

SCHEDULE 10 TO THE SPECIAL USE ZONE

Shown on the planning scheme map as **SUZ10**.

NAROGHID REFUSE DISPOSAL, TRANSFER AND RECYCLING FACILITY**Purpose**

To provide for the use and development of land that is compatible with the operation and management of a Refuse Disposal, Transfer and Recycling Facility.

To ensure that the Naroghid Refuse Disposal, Transfer and Recycling Facility is developed in an orderly and proper manner having regard to land capability and environmental impact.

To ensure that the operation of the Naroghid Refuse Disposal, Transfer and Recycling Facility is not detrimental to the productive use of surrounding land and the amenity of the area.

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

Use	Condition
Agriculture (other than Intensive animal husbandry) Materials recycling Minory utility installation Railway Refuse disposal	
Rural industry (other than Abattoir and Sawmill)	Must not have a gross floor area more than 200 square metres. Must not be within 100 metres of a dwelling in separate ownership. Must not be a purpose shown with a Note 1 or Note 2 in the table to Clause 52.10.
Timber production	Must meet the requirements of Clause 52.18. The plantation must not be within 20 metres of a powerline whether on private or public land, except with the consent of the relevant electricity supply or distribution authority.
Transfer station Tramway	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01.

Section 2 - Permit required

Use	Condition
Renewable energy facility	Must meet the requirements of Clause 52.32.
Any other use not in Section 1 or 3	

Section 3 - Prohibited

Use
Accommodation
Amusement parlour
Brothel

Use

Childcare centre
Cinema based entertainment facility
Education centre
Nightclub
Office
Retail premises

2.0

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Use of land**Application requirements**

An application must be accompanied by the following information to the satisfaction of the responsible authority:

- Details of how the proposed use would not prejudice the use and development of the Naroghid Refuse Disposal, Transfer and Recycling Facility.
- The purpose of the use and the types of processes to be utilised.
- How land not required for immediate use is to be maintained.
- Provision for the unloading and/or loading of vehicles.
- Vehicle access to the land including, the number, location and layout of all vehicle parking areas and access to and from such areas.
- Provision for storage and collection of waste.
- If services to the site require increased capacity, the use of agreements pursuant to Section 173 of the *Planning and Environment Act 1987* or similar.
- Existing and proposed contour plans of the site.
- The likely effects, if any, on the surrounding area, including:
 - Noise levels
 - Air-borne emissions
 - Emissions to land or water
 - Traffic, including hours of delivery and despatch
 - Light spill or glare.
- Hours of operation.
- Whether a Works Approval or Discharge Licence is required from the Environment Protection Authority.

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- Whether the granting of a permit will adversely affect the operation or further development of the Naroghid Refuse Disposal, Transfer and Recycling Facility.
- The effect that nearby uses may have on the proposed use.
- Whether the use will impact on adjacent occupiers.

- The drainage of the land.
- The availability of and connection to services.
- The effect of traffic to be generated on roads.
- The interim use of those parts of the land not required for the proposed use.
- The impact of the proposal on the natural physical features and resources of the area, in particular on soil and water quality.
- The impact of the use or development on the flora and fauna of the site and its surrounds.
- The location of on-site effluent disposal areas to minimise the impact of nutrient loads on waterways and native vegetation.
- The need to avoid any adverse impacts on surrounding agricultural land.
- The impact on the character and appearance of the area.
- The location and design of existing and proposed infrastructure including roads, gas, water, drainage, telecommunications and sewerage facilities.
- Conformity with any approved Development Plan.

3.0

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Subdivision

A permit is required to subdivide land.

Subdivision of the land may be permitted to create a separate lot for the Naroghid Refuse Disposal, Transfer and Recycling Facility.

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- Whether the granting of a permit will adversely affect the operation or further development of the Naroghid Refuse Disposal, Transfer and Recycling Facility.
- Any natural or cultural values on or near the land.
- The character of the surrounding area.
- Landscape treatments.

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Buildings and works

A permit is required to construct a building or carry out works.

This permit is not required for:

- Buildings and works generally associated with the Naroghid Refuse Disposal, Transfer and Recycling Facility in accordance with a Development Plan approved by the responsible authority.
- Buildings and works associated with any use listed in Section 1 of the Table of Uses in this Schedule in accordance with a Development Plan approved by the responsible authority.
- Buildings and works required to achieve Works Approval or Discharge Licence requirements from the Environment Protection Authority.
- Buildings and works associated with a use in Section 2 for:
 - Storage of Shipping Containers
 - Sorting bays

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- Any works carried out by a public authority in association with the development of new plant or buildings
- Any works required to be carried out for fire protection under relevant legislation
- Bund walls
- Ponds/dams
- Buildings and structures not exceeding 100 square metres in footprint and up to a collective total of 1000 square metres.

Application requirements

An application to construct a building or carry out works must be accompanied by the following information, as appropriate:

- A plan drawn to scale which shows:
 - The boundaries and dimensions of the site
 - Adjoining roads
 - Relevant ground levels
 - The layout of existing and proposed buildings and works
 - Driveways and vehicle parking and loading areas
 - Proposed landscape areas
 - External storage and waste treatment areas.
- Elevation drawings to scale which show the colour and materials of all buildings and works.
- Construction details of all drainage works, driveways and vehicle parking and loading areas.
- A landscape layout which includes the description of vegetation to be planted, the surfaces to be constructed, a site works specification and the method of preparing, draining, irrigating and maintaining the landscape area.

Exemption from notice and review

An application to construct a building or carry out works for any Section 1 Use 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.

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in clause 65, the Responsible Authority must consider, as appropriate:

- The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- The impact of the siting and design on the character and appearance of the area.
- The impact on the air, water and land from the proposed development.
- Whether the siting and construction is designed to minimise impact on neighbouring amenity.
- The impact on the road network and the amenity to surrounding properties.
- Whether landscaping or screening is required to minimise impact on neighbouring amenity, and the maintenance thereof.

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Maintenance

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

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Advertising signs

Advertising sign requirements are at Clause 52.05. This zone is in Category 2.

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Reference documents

A Regional Solid Waste Management Plan, May 1993.