

22.18 MATERIALS RECYCLING IN THE GREEN WEDGE15/10/2015
C143

This policy relates to the use and development of materials recycling facilities on any land outside the urban growth boundary.

22.18-1 Policy basis15/10/2015
C143

Materials recycling facilities have played an important role in reducing waste at landfill sites. It is anticipated that there will be continued demand for these facilities within the south east of Melbourne however as landfill sites cease operation in Kingston alternative locations in the region outside Kingston's Green Wedge require consideration. It is important that these facilities are located appropriately in order to minimise off site impacts. Due to their nature the potential exists for these facilities to affect the amenity of an area and adjacent areas due to noise, odour, vibration, emissions, traffic, visual appearance and hours of operation.

The location of materials recycling facilities should be carefully considered having regard to surrounding land uses and the visual prominence of the site to ensure that the establishment of any new facilities or expansions to existing facilities do not affect the long term development or amenity of the Green Wedge while the Kingston Green Wedge t Plan is being implemented. The Kingston Green Wedge Plan will provide the strategic basis for any necessary future amendments to this Planning Scheme.

22.18-2 Objectives18/11/2010
C115

- To protect the environment, amenity and strategic future of Kingston's portion of the South East Green Wedge and nearby residential land.

22.18-3 Policy15/10/2015
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It is policy that:

- Materials recycling facilities are not supported in areas which are in close proximity to agriculture, residential areas and sensitive uses or in highly visible locations.
- Materials recycling facilities must be sited and managed to minimise the effect on the amenity of the surrounding area with regard to noise, odour, vibration, emissions to air, land or water, traffic and access, visual appearance and impact, and hours of operation.
- Materials recycling facilities must be provided with real time dust particulate monitoring where a likelihood exists of airborne dust omissions.
- Sufficient area is set aside on site to provide a buffer and adequate landscaping to enhance the visual appearance of the site.
- Access to a Materials Recycling facility must not be via residential streets.
- All treatment of materials on the site must be conducted within buildings.
- The burning of waste materials must not occur on site.
- Materials recycling facilities must be designed to enable the loading and unloading of materials to be carried out within the site.
- Materials recycling facilities in association with Refuse Transfer Stations be discouraged.
- Extensions/amendments to existing materials recycling facilities are not supported where land use in proximity has changed to agriculture, residential or other sensitive use.

22.18-4 Decision guidelines

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Before deciding on an application the responsible authority must consider as appropriate:

- The need for measures to protect the amenity of the surrounding area.
- The potential visual impact of these facilities within the Kingston Green Wedge.
- The capacity to incorporate appropriate buffer distances from residential land and sensitive land uses.
- The effect on long term open space planning objectives including the proximity of any facilities to areas identified as future parkland or Chain of Parks Linear Trail in the Sandbelt Open Space Project Policy.
- Changes in land use proximate to the facility, particularly to sensitive land uses.
- The Kingston Green Wedge Plan.

22.18-5 Reference Documents

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Kingston Green Wedge Plan (Planisphere 2012)