



Local Planning Policy 2.24

Waste Management Plans
for New Development

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Statutory background

Clause 3 of the *Deemed Provisions* of the *Planning and Development (Local Planning Schemes) Regulations 2015* ('*Deemed Provisions*') allows local government to prepare a local planning policy in relation to any matter related to the planning and development of the scheme area. Clause 65A of the *Deemed Provisions* permits the Council to request additional information to support an application for development approval under the planning scheme. Clause 67 (2) of the *Deemed Provisions* outlines the matters to be taken into regard for in consideration the application, and includes the adequacy of provision for the management, storage and collection of waste.

State Planning Policy 7.3 - Residential Design Codes Volume 2 Apartments, Waste Management Acceptable Outcomes (4.17), references the *WALGA Multiple Dwelling Waste Management Plan Guidelines* in providing for sufficient waste storage facilities for Multiple Dwelling development.

Purpose and objectives

The purpose of this policy is to:

1. specify when details of waste management will be required to support the assessment of applications for development approval; and
2. confirm the City's broad expectations with respect to the accommodation of waste management in new development.

Its objectives are:

- **Functionality** – To ensure that waste facilities for development are functional and readily used by all stakeholders.
- **Amenity** – To ensure that waste facilities minimise negative impacts on the streetscape, building entries and the amenity of residents and visitors
- **Safety** – To maintain safety for waste collection staff, residents/business operators and the public, and minimise traffic and footpaths obstruction in the public realm.
- **Waste minimisation** – To promote waste-to-landfill minimisation through provision of safe and convenient bins and information for the separation and recycling of waste.

Application

The policy applies to all development subject to development approval within the Local Planning Scheme area.

Policy statement

All development should make adequate provision for the management, storage and collection of waste.

The City requires the provision of a waste management plan (or suitable level of detail) for substantial and/or constrained serviced development to ensure that responsible waste management can be accommodated, and waste can be readily collected consistent with the objectives of this policy. This is to be provided with the submission of a development application. Consultation with the City's Waste team and integration of waste planning early in design development is recommended to optimise outcomes and facilitate streamlined assessment and approval.

1. Waste Management Plan requirement

A waste management plan (WMP) will be required to accompany the following categories of development application, to inform assessment:

- Residential
 - Multiple Dwellings
 - 4 or more Grouped Dwellings
- Proposals involving constrained lots (e.g. lots with limited street frontage, on laneways)
- Hotel and Tourist Accommodation Uses
- Mixed use developments
- Commercial, industrial and other significant non-residential development (including Restaurants Taverns, Small Bars, aged care, educational establishments & healthcare / hospitals).

Waste management details may be requested for other development proposals in instances where a proposal may not be able to readily satisfy standard waste collection requirements, at the discretion of the City.

2. Calculating Waste Requirements for New Development

Multiple Dwellings (Apartments), Commercial, Industrial, & Mixed Use

Development proponents are to prepare waste management plans in accordance with the WALGA 'Waste Management Guidelines for Multiple Dwelling' and 'Waste Management Guidelines for Commercial and Industrial Developments' including waste generation rates.

Variations to the waste generation rates specified in these may be considered in specific circumstances, where an applicant can demonstrate that an alternative standard is more

applicable to a proposed development, such as were accommodating FOGO, based on robust evidence.

Grouped Dwelling Development

Development shall be capable of accommodating the three City of Fremantle bins for each dwelling and have sufficient verge space to accommodate these bins for collection from the street. Alternatively, if a shared bin collection service is proposed for a Grouped Dwelling development, a commensurate amount of waste per dwelling should be provided for.

3. Residential Service & FOGO

To ensure the City can meet its statutory obligations, all residential development will be required to accommodate a design the City can service, irrespective of initial service provider nominated. Early consultation with the City's Waste team is recommended to enable this.

The City is transitioning to providing 3 bin systems (including separation of organic waste) for all residential development (including multiple dwellings): accommodation for the 3 bin system is required to enable this.

Applicants may choose to include space for bulk waste storage and/or container deposit storage and collection and are encouraged to consider this.

4. Waste Management Plan Content

A waste management plan for new development should address the following matters:

- A summary of the development;
- Anticipated waste generation rates (except for residential development not using shared bins);
- Internal collection method;
- Bin size, quantity, and type;
- Bin access and storage on site;
- Waste system for internal collection methods and equipment;
- Collection method and frequency;
- Waste presentation location (including swept path based on servicing vehicle, separation from intersections, crossing points, footpaths and other points of potential conflict);
- Proposed waste service provider; and
- Any other details required to assess the proposal in the case of unusual lots or access requirements, such as swept paths for waste vehicles or floor to ceiling heights of the waste vehicle accessway (where applicable).

For simple development proposals (such as small grouped dwelling developments), a plan indicating bin storage, presentation areas and dimensions may be sufficient.

4.1 Summary of development

The waste management plan should address the following in providing a summary of the development:

- The location of the development including development context such as roadway access and verge infrastructure;
- Number of floors;
- Number of dwelling residential units by size (including number of bedrooms);
- Number of non-residential units by size (m²); and
- The details of the intended use of the development.

4.2 Anticipated waste generation

Anticipated waste generation should be calculated in accordance with the WALGA best practice requirement (refer section 2 above). The waste management plan must clearly demonstrate how the waste generation for the development was calculated.

Where uses of commercial tenancy/ies have not been finalised, the City requires the use of conservative generation rates to ensure adequate storage capacity for future options: restaurant generation rates should be used by default for ground floor premises.

The number of bins required to service the development and whether bins are to be consolidated shall be clearly identified in the waste management plan.

4.3 Bin size and quantity

The details of bin sizes and quantities need to be confirmed for the development, whether individual bins for tenancies are used or if bins for the development will be consolidated for collection.

For mixed use developments, separate bin store areas should be provided for commercial and residential uses.

4.4 Bin access and storage

Waste management plans for larger residential development and non-residential development should include design details of the bin store, covering the following:

- How waste is transported from the source to the bin store;
- How bins are transported from the bin store to the collection area (including safe transfer pathway);
- Bin store size (m²);
- Bin store layout;
- Wash down provisions;
- Ventilation;
- Vermin prevention;

- Security;
- Noise reduction; and
- Stormwater ingress prevention.

Generally a bin store should have the minimum facilities set out in the City of Fremantle *Environmental health (Health Local Laws 1997)*.

Premises consisting of more than 3 dwellings and commercial, industrial or food premises should provide a suitable storage enclosure which is:

- Capable of being kept thoroughly clean and disinfected.
- Of sufficient size to accommodate all receptacles used on the premises.
- Constructed of brick, concrete, corrugated compressed fibre cement sheet or other material of suitable thickness.
- Provided with walls not less than 1.8m in height and having an easy accessway not less than 1.1m in width and fitted with a self-closing gate.
- Smooth and impervious floor not less than 75mm thick and evenly graded to an approved liquid refuse disposal system.
- Easily accessible to allow the removal of the receptacles.
- Provided with a ramp into the enclosure of no steeper than 1:8 unless otherwise approved.
- Provided with a tap connected to an adequate supply of water.

4.5 Collection method and frequency

Waste management plans should contain details on collection methods to be used including:

- Collection vehicle to be utilised (whether the City or a private contractor is to be used);
- Movement of collection vehicle (including swept path based on servicing vehicle);
- Bin presentation point;
- Collection location;
- Transfer of waste to the collection vehicle; and
- Frequency of collection.

4.6 Waste service provider

Waste management plans must nominate if the City or a private contractor will service the development. For development to be serviced by the City, or needing to be capable of being serviced by the City (which includes all domestic residential development), the City's service capability and design requirements should be established early in the planning process, in consultation with the City's Waste team.



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