

Title	Waste Management
Policy Number (Governance Purpose)	LPP 1.14



Policy Type

Local Planning Policy

Policy Purpose

A considerable volume of waste is generated by large-scale grouped and multiple dwellings, Non-Residential developments and Mixed-Use developments. To ensure developments are functional, and for the purpose of protecting the amenity of a locality, on-site management and collection of waste requires due consideration at the subdivision and development application stages. Attention also needs to be paid to the issue of waste minimisation during the construction stage of a development (reducing landfill volumes), and the potential for resource recovery across the life of a project and building occupancy in perpetuity.

This policy details requirements pertaining to waste management and minimisation - to be considered in the, design, construction and management of larger developments. The policy is informed in part by the principles and objectives of the City's Sustainability Policy, Waste Management and Education Strategy 2013-2023. The State's Waste Avoidance and Resource Recovery Strategy 2030 and the State Government's Waste Avoidance and Resource Recovery Act.

The purpose of this policy is to:

- (1) Provide standards and/or requirements aimed at minimising waste whilst achieving higher levels of resource recovery across the life of a development. This includes: pre-development stages in the process including demolition and remediation (if applicable), the construction stage and development occupancy;
- (2) Achieve development that is more functionally designed and effectively managed in terms of waste management and resource recovery for the benefit of a range of stakeholders, including: the developer, property owners and/or development occupants, property owners in the vicinity, waste collecting personnel/contractors, and waste management facilities/businesses;
- (3) Provide for the safer, more hygienic handling (storage), collection and sorting of waste and recyclables by residents and employees, and those working in the waste management industry;
- (4) Provide for waste management and minimisation in a manner that protects the environment, including: the prevention of both 'on' and 'off' site pollution, with a greater emphasis on Ecologically Sustainable Development (ESD), notably higher levels of resource recovery and increased recycling (contributing to a reduction in use of natural resources);
- (5) Provide for waste management and minimisation in a manner that protects the environment, including: the prevention of both 'on' and 'off' site pollution, with a greater emphasis on Ecologically Sustainable Development (ESD), notably higher

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levels of resource recovery and increased recycling (contributing to a reduction in use of natural resources);

Policy Statement

(1) At the Subdivision Application stage:

1. The City will seek waste management information, where appropriate and supported by the Department of Planning, Lands and Heritage. Measures may include:
 - a) Use of communal bin storage, identified at the point of collection;
 - b) Conditions of subdivision that support waste management; and
 - c) A Waste Management Plan (WMP), where considered necessary.

(2) At the Development application stage:

A WMP is to be submitted and approved by the City for the following development proposals:

1. Residential Development
 - (a) Grouped dwelling proposals where simple bin presentation for road-side collection is not possible or desirable as determined by City;
 - (b) Four or more grouped or multiple dwellings;
 - (c) Aged or dependant persons developments comprising more than 10 beds/dwellings or where simple bin presentation for road-side collection is not possible or desirable as determined by the City; and
 - (d) Lodging houses.

It is noted that (particularly in the case of grouped dwellings), development applications may be submitted for individual lots rather than for the development as a whole. In this case, the first development application to be submitted will be required to provide the WMP, and this WMP shall provide scope for modification to include the additional lots when they reach the development application stage. This requirement is only applicable where a WMP was not previously prepared at earlier planning stages.

2. Mixed Use Development (comprising both Residential and Non-Residential).
3. Non-Residential Development
 - (a) All types of new non-residential development where waste is generated, including commercial (office, showroom, warehouse), industrial (all types), retail (shops) and food and beverage type establishments (cafes, restaurants etc).
 - (b) Change of Use proposals where significant waste is expected to be generated, as determined by the City.

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(3) Information required for WMPs:

1. In the case of demolition and/or remediation:
 - (a) Site plan showing on-site materials storage areas, collection points and vehicular access/egress arrangements;
 - (b) Details of materials and quantities thereof to be re-used (on-site), recycled or to be sent to landfill;
 - (c) Measures to be implemented for the purpose of minimising the delivery of waste generally to landfill.

2. In the case of all new development:
 - (a) Waste minimisation measures during construction, including: the separation on-site of like materials for re-use or recycling, nominated on-site collection points, and the requirements/expectations of the builder and sub-contractors regarding waste.
 - (b) Waste minimisation measures during occupation, including: the on-site separation of materials for recycling, on-site collection points, and the expectations of owners and/or occupants/tenants.
 - (c) A Site Plan identifying:
 - i. Location and size of the bin store area;
 - ii. In the case of on-site collection – collection points, pedestrian/vehicular access to these points, and swept paths; and
 - iii. In the case of road-side collection – location of the bin pad area.
 - (d) An estimation of waste volume likely to be generated when the development is occupied, including the potential for an increase in volume (due to an increase in the density of a residential development or a change of use in non-residential development). In this regard, the City provides a weekly recycling service. Where four (4) or more dwellings are proposed the City requires a reduction in the bin numbers to 1 set (1 yellow-top recycling and 1 general waste red top) of bins/3 residential units managed by a caretaker or equivalent.
 - (e) Details of the intended method of collection and associated equipment i.e. by the City of Cockburn and/or private contractor ensuring servicing bins can be completed by the waste truck without reversing, time and management of collection i.e. by individuals, strata managers and/or caretaker/s, cleaning and maintenance of on-site waste management areas etc;
 - (f) Details of advice to be provided to property owners and/or development occupants (both residential and non-residential) regarding the WMP;
 - (g) Details of any contract/s with cleaners and/or waste contractors, including the requirements of the contract/s;

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- (h) Plans to incorporate new waste management technologies and practices in the WMP;
 - (i) Details of how a WMP will continue to be applied in perpetuity across the life of a development, via for example, reference to such in the Strata Management Statement (including details regarding the process for changing a WMP and the City's involvement in such).
3. In the case of Residential Development only:
- (a) On-site storage capable of containing a minimum of one (1) weeks' waste and recycled material within a communal bin store;
 - (b) The provision of a communal bin store that has a minimum size of one (1) square metre per dwelling, with a two (2) metre minimum length and width dimension. This requirement stands regardless of (2(d) above) where the reduction in bin numbers is 1 set of bins/3 residential units or the waste volume estimates;
 - (c) On-site storage being conveniently located to the point of collection, out of public view or suitably screened, and having reasonable separation from residents' outdoor living areas;
 - (d) Suitably located and signed (if required according to the City of Cockburn's specification) road side bin collection pad/s (taking into account pedestrian and vehicular movement across the front of, or into and out of a property, walls, fencing and landscaping at the front of a property, and kerbside parking);
 - (e) Removal of bins from the collection point (internal or road side) on the day of collection.
4. In the case of Mixed Use and Non-Residential Development only:
- (a) On-site storage capable of containing a minimum of one (1) weeks' waste and recycled material;
 - (b) Area of waste storage:
 - i. Office/Showroom/Warehouse: 1m²/200m² Gross Floor Area (GFA);
 - ii. Industrial: 1m²/100m² GFA. Note: waste generated "use" specific and storage capacity to relate to industry type;
 - iii. Retail (shop): 2m²/200m² GFA;
 - iv. Restaurant/Café: 1m²/20 seats, or 1m²/100 meals served;
 - v. Tourist Accommodation (hotel, serviced apartments etc): 1m²/12 rooms.
 - (c) The potential for up to two (2) collections per week taking place at food premises (restaurants/cafes) or premises involved in food processing/production (or similar activities).
 - (d) Premises involved in the processing, retail and/or wholesale of animal products where the waste generated contains 20% by

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weight or volume of fish, poultry or meat, and/or generates 50 litres of seafood, poultry or meat waste per day, must refrigerate this waste prior to collection.

(4) General Bin Store and Waste Collection Requirements (applicable to all development):

1. Mandatory (Required)

(a) For bin stores in basements:

- i. Bin stores shall be provided in the basement, part basement or undercroft level of a development when waste is collected from one, or all of these levels
 - ii. Where waste and recyclables are to be collected in the basement level or similar, collection is to take place in the vicinity of the bin store. The bin presentation area or collection point is to be flat, with the travel path between the bin store and collection point/vehicle clear of steps or kerbs. The distance between the bin store and the presentation should be ideally no greater than 10m;
 - iii. Minimum clearance required in the basement, part basement or undercroft levels of a development is 2.4m. This includes clearance to all structural beams, pipe work, services or similar. The City's Waste Services shall be notified prior to any modification to the basement clearances;
 - iv. Access ramps and driveway gradients serving basements, part basements or undercroft areas are to cater for long wheel base vehicles 7.2m in length with a maximum gradient of 1:4.5; and
 - v. The bin store shall be fitted with double doors.
- (b) Minimum driveway width for on-site collection shall be four (4) metres. On-site manoeuvring shall be provided to ensure waste vehicle ingress/egress in forward gear.
- (c) Where a turn-table is to be installed to facilitate forward ingress/egress, the turn-table shall have a minimum 20 tonne capacity.
- (d) Where approval is given for the collection of waste and recyclables from the road (at the pre-application stage, or via the development application process), consideration needs to be given to a 12.5m long truck where access and/or manoeuvrability are difficult or limited.
- (e) Waste storage, management and collection for the Residential component and the Non-Residential component within in Mixed Use developments are to be separated and self-contained/secured (with separate access arrangements). Where waste storage is secured, a compatible key system is necessary to enable access by collecting personnel/contractors. This includes the City of Cockburn where the City is the collector. The City's Waste Services Unit is to be consulted regarding the system prior to installation. All costs associated with the

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system are the responsibility of the developer, property owner/s and/or the strata managers.

- (f) A caretaker or strata management representative is to manage waste and recycling to ensure bins are filled consecutively, with only full bins to be presented on collection day.
- (g) All putrescible waste awaiting collection is to be stored in a Mobile Garbage Bin/s (MGB). Alternative storage containers with permanent tight fitting lids and smooth washable internal surfaces may be approved by the City.
- (h) Internal bin stores shall be separately ventilated with a system complying with Australian Standard 1668 (AS1668). The ventilation outlet is not to be in the vicinity of windows or intake vents associated with other ventilation systems.
- (i) For all bin stores, except where less than five (5) dwellings are proposed:
 - i. Bin stores shall have 75mm concrete floors grading to a 100mm industrial floor waste (including a charged 'water-trap' connected to sewer or an approved septic system), with a hose cock to enable bins and/or the enclosure to be washed out. An alternate floor surface may be approved by the City's Waste Manager. The bin store(s) must be a minimum of 2m wide to allow a horizontal bin wash and ensuring the effluent grades to sewer;
 - ii. Bin store internal walls shall be cement rendered (solid and impervious) to enable easy cleaning. Ceilings in bin stores shall be finished with a smooth faced, non-absorbent material capable of being easily cleaned;
 - iii. Bin store walls and ceilings shall be finished or painted in a light colour;
 - iv. Bin stores shall be constructed in a manner that prevents the entry of vermin;
 - v. Bin stores shall be provided with artificial lighting, sensor or switch controlled both internal/external to the room or area. All lighting in open areas is to comply with AS4282-1997 (Control of Obtrusive Outdoor Lighting). This clause does not apply to developments of five dwellings or less unless the bin store is enclosed;
 - vi. External bin stores shall be surrounded by 1.8m high walls/fencing with a self-closing gate; and Bin stores require the following signs and/or information to be displayed:
 - 1. A sign stating "NO STANDING" at the entrance to the room/area.
 - 2. A clearly visible "DANGER" sign in the vicinity of the entrance to the room/area.
 - 3. Standard signage (details available in the City's Resource Recovery Calendar for Domestic Waste

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distributed with Rates Notices) explaining waste management and what materials are suitable for recycling (to be posted/erected in all bin stores.

- (j) Any external bin store greater than 20m² is required to be covered to prevent storm water entering the sewer.

2. Preferred (Recommended)

- (a) Double doors should be fitted to bin stores to improve accessibility and bin movement.
- (b) Where applicable in the case of non-residential use or development, waste contract provisions should require the collection and recycling of low/high grade office paper and other office equipment, including: batteries, smoke detectors, fluorescent tubes, computers and televisions from the waste stream.
- (c) The provision of a minimum of 0.5m² per dwelling 'bulky' storage space in residential development.
- (d) A bulky storage or fenced in area in non-residential development. Minimum 8m in volume (m³), suitably signed and made available for the storage of electronic goods.
- (e) As waste vehicles idle for extended periods outside bin stores basements or ground floor carparks, designers should consider the classification and placement of thermal detectors so as not to trigger a false alarm.

(5) Advice

- 1. Where road side collection is not considered appropriate by the City's Waste Manager due to concerns relating to pedestrian and/or vehicular conflict, and potential impacts on the amenity of a locality, alternate collection methods are to be determined and incorporated in the WMP in consultation with the Waste Manager.
- 2. Waste chutes are not permitted in Multiple Dwelling or Mixed Use developments.
- 3. As laneways are designed for the servicing of waste, the City may require residents to place their bins on one side of the laneway to increase the operating space and safe movement of the waste truck

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Strategic Link:	Town Planning Scheme No. 3
Category	Planning - Town Planning & Development
Lead Business Unit:	Statutory Planning
Public Consultation: (Yes or No)	Yes
Adoption Date: (Governance Purpose Only)	12 November 2024
Next Review Due: (Governance Purpose Only)	November 2026
ECM Doc Set ID: (Governance Purpose Only)	4517800