

22.08 MATERIALS RECYCLING28/01/2010
C129(Part 1)

This policy applies to all applications for use and development of materials recycling facilities.

Policy Basis

Materials recycling industries play an important role in reducing waste at landfill sites. It is anticipated that there will be continued demand for these uses with the ongoing growth of the City of Greater Geelong. It is important that these uses are located appropriately in order to minimise off site impacts. The location of materials recycling centres should be carefully considered having regard to surrounding land uses and the visual prominence of the site. In the past, operators have been slow to adopt modern business concepts of quick dismantling and fully enclosed storage. As a consequence, materials recycling establishments have often been a visual blight within areas particularly where they adjoin high exposure roads.

Objectives

To encourage the establishment of materials recycling facilities in appropriate locations and ensure that site layout is appropriately considered.

To ensure that the use and development does not adversely affect the amenity of the surrounding area.

Policy

Where a permit is required to use or develop land for materials recycling, it is policy to:

- Encourage the location of materials recycling proposals within the core of industrial zones.
- Discourage the establishment of materials recycling in areas which are in close proximity to residential and rural living areas, in highly visible locations, on roads with high public exposure or along tourist routes.
- Ensure that materials recycling centres do not adversely affect the amenity of the surrounding area with regard to noise, air quality, traffic, visual appearance and hours of operation.
- Ensure that sufficient area is set aside on site to provide adequate landscaping.
- Ensure that stormwater quality is not adversely affected by the use of the site.
- Encourage the visual and operational enhancement of existing materials recycling establishments where an application is received to alter or expand the use.

It is policy that proposals for materials recycling are assessed against the following performance measures:

- Fencing should fully enclose the site and effectively screen the materials recycling facility. Where fencing is visually permeable, landscaping should be provided to enhance the visual appearance of the site from adjacent properties and roads.
- Stacks of material should not be visible above the height of any approved fence or screen and the height of any fence or screen should be appropriate having regard to the site and surrounding area.
- Areas adjacent to roads should be set aside for landscaping, parking and access. Materials should not be stored or operations carried out within this area.

- The materials recycling establishment should be designed to enable the loading and unloading of materials to be carried out within the site.
- All processes on site should be contained within buildings.

Application Requirements

An application should be accompanied by the following information, as appropriate:

- A description of the use proposed, detailing the type of materials recycled.
- An assessment detailing why the proposed site is suitable for materials recycling having regard to the objectives detailed in this policy.
- A site plan detailing the layout of all buildings and works and the use, including details and location of all machinery.
- A management plan for the operation of the use. The plan should include details of the type of materials received, frequency of truck deliveries, hours of operation, number of employees, height of stacks of materials, processing of materials, dust suppression management, maintenance of landscaping, maintenance of access and parking areas, measures to address any potential vehicle and pedestrian conflict on site and use and maintenance of loading areas.
- A site stormwater management plan provided by a suitably qualified engineer.
- An acoustic report prepared by a suitably qualified consultant.
- Details of fencing, including materials, finishes, height and location.
- A landscape plan drawn to an appropriate scale and provided by a qualified Landscape Architect who is a member of the Australian Institute of Landscape Architects, or a person with a suitable background in horticultural science or an allied field.
- Materials and finishes schedule for all proposed buildings.
- A written response detailing how the proposal addresses screening from areas external to the subject site.
- Details of all advertising signage, including location and a plan of the signage drawn to an appropriate scale.