

27/05/2019  
C239wsea**SCHEDULE 3 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

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

**480 COOPER STREET – MATERIAL RECYCLING CENTRE****1.0**19/01/2006  
VC37**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**19/01/2006  
VC37**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**27/05/2019  
C239wsea**Subdivision**

None specified.

**4.0**27/05/2019  
C239wsea**Signs**

None specified.

**5.0**27/05/2019  
C239wsea**Application requirements**

None specified.

**6.0**27/05/2019  
C239wsea**Decision guidelines**

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- 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.

**7.0**27/05/2019  
C239wsea**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.