

Local Planning Policy

POL-E7.12 Development of Commercially Owned or Operated Landfill Sites

1. Objective

The purpose of this Policy is to provide guidelines for the development of commercially owned or operated landfill sites within the municipal district of the City of Swan. For the purposes of this Policy, the term "commercially owned or operated" refers to a site which is privately owned and operated commercially, or publicly owned and operated by a private business for commercial purposes.

2. Policy statement

1. In this policy statement the term "landfill site" shall mean an area of land within the City of Swan municipal district which is commercially owned or operated and upon which it is proposed to dispose of inert refuse and like disused material and the terms "landfill" and landfill operation" shall have corresponding meanings. Material which is not inert refuse may only be disposed of in a site specifically approved for that purpose by the Council of the City and the Public Health Department.
2. An application to develop a landfill site shall be accompanied by a Management Plan containing, inter alia, the following information:
 - 2.1 A description of the existing site environment and the likely effect upon this and the surrounding land uses of the landfill operation;
 - 2.2 Geological study of the site and where relevant surrounding areas;
 - 2.3 The nature, area and volume and estimated duration of the landfill operation;
 - 2.4 A schedule of estimated stages of the landfill programme and of the time periods within which it is proposed operations will be carried out;
 - 2.5 A description of the methods by which existing vegetation is to be cleared and topsoil and overburden removed and/or stockpiled;
 - 2.6 A description of the means of access to the landfill site and the types of roads to be constructed, and the means by which the site will be controlled and supervised by day, and how secured when not open;
 - 2.7 A description of the methods by which the site is to be kept drained;
 - 2.8 A description of the measures to be taken to avoid rodents, flies and other vermin;
 - 2.9 A description of the measures to be taken to minimise noise odour and dust nuisance, erosion, water course siltation, adverse visual impact and dangers to the general public;
 - 2.10 A description of the measures to be taken to avoid wind-blown rubbish;
 - 2.11 A description of the measures to be adopted to avoid fires, spontaneously or deliberately lit, and fire control measures;
 - 2.12 The objectives of the landfill, having due regard to the nature of the surrounding area and the proposed end use of the landfill site;
 - 2.13 A rehabilitation plan, containing details of compaction of the site, finished 'levels', method of restoration and reinstatement of the landfill site, method by which topsoil is to be replaced and seeded, and numbers and type of trees to be planted and other landscaping features developed.

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3. The staging of the landfill operation should be developed on the basis of a cell system whereby each fill cell is to be no larger in size than 50m square. Each cell is to be filled progressively.
4. Details are to be submitted on how the fill component in each cell is to be monitored and checked with respect to type and source of landfill. These details are to be submitted to Council in report form at quarterly intervals.
5. The type of material permitted on landfill sites will include:
 - a) Sand;
 - b) Brick and rubble;
 - c) Concrete;
 - d) Clay;
 - e) Any other inert, non-putrescible material, as specifically approved by the Council, provided that (subclause 2.11 notwithstanding) no flammable materials are permitted.
6. A person being nominated by the landfill site operator as a contact for the landfill operator, to arrange Quarterly Meetings, or meetings as requested, to provide an update on site activities.
7. A bond/bank guarantee in the amount of \$50,000 per hectare of the land fill site is to be submitted prior to any fill being deposited on the site. The bond/bank guarantee is to be lodged as security for observance of conditions attached to development approval and may be called upon to fund the removal of materials, repair or rehabilitation of the landfill site in accordance with the details submitted in the approved Management Plan and like matters.
8. On receipt of an Application for a landfill site the Council:
 - 8.1 Shall publish in a newspaper circulating in the municipal district a notice advising of the Application and specifying that any interested persons may, within twenty one (21) days after the date of publication of the notice, object to or make representations in writing in respect of the issue of a development approval by the Council;
 - 8.2 May cause to be displayed in a prominent position on the excavation site a notice specifying particulars of the proposed landfill and inviting objections to and representations in respect thereof from members of the public;
 - 8.3 Shall forward a notice to the owners and occupiers of all land adjoining the land upon which the landfill operation is proposed within 500 metres of the boundaries of the proposed landfill site, advising of the Application and specifying that they may, within 21 days from the date of the letter, object to or make representations in writing in respect of the issue of an Approval by the Council.
9. The Council may impose conditions upon the development approval for the landfill site including:
 - 9.1 The hours during which landfill operation may be carried out;
 - 9.2 The way in which the landfill site is to be managed;
 - 9.3 The materials to be used in the landfill operation;
 - 9.4 The drainage of the landfill site and the disposal of water therein and therefrom;
 - 9.5 The height and area of the landfill operation;
 - 9.6 The planting care and maintenance of trees, shrubs and other landscaping features during the time in which the landfill is current and in order to effectively screen the area to be landfilled;
 - 9.7 The restoration and reinstatement of the landfill site;

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- 9.8 Requiring the operator of the landfill site to enter into an agreement with the Council in respect of any condition or conditions imposed;
 - 9.9 Any other matter referred to in clause 2 or otherwise regulating the carrying on of landfill activity;
 - 9.10 Limiting the duration of the landfill activity if that is not adequately dealt with by the terms of the approval.
10. A proposal involving a waste transfer station shall not be approved unless the land has received Special Purpose Zoning for that purpose.

Document control

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Industry:			
Organisational:	City's Local Planning Scheme No. 17 Delegated Authority - 27 Statutory Planning		
Strategic Community Plan:	B1 Planned and facilitated growth		