

13/09/2010
VC63**SCHEDULE 2 TO THE SPECIAL USE ZONE**

Shown on the planning scheme map as SUZ2.

REGIONAL REFUSE DISPOSAL**Purpose**

To provide for the use and development of land as a regional refuse disposal.

To ensure that the refuse disposal is developed in an orderly and proper manner having regard to land capability and environmental impacts.

To ensure that the operation of the refuse disposal is not detrimental to the productive use of surrounding land and the amenity of the area through the provision of suitable attenuation distances.

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VC63**Table of uses****Section 1 - Permit not required**

USE	CONDITION
Apiculture	Must meet the requirements of the Apiary Code of Practice, May 1997.
Mineral exploration	
Mining	Must meet the requirements of Clause 52.08-2.
Minor utility installation	
Natural systems	
Railway	
Road	
Search for stone	Must not be costeaning or bulk sampling.
Tramway	

Section 2 - Permit required

USE	CONDITION
Mineral, stone, or soil extraction (other than Mineral exploration, Mining and Search for stone)	
Refuse disposal	Development of the subject land must be generally in accordance with the Environment Effects Statement (EES) prepared by AGC Woodward - Clyde, and the additional information produced in response to a request from the Environment Protection Authority, and comply with the conditions specified in

USE	CONDITION
	any Environment Protection Authority Works Approval and Licence issued.

Transfer station

Utility installation (other than Minor utility installation)

Section 3 - Prohibited

USE
All other uses

2.0

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Use of land

The active refuse disposal area must not be open to the general public. All refuse entering the site must be by a municipal council or contractor's vehicle either from direct collection or from a transfer station and from other vehicles authorised by the Joint Working Party from Regional Garbage Disposal in the Greater Ballarat Area (Joint Working Party) or its successor.

The refuse disposal operation shall be operated and managed so as not to prejudicially affect the amenity of the locality to the satisfaction of the responsible authority.

No toxic or hazardous wastes are permitted to be deposited on the subject land.

Vehicle access to and from the subject land shall not operate outside the hours of 7.00am to 4.30pm Monday to Saturday and 9.00am to 4.30pm on Sunday, except with the written permission of the responsible authority. Other refuse disposal operations may occur between the hours of 7.00am and 6.00pm Monday to Saturday and 9.00am to 6.00pm Sunday.

The refuse disposal must be staffed at all times when open for tipping. All gates providing access to the subject land must be closed and locked when the refuse disposal operation is not staffed.

Refuse must be covered with a suitable earth material on a daily basis.

Refuse disposal must not occur within 50 metres of a private land boundary or 100 metres of Symthes (or Woody Yallock) Creek.

The refuse disposal base and berms shall be constructed using continuous quality control to provide a uniform clay liner for each landfill cell with a permeability of 10⁻⁹ m/s to the satisfaction of the responsible authority in consultation with the Environment Protection Authority. Before refuse disposal commences in any cell, the responsible authority must be satisfied that the above permeability can be achieved.

If the specified criteria cannot be met to the satisfaction of the responsible authority then the cell will have to be abandoned or other measures used.

All aspects of water storage and drainage systems, including provision of leachate pondage shall be designed and constructed for a wet year so that they can accommodate the consequences of a 1 in 20 year flood event.

A fence and gates, capable of catching wind blow debris, shall be erected around any active refuse disposal area to the satisfaction of the responsible authority.

3.0

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Subdivision

No minimum lot size is specified.

Subdivision must for the purposes of this Schedule to the Special Use Zone.

4.0

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Buildings and works

A permit is required to construct a building or construct or carry out works for a use in Section 2 of Clause 1.