p>AO1.3 Development provides that, other than structures specified in AO1.2, all development is set back a minimum of: (1) 20 metres from the front boundary of the site; and (2) 10 metres from the side and rear boundaries of the site.</p>
	<p>AO1.4 Where any plants or plant material are removed from the site, the site is directly accessed from a <i>constructed road</i>.</p>
Scale	
<p>PO2 The scale of buildings and structures associated with the development maintains the rural or semi-</p>	<p>AO2 Buildings and structures associated with the development have a maximum site coverage of:</p>

Performance Outcomes	Acceptable Outcomes
rural landscape amenity and rural character of the surrounding area.	(1) 10% in the Rural Zone; or (2) 5% in any other zone.
Environmental Impacts	
<p>PO3 A development, being a mushroom farm, does not cause <i>environmental harm</i> or <i>environmental nuisance</i> at any point beyond the site boundary.</p> <p><i>Editor's Note - A mushroom farm does not involve the manufacturing of substrate. Manufacturing substrate for mushroom growing is defined as High impact industry.</i></p> <p><i>An Odour Impact Report prepared by a suitably qualified person is likely to be required to demonstrate compliance with this outcome.</i></p>	<p>AO3 No Acceptable Outcome is prescribed.</p>
Water Quality	
<p>PO4 Development incorporates best practice water quality management and retains all impacted run off on the subject site, or treats run off to acceptable standards before leaving the site.</p>	<p>AO4 No Acceptable Outcome is prescribed.</p>
Roads	
<p>PO5 Development is accessed via a road that is of a standard to adequately cater for the traffic generated by the use without causing traffic hazards, damage to the road or dust nuisance to persons or property not connected with the use.</p>	<p>AO5 Development is located on a site which has <i>constructed road access</i> suitable for the number and type of vehicles associated with the use.</p>
Waste Management	
<p>PO6 Development provides that disposal of waste water does not have an adverse effect on the environment.</p>	<p>AO6 Development: (1) which involves the pre-treatment of liquid waste provides that: (a) noise generating equipment is acoustically baffled to reduce noise; and (b) covers are provided over odour generating processes with odour stripping of waste air; (2) which involves industrial on-site treatment systems provides that the associated off-site sludge disposal is to an approved waste disposal facility; (3) does not result in discharges to local streams, waterways, natural wetlands or dry watercourses; (4) does not involve bulk storage of hazardous or toxic liquids or gases (e.g. bulk chlorine); and (5) provides that liquid wastes that cannot be disposed of to a sewerage system are to be disposed of off-site to an approved waste disposal facility.</p>