

22.08 MATERIAL RECYCLING CENTRES POLICY27/03/2014
C177

This policy relates to the development of material recycling centres within the municipality.

Policy Basis

Council regularly receives applications for material recycling centres in industrial areas of the municipality. Due to their nature the potential exists for these uses to affect the amenity of an area and adjacent areas due to appearance and traffic movements. It is also important that the establishment of material recycling centres do not affect the long term development or amenity of industrial, commercial, or rural areas.

This policy aims to provide guidance to applicants in the design and location of material recycling centres within the municipality and assist in the assessment of applications for this use.

Objectives

To ensure that material recycling centres are situated in appropriate locations and do not affect the amenity of surrounding area.

Policy

It is policy to:

- Encourage material recycling centres to locate in areas with an industrial zoning rather than in areas with a business or rural zoning.
- Encourage material recycling centres to locate away from main and secondary roads and minimise their visibility from major roads, in particular Cooper Street, High Street, Mahoneys Road, Dalton Road, and Settlement Road.
- Ensure material recycling centres do not adversely affect the amenity of the surrounding area with regard to noise, air, and traffic pollution, hours of operation and visual intrusion on the streetscape character.
- Ensure landscaping is provided to enhance the visual appearance of the site. In some instances landscaping will be required to provide a screen between the development and sensitive uses. A landscaping setback is to be provided to the frontage of the site and the storage and stacking of materials should not occur along the frontage of the site.
- Ensure the site is of sufficient size to provide adequate car parking, pedestrian access, and landscaping.
- Ensure material recycling centres maintain an adequate distance from residential and commercial areas.
- Discourage access to the site from residential streets.
- Ensure that the establishment of any material recycling centres in the Cooper Street area is consistent with and does not prejudice the objectives and intentions of the Cooper Street Precinct Strategy.
- Ensure that all processes on the site are conducted within buildings. Burning of waste materials must not occur on the site.

Policy Reference

Material Recycling Centre Guidelines