



Waste Management Guidelines for New Developments



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1. Introduction

1.1 Purpose

The purpose of these guidelines is to establish best practice waste management procedures for new developments, in alignment with *Local Planning Policy 2.24* (LPP 2.24). These guidelines provide developers, property managers, and City staff with a framework to reduce landfill waste, increase recycling rates, improve waste management services and collection infrastructure.

1.2 Application

These guidelines apply to all new multi-unit residential, mixed-use, and commercial developments that require development approval under LPP 2.24. This includes:

- Four or more Grouped Dwellings
- Multiple Dwellings
- Proposals involving constrained lots (e.g. lots with limited street frontage, or on laneways), and
- All new non-residential development, including mixed use development and changes of use, and substantial additions or alterations to existing development likely to affect waste generation.

2. Statutory background

These guidelines have been prepared to assist applicants and City Officers in implementing the provisions of LPP 2.24. Clause 65A of the Deemed Provisions permits the local government 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 local government is to have regard for in considering 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 developments.



3. Waste Management Principles

3.1 Key Objectives

The waste management guidelines are structured to ensure the following objectives from the LPP 2.24 are considered:

- **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 support 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 minimisation through provision of safe and convenient bins and information for the separation and recycling of waste.

3.2 Compliance with Local and State Policies and Laws

- LPP 2.24 aligns with *WALGA Better Practice for MUDs*.
- Waste storage and collection must align with *State Planning Policy 7.3 - Residential Design Codes (R-Codes) Volume 2*.
- Developments must meet *Waste Avoidance and Resource Recovery (WARR) Strategy 2030* objectives.
- City of Fremantle Health Local Law 1997

4. Waste Management Plan (WMP) Requirements

A Waste Management Plan (WMP) must be submitted with the Development Application. The WMP should cover:

4.1 Development Summary

- Site address and description
- Number and type of dwellings
- Commercial space details (if applicable)
- Collection systems and infrastructure
- Waste generation estimates based on WALGA waste generation rates. Visit the Waste Calculator below:



<https://walga.asn.au/policy-and-advocacy/our-policy-areas/waste/programs/better-practice/planning>

Also refer to Appendix 1 of the WALGA Better Practice Guideline: Resource Recovery from Multiple Dwelling Developments 2022 for examples.

4.2 Waste Streams and Bin Requirements

The City provides a waste collection service for residential properties only. Commercially rated properties are required to obtain bins and a collection service from a private waste provider.

All developments must incorporate:

- General waste (landfill)
- Comingled Recycling (glass, paper, plastics, metals)

Additional requirements for residential properties:

- Food Organics and Garden Organics (FOGO)
- Specialty Waste: Electronic waste (E-waste), hazardous waste, and bulky waste

Typical bin dimensions (guide only and can vary between manufacturer):

Volume	Height (mm)	Width (mm)	Depth (mm)	Max. Load
140L	1065	500	540	56kg
240L	1080	580	735	72kg
360L	1100	600	885	72kg
660L	1250	1370	850	265kg
1100L	1470	1370	1245	440kg

Bin types available for residential properties:

The standard suite of bins for a single residential dwelling is:

- Weekly 240L FOGO bin – lime green lid



- Fortnightly 240L recycling bin – yellow lid
- Alternate fortnight 140L waste bin – red lid

Bulk bins (e.g. 660L or 1100L) are available where required, for example in a multi-unit or mixed-use development. Fees may occur for increased capacity.

Lids colours must comply with Australian Standard AS4123.

Available bin sizes for residential properties:

Bin Type	Landfill	Recycling	FOGO	Containers for Change
Lid Colour	Red	Yellow	Lime Green	White
140L	Yes	No	Yes	No
240L	Yes	Yes	Yes	Yes
360L	No	Yes	No	No
660L	Yes	Yes	No	No
1100L	Yes	Yes	No	No

Kitchen caddies and compostable liners are provided for new residential properties. Two free caddy liners are provided for residents per financial year from approved City facilities upon presentation of photo identification for proof of residency. Additional caddy liners and caddy are available for purchase from the Fremantle Recycling Centre at the prices listed on the current City Fees and Charges, available on the City's website.

4.3 Bin Storage and Management

- **Storage Areas:** All bins must be stored on-site in designated bin rooms or enclosures, and behind the property line to maintain streetscape aesthetics. Bins should be stored side-by-side, where possible, for ease of access. The size should appropriately accommodate waste generation between collection cycles and include contingency for delays.
- **Lighting, Ventilation and Drainage:** Bin storage areas must be well-ventilated and include drainage points for cleaning. Surfaces should be impervious, easy

to clean, and sloped towards drainage points. Areas should have lighting compliant with AS4282-1997.

- **Universal Access:** Bin storage and collection areas must be accessible to people with disabilities.
- **Maintenance and Hygiene:** Facilities should have accessible water supply and drainage to facilitate bin washing and regular cleaning of storage areas. Incorporate odour control measures and pest management strategies.
- **Chutes and Compactors:** Predominantly used in high-rise developments, with separate chutes for landfill and recycling. The WMP must clearly specify the bin storage location, chute or compactor details, bin sizes, and bin movement pathways.
- **Mixed use developments** must clearly separate residential and commercial bins with different areas, or signage and bin stickers.

4.4 Collection and Servicing

- **Collection Frequency:** Will be determined in the WMP by the scale of the development and anticipated waste generation, with larger sites requiring more frequent collections and potential onsite service fees.
- **Collection Point:** Multi-unit developments within the CBD must have an on-site collection point unless an alternative arrangement is approved by the City (fees may apply). Other properties must present the bins on the kerb for collection not more than 24 hours prior to 6am on collection day and brought back behind the property line within 24 hours of bin collection. Bins must not obstruct cars, powerlines or other infrastructure, trees, pedestrians or require use of public car spaces.
- **Swept Path Analysis:** Required for developments that require waste trucks to enter the property. Ensure vehicle access routes to the bin collection points are unobstructed, safe, and efficient. Provide swept path diagrams demonstrating clear access for collection vehicles in forward gear, according to latest specifications, which can be sought from the Waste team. Currently, a minimum height clearance of 3 metres is required for contractor vehicles to access basements and under crofts.
- **Kerb Presentation Safety:** Bins presented on the kerb must have a clear, unobstructed pathway and be placed on stable, level ground to ensure safe access and servicing. Developers or strata managers should consider, where required, options for ergonomic bin movements (e.g. bin trolleys).



- **Verge Collection Space:** Adequate space for residential verge collections must be considered and designated clearly. Collections must not occupy public car spaces; however, on-site loading bays may be utilised with prior approval from the City.

4.5 Recycling and Waste Reduction Initiatives for Residential Properties

- Waste management plans should demonstrate how developments will actively promote waste reduction and resource recovery in line with the City's sustainability objectives.
- Provide FOGO bins for organic waste.
- Establish resident waste education programs (signage, bin stickers, information leaflets). See *Better Practice Guideline: Resource Recovery from Multiple Dwelling Developments* for ideas. The City has a limited number of resources available for residential properties.
- Implement bulk waste collection and donation programs for furniture and large appliances.

5. Design & Infrastructure Requirements

5.1 Bin Storage Area Design

- **Minimum Size:** Bin storage rooms must be large enough to accommodate all required bins and any future growth. Bins should be stored side-by-side, where possible, for ease of access. The size should appropriately accommodate waste generation between collection cycles and include contingency for delays. See point 3.3 of the *Waste Management Plan Guidelines for New Multi Dwelling Developments*.
- **Separation of Waste Streams:** Separate sections for general waste, recycling, and FOGO (for residential properties).
- **Access and Security:** Secure and accessible only to residents and authorised waste collectors.
- **Hygiene:** Areas must be free of mess and cleaned regularly. Include water supply for wash-down facilities and drainage for bin cleaning and built to Building Codes of Australia. Vermin and odour control measures must be considered.

5.2 Bin Chutes and Compaction Equipment

- Preferred for multi storey developments.



- It is recommended that chutes have separate openings for general waste and recyclables on each floor, with the measurement of the chute larger than the opening.
- Chute design must consider noise mitigation and fire risk prevention.
- Compactors are recommended for large developments to reduce bin storage requirements and must not exceed a rate of 2:1 to reduce damage to receptacles or machinery.
- Compactors and chutes must be regularly maintained and have enough space for a few days of uncompacted waste should the machine breakdown.

5.3 Traffic and Vehicle Access

- Collection vehicles must have clear, safe access to bin collection points.
- Swept Path Analysis required for developments where waste trucks will access private properties. An indemnity agreement must be provided to the City for vehicle access onto private land. Kerbside collection must not obstruct traffic, pedestrian movement, or emergency access. (See also point [4.4](#)).
- Present bins in and out within 24 hours if presentation on kerb is required.
- Onsite collection is preferred for MUDs located within the CBD. (See [Appendix 1](#)).

6. Compliance and Monitoring

6.1 Approval and Implementation

- The WMP must be approved by the City's Planning department before a building permit is issued.
- Waste facilities and infrastructure must be installed before occupancy.
- WMP to be provided to property management and other relevant stakeholders, e.g. council of owners.

6.2 Ongoing Management and Audits

- The City may conduct waste audits to ensure compliance with WMPs.
- Strata and property managers must maintain waste infrastructure and ensure proper usage.
- Outgoing strata or property managers must provide a copy of the approved WMP to incoming property managers to ensure continuity and compliance with waste management requirements.



6.3 Community Engagement and Education for Residential Properties

- The City will provide residents with information on waste sorting and collection schedules.
- Development is to demonstrate encouragement of waste minimisation strategies such as composting or donation programs.

7. References

- LPP 2.24 – Waste Management Plans (City of Fremantle)
- WALGA Better Practice for Multi-Dwelling Developments (2022)
- State Planning Policy 7.3 – Residential Design Codes Volume 2
- Waste Avoidance and Resource Recovery (WARR) Strategy 2030

Definitions

CBD	Central business district of the City of Fremantle
FOGO	Food organics, garden organics bin with lime green lid. Makes up the standard three bin FOGO system provided to residents.
MUDs	Multi-unit development residential property
WALGA	West Australian Local Government Association

Responsibility and review information

Responsibility and review information	
Responsible officer:	Manager Waste and Fleet
Document adoption/approval details	N/A
Document amendment details	N/A
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Appendix 1 – City of Fremantle CBD area

