

<b>POL</b>	<b>WASTE MANAGEMENT IN MULTIPLE UNIT DEVELOPMENTS</b>	<b>LPP 1.14</b>
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<b>POLICY CODE:</b>	LPP 1.14
<b>DIRECTORATE:</b>	Planning & Development
<b>BUSINESS UNIT:</b>	Planning & Development
<b>SERVICE UNIT:</b>	Statutory Planning Services
<b>RESPONSIBLE OFFICER:</b>	Manager, Statutory Planning
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	12 September 2013	

**BACKGROUND:**

The City regularly receives development applications for large scale grouped and multiple dwelling proposals, and multiple tenancies in the case of retail, commercial and industrial proposals. When occupied, these developments generate considerable waste. To ensure new development is functional, and for the purpose of protecting the amenity of a locality, particularly residential amenity in the vicinity of larger developments, on-site management and collection of waste requires due consideration. 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.

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 and the State Government's Waste Avoidance and Resource Recovery Act.

The general objective of the policy is to achieve consistent, orderly and proper practices in relation to the management and minimisation of waste associated with larger development, both residential and non-residential, within the City of Cockburn. If this objective is achieved, several environmental objectives will also be achieved including the more efficient use of materials together with the greater recovery and recycling of materials.

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**PURPOSE:**

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. Achieve development that has greater regard for the amenity of adjoining development and a locality generally, including mixed use development where residential and non-residential development should co-exist successfully with minimal impact/s on the other;
4. 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;
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 levels of resource recovery and increased recycling (contributing to a reduction in use of natural resources);

Provide for efficient, practical and safe waste collection.

**POLICY:**

- (1) A Waste Management Plan (WMP) is to be submitted and approved prior to the issue of planning approval with the following categories of Development Application:
  1. Residential
    - (a) Grouped dwelling proposals where simple bin presentation for road-side collection is not possible or desirable as determined by City;
    - (b) Four (4) or more multiple or grouped dwellings;

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- (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.
2. Mixed Use Developments (comprising both Residential and Non-Residential).
  3. Non-Residential Development
    - (a) All types of 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).
- (2) The WMP is to include the following:
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 new development:
    - (a) Measures to be implemented for the purpose of minimising the delivery of waste to landfill 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) Measures to be implemented for the purpose of minimising the delivery of waste to landfill 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) Site Plan showing the location and size of on-site storage, the collection point/s, pedestrian and vehicular access to the collection point/s (in the case of site collection) and/or the location of the bin pad in the case of road side collection.
    - (d) Detailed plan and elevation showing the size and design of the storage area in accordance with the minimum requirements below. If not shown on the Site Plan, turning circles (manoeuvring details) are to be shown on a separate plan.

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- (e) 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. The City requires a reduction in the bin numbers to 1 set (1 yellow and 1 green top) of bins/3 residential units managed by a caretaker or equivalent.
  - (f) 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;
  - (g) Details of advice to be provided to property owners and/or development occupants (both residential and non-residential) regarding the WMP;
  - (h) Details of any contract/s with cleaners and/or waste contractors, including the requirements of the contract/s;
  - (i) Plans to incorporate new waste management technologies and practices in the WMP;
  - (j) 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) Minimum requirements to be addressed in a WMP:
- 1. Residential
    - (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 minimum one (1) square metre per dwelling for waste storage within a communal bin store. This requirement stands regardless of (2(e) above) the reduction in bin numbers to 1 set of bin/3 residential units or the waste volume estimates;
    - (c) On-site storage being conveniently located to the point of collection and out of public view;
    - (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) the day of collection.

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- 2, Non-Residential Development
- (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: 1m<sup>2</sup>/200m<sup>2</sup> Gross Floor Area (GFA);
    - ii. Industrial: 1m<sup>2</sup>/100m<sup>2</sup> GFA. Note: waste generated “use” specific and storage capacity to relate to industry type;
    - iii. Retail (shop): 2m<sup>2</sup>/200m<sup>2</sup> GFA;
    - iv. Restaurant/Café: 1m<sup>2</sup>/20 seats, or 1m<sup>2</sup>/100 meals served;
    - v. Tourist Accommodation (hotel, serviced apartments etc): 1m<sup>2</sup>/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 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 Requirements (applicable to both Residential and Non-Residential Development)
1. Mandatory (Required)
- (a) 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;
  - (b) 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 ten (10) metres.
  - (c) Minimum clearance required in the basement, part basement or undercroft levels of a development is 2.4 metres. 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.
  - (d) Minimum driveway width is four (4) metres. On-site manoeuvring (turning circles etc) is to provide for ease of collection and vehicle egress in a forward manner. Where a turn-table is to be installed to facilitate forward egress, the turn-table requires a minimum 20 tonne capacity. Basements must

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be designed such that the service of waste bins can occur without the requirement to reverse the waste vehicle. An 12.8m diameter minimum turning circle is required for the low profile waste truck.

- (e) Access ramps and driveway gradients serving basements, part basements or undercroft areas are to cater for long wheel base vehicles 7.2 metres in length with a maximum gradient of 1:4.5.
- (f) 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 12.5 metre long truck where access and/or manoeuvrability is difficult or limited.
- (g) Waste storage, management and collection in mixed use developments and/or buildings is to be separate and self-contained/secured (with separate access arrangements). Where 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 system are the responsibility of the developer, property owner/s and/or the strata managers.
- (h) 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.
- (i) 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.
- (j) External bin stores shall be surrounded by 1.8 metre high walls or fencing with a self-closing gate. Internal bin stores i.e. within a basement are to 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.
- (k) Bin stores shall be designed and erected in a manner that has regard for the design and appearance of the development of which they are a part. Suitable clearance to enable safe and unimpeded collection is also required. In this regard, clearance to buildings, hard and soft landscaped elements, and on/off-site parking is to be taken into account.
- (l) 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.

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- (m) 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.
- (n) Bin store walls and ceilings shall be finished or painted in a light colour.
- (o) Bin stores shall be constructed in a manner that prevents the entry of vermin;
- (p) 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).
- (q) Bin stores require the following signs and/or information to be displayed:
  - i. A sign stating “NO STANDING” at the entrance to the room/area.
  - ii. A clearly visible “DANGER” sign in the vicinity of the entrance to the room/area.

Standard signage (details available in the City’s Resource Recovery Calendar for Domestic Waste distributed with Rates Notices) explaining waste management and what materials are suitable for recycling (to be posted/erected in all bin stores.

- (r) Any external bin store greater than 20m<sup>2</sup> is required to be covered to prevent storm water entering the sewer.

2. Preferred (Recommended)

- (a) The storage and collection of waste from the basement, part basement or undercroft level of any multi-storey development.
- (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 0.5m<sup>2</sup> per dwelling ‘bulky’ storage space in residential development.
- (d) A bulky storage or fenced in area in non-residential development. Minimum eight (8) metres in volume (m<sup>3</sup>), suitably signed and made available for the storage of electronic goods.

(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

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collection methods are to be determined and incorporated in the WMP in consultation with the Waste Manager.

2. Waste chutes are not recommended or permitted without mechanical ventilation and the submission of details acceptable to the City of Cockburn outlining the long term cleaning and maintenance of such.