

DEVELOPMENT CONTROL PLAN LANDFILL DEVELOPMENT

RESPONSIBLE DEPARTMENT: Corporate Services
RESPONSIBLE SECTION: Environmental Services

OBJECTIVE:

To provide guidelines for landfill activity in Narrabri Shire.

POLICY:

1. APPLICATION

This document provides design and development application standards for the placement of landfill (Landfill development). This plan applies to all land within Narrabri Shire Council Local Government Area where development consent is required under Narrabri Local Environmental Plans No. 2 & 5, and Narrabri Local Environmental Plan 1992.

2. CITATION

This development control plan is to be referred to as Narrabri Shire Landfill Development Control Plan".

This plan was approved by Narrabri Shire Council Floodplain Management Committee on Tuesday, 12 February 2002.

3. AIMS AND OBJECTIVES

- To regulate the appropriate use and maintenance of landfill; and
- To set reasonable environmental standards in respect of flood-labile land, privacy, on-site drainage, aesthetics, streetscape and other impacts on adjoining landuses; and
- To approve design controls for landfill development; and
- To provide application and assessment standards for landfill activity.

4. APPLICATION OF CONTROLS

Landfill is the depositing of soil or like material to a depth of more than 300mm above natural ground level, being ground level as it was before any landfill was deposited on it or alterations made to that level by mechanical or other means or the covering of more than 50% of the total area of the subject land by any depth of landfill. Any depositing of landfill must comply with the development standards as set out in clause 5.

A development application is required for any landfill in excess of the above or which does not meet the development standards as set out in clause 5.

In assessing Development Applications, Council will consider all those matters specified in Sections 78 and 79 of the Environmental Planning and Assessment Act 1979, Narrabri Local Environmental Plans 2 and 5, and Narrabri Local Environmental Plan 1992, the provisions of those controls and other relevant planning instruments, policies and guidelines.

Council may refuse a development that does not comply with those controls, or may seek to modify a non-complying development by imposing conditions designed to make it comply.

Council may also approve a development which does not comply with those controls where in its view, a certain control or standard is not appropriate or relevant in a particular case. Where an applicant departs from those controls, a detailed written explanation will need to be given.

4.1 Development Applications

4.1.1. General

Where a development application includes a landfill proposal in conjunction with the erection of a structure it shall include::

- Development application form
- Three copies of all plans, including the proposed structure.
- Statement of Environmental Effects
- Application Fee
- Written authority of the landowner where the applicant is not the owner.

Should the proposal be for landfill alone the reasons for the landfill must be clearly outlined in conjunction with the application. Applicants are advised, where possible, to include all matters in one application to avoid duplication of fees.

Note: Users of these controls should consult with Council prior to the preparation of plans to ensure that the proposal meets council requirements.

4.1.2. Design

Design plans are to be drawn to a suitable standard and include:

- Site plan showing landfill measurements, distances from all land boundaries and proposed finishing (batter, retaining wall, etc) of landfill edges;
- Elevation plans showing the ground height, proposed landfill height, batter gradients or retaining wall design. All heights are to be represented in Australian Height Datum (AHD) measurements;
- Landscaping plans for the retention and stabilisation of the landfill;
- Drainage plans indicating appropriate management of natural and storm water movements from the land.

Note: Plans must identify finished surface levels (AHD) and to include the proposed construction of hardstand surfaces (pathways, driveways, etc).

4.1.3. Statement of Environmental Effects

Each application must be accompanied by a written Statement of Environmental Effects (SoE) which: -

- Demonstrates that consideration has been given to the environmental impact of the development, including the probable effect on natural and storm water drainage, flood water flows, privacy, soil erosion and management and any other identifiable impacts on adjoining lands; and
- Sets out any measures taken to mitigate any likely adverse environmental impact; and
- Proposed use of the landfill.

5. DEVELOPMENT STANDARDS

Development applications must comply with the following standards. If development approval is granted, landfilling must be undertaken as per the development approval notice and approved plans.

- Maximum finished height shall not exceed 1 meter above natural ground level and no more than fifty (50%) percent of the total area of the subject land shall be covered by the deposited landfill.
- The landfill pad may not extend more than one (1) meter beyond the walls of the proposed structure or identified proposed use before the edge batter or retaining wall commences;
Note: Outdoor areas & patio/ pergolas are not considered as habitable and do not require flood proofing by way of being raised on landfill. However Council will assess a landfill application that includes landfilling for outdoor areas in accordance with this policy.
- Minimum distance of the toe of the landfill from all property boundaries is to be one (1) meter ie. a minimum one (1) meter width at natural ground level must be retained around the property boundary.
- The sides of the landfill must not have a slope that exceeds 1:3.
- The sides of the landfill facing the main street frontage must not have a slope that exceeds 1:6.

- The sides of the landfill at rear face (into backyard) must not have a slope that exceeds 1:4
- Any retaining walls greater than 600mm in height above natural ground level will require construction approval. Full construction design and specification plans will need to be submitted and approved by council prior to the construction of the retaining wall commencing;
- No natural surface water drainage on the land is to be obstructed and natural surface water must not be allowed to pond on any part of the property or be diverted or directed into other property unless as part of a designed plan and with the consent of the owner of the other property. Natural surface water drainage may be redirected into a council approved drainage structure (kerb and gutter, table-drain, etc);
- All storm water drainage from the landfill pad or hard-stand surfaces constructed on the landfill is to be drained to the appropriate drainage structure in the road/street fronting the land or to a structure as approved/identified in the development application approval notice;
- All batters of the landfill edges are to be stabilised in a manner to prevent surface erosion from storm or flood water events and dust nuisances;
- The Council may, upon written justifiable information, vary the requirements of the standards on a case by case basis.

6. DEVELOPMENT APPLICATION ASSESSMENT

Development application assessment will be as per legislation, policies and guidelines.

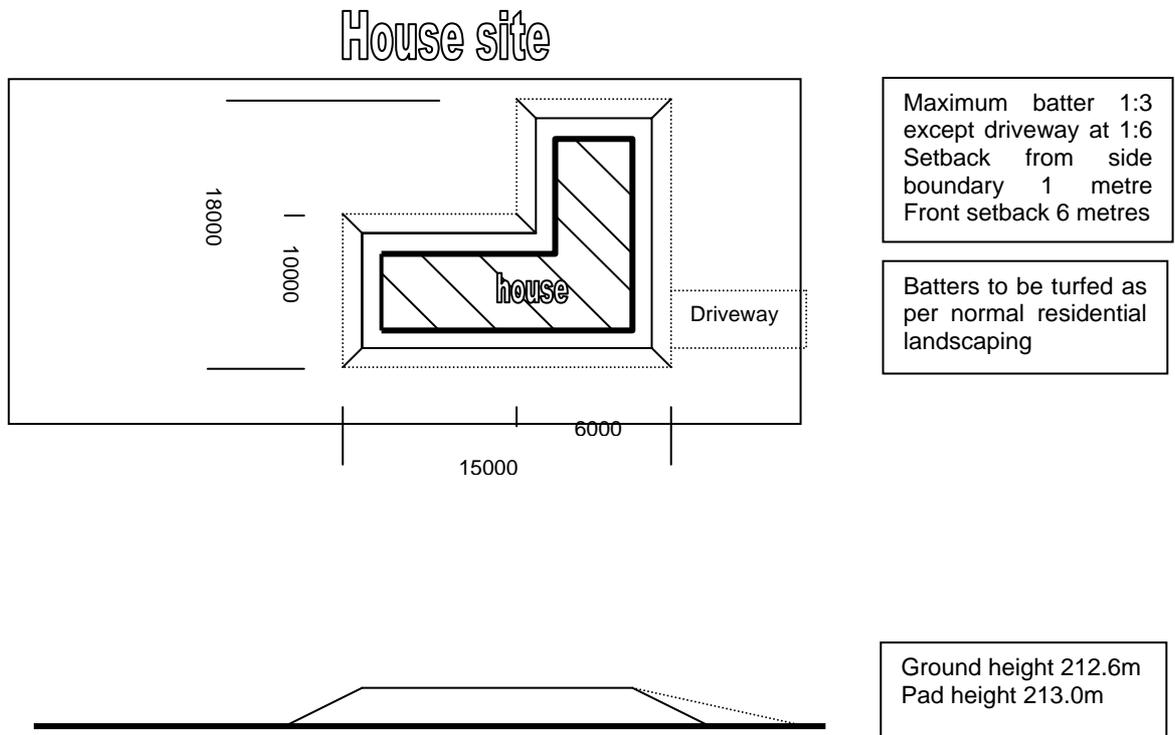
Development application determination – approved/refused.

If approved, a compliance certificate will be required when the landfill activity is completed and prior to any use or construction being commenced on the landfill or site.

Note: confirmation of the finished height of the pad will be required and supplied by the developer/applicant prior to compliance certificate being issued.

Example

Site Plan, Elevation Plan



HISTORY

<u>MINUTE NO:</u>	<u>MEETING DATE:</u>	<u>DESCRIPTION</u>
323/98	20 October 1987	Adopted
	15 March 1988	Amended
	28 October 1998	Amended