

19/01/2006
VC37

SCHEDULE 3 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO3**

480 COOPER STREET – MATERIAL RECYCLING CENTRE

1.0

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Design objectives

To identify the Cooper Street No. 1 Landfill, at Cooper Street Epping as a site on which there are specific requirements for development arising out of the former use of the site as a putrescible landfill.

To implement the overall objectives of the Cooper Street Strategy Plan and the Materials Recycling Centre Policy in relation to landscaping and design elements.

2.0

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Buildings and works

A permit is required for all buildings and works except for those buildings or works that are exempt under the relevant zone provisions.

3.0

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Decision guidelines

In considering whether to approve a permit the Responsible Authority must consider:

- the type of structure proposed given the former use of the land as a putrescible landfill;
- whether there is potential for gas build up within any part of the structure;
- whether the construction of the structure will interfere with the gas collection system;
- whether the means of the construction impacts on the landfill cap;
- drainage having regard to the need to ensure that stormwater does not pool on the land;
- the setback of buildings from boundaries and the need for landscaping along Cooper Street and the western boundary of the land;
- the views of the Environmental Protection Authority and the Minerals and Energy Division of Department of Natural Resources and Environment;
- whether the nature of any building proposed would lead to interface conflicts with nearby land uses.

4.0

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Exemption from notice and appeal

An application is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(10), (2) and (3) and the review rights of Section 82(1) of the Act.