

Waste and Recyclables Collection for Multiple Dwellings, Mixed Use Developments and Non-Residential Developments

Policy Type: Local Planning Policy Policy Owner: Director Urban Planning	Policy No. LPP1.3 Last Review Date: 20 September 2016
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Policy Objectives

- Achieve development that is functionally designed and effectively managed in terms of waste and recycling management and collection.
- Promote waste minimisation.

Policy Scope

This policy relates to the following types of developments:

- Multiple dwellings.
- Mixed use developments.
- Non-residential developments.

Definitions / Abbreviations Used In Policy

Gross Floor Area (GFA)

Means the area of all floors confined within the finished surfaces of walls.

Public Floor Area (PFA)

The publicly accessible areas in bars, restaurants, fast food premises, places of worship and other places used for dining, entertainment or congregation purposes but excluding the following areas:

- (a) Alfresco areas located off-site;
- (b) Alfresco areas located on-site which are not covered by solid roofing materials.
- (c) Areas occupied by lifts, stairways, ramps, passages, hallways, lobbies and the like; and
- (d) Areas set aside for staff only.

R-Codes

Residential Design Codes of Western Australia

Waste Management Plan (WMP)

A Waste Management Plan is a written document which provides the basis for the management of waste and recyclable material generated by the occupation of a development.

Policy Statement

1 General

The residential rate set by the City of Melville includes a levy for the collection of residential waste and recycling. Under the provisions of the *Local Government Act 1993*, the ability exists for the City to continue to levy a service charge in respect of waste collection and recycling even where private contractors have been employed for collection. In view of this, the majority of residential developments utilise the City's waste collection services, as residents would otherwise incur unnecessary additional costs.

Non-residential businesses are not charged a levy for the collection of waste and recyclables and have the option to select the City or another contractor to pick up rubbish for a fee.

2 Waste Management Plan (WMP)

- 2.1 All planning applications for multiple dwellings, mixed use developments and non-residential developments, must be accompanied by a WMP. A template is provided as Attachment 1 to this policy which aids the preparation of a WMP.
- 2.2 Once approved by Council, the management and collection of waste shall be undertaken in accordance with the approved WMP.

3 Waste and Recyclables Capacity

- 3.1 Developments are to be designed to incorporate suitable levels of waste and recycling storage facilities for the containment of a minimum of one week's waste and recycling, as per the detailed requirements provided in Table 1 below.

Waste and Recycling Formulas		
	<i>Waste Requirement</i>	<i>Recycling Requirement</i>
Multiple Dwellings	80L per multiple dwelling per week	40L per multiple dwelling per week
Restaurant / Café	660L per 100m ² PFA per day premises is open per week	130L per 100m ² PFA per day premises is open per week
Take Away Food Outlet / Corner Store / Convenience Store / Lunch Bar	80L per 100m ² PFA per day the premises is open per week	40L per 100m ² PFA per day the premises is open per week
Shop with less than 100m ² GFA	50L per 100m ² GFA per day the premises is open per week	25L per 100m ² GFA per day the premises is open per week
Shop with greater than 100m ² GFA	50L per 100m ² GFA per day the premises is open per week	50L per 100m ² GFA per day the premises is open per week
Showrooms	40L per 100m ² GFA per day the premises is open per week	10L per 100m ² GFA per day the premises is open per week
Tavern / Small Bar	660L per 100m ² PFA per day premises is open per week	130L per 100m ² PFA per day the premises is open per week

Hotel	660L per 100m ² PFA of Restaurant/Café area per day premises is open per week 5L per bedroom per day	130L per 100m ² PFA of the Restaurant/Café area per day the premises is open per week 2L per bedroom per day
Office / Medical Centre / Consulting Rooms	10L per 100m ² GFA per day the Office is open per week	10L per 100m ² GFA per day the Office is open per week
Other	At the discretion of the City	

Table 1: Waste and Recycling formulas

- 3.2 Where the waste or recycling requirements outlined in Table 1 above result in a partial bin requirement, this is to be rounded up.
- 3.3 Where a collection frequency of less than once per week is proposed for non-residential developments, this is to be specified in the WMP and additional waste and recycling storage is to be provided accordingly.
- 3.4 Liquid and hazardous waste cannot be collected by the City's Waste Services. Alternative collection arrangements are required for this type of waste and are to be detailed in the WMP submitted with the application.
- 3.5 Under the *Environmental Protection (Controlled Waste) Regulations 2004* (as amended), waste products or sharps (needles, scalpel blades, broken ampoules; or anything which has been used on patients) which maybe contaminated are not be disposed of in general waste receptacles and should be collected by a company licensed for collection and disposal of controlled waste. Collection methods in relation to this type of waste are to be detailed in the WMP submitted with the application.
- 3.6 Waste material from businesses involved in the processing, retail and/or wholesale of animal products should be collected on a daily basis. Receptacles used to store this type of waste are to have air tight covers. The storage and collection details are to be detailed within the WMP submitted with the application.

4 Bin Selection

- 4.1 Once the waste and recycling requirements for a proposed development are calculated using the above formulas in Table 1, the appropriate waste and recycling bin size can be selected taking into account the following:

240L bins

The use of 240L bins is only suitable where:

- (a) On-site collection is proposed; or
- (b) There is adequate space on the verge for on-street collection as specified in Clause 6.3 below.

660L bins

The use of 660L bins is only suitable where on-site collection can occur.

1100L bins

The use of 1100L bins is only suitable where on-site collection can occur.



- 4.2 Where a mixed use development is proposed, separate bins are to be provided for the residential and non-residential portions of the development. These can be of different sizes.

5 Bin Compounds

- 5.1 Bin compound(s) are to be located within the development site and are to be of sufficient size to contain all of the required bins including adequate area around the bins to access and allow manoeuvring of the bins for collection as follows:

240L bins

1.1m tall

0.59m x 0.73m

Bin area based upon 0.5m² per bin plus sufficient area to walk around and manoeuvre the bins.

660L bins

1.2m tall

1.36m x 0.77m

Bin area based upon 1.5m² per bin plus sufficient area to walk around and manoeuvre the bins.

1100L bins

1.4m tall

1.4m x 1.1m

Bin area based upon 2m² per bin plus sufficient area to walk around and manoeuvre the bins.

- 5.2 Where a development includes a basement or an undercroft level, bin compounds should be located within these areas where possible.
- 5.3 Where a basement or undercroft level is not proposed to be provided, or where such areas cannot readily accommodate a bin storage compound, the bin compound is to be incorporated into the design of the development. Where this is not possible, the compound is to be surrounded by a 1.8m wall or fence and is not to be located within the front or secondary street setback area.
- 5.4 Bin compound(s) are to be constructed to satisfy the following requirements:
- (a) Provided with a tap and connected to an adequate supply of water. The tap is to be located in a position so that it will not be susceptible to being damaged by the bins being removed for collection.
 - (b) Constructed of brick, concrete, corrugated compressed fibre cement sheet or other material of suitable thickness;
 - (c) Having walls not less than 1.8 metres in height and having an access point of not less than 1 metre in width for resident/tenants to access the area and fitted with a self closing gate;

- (d) Access point for collection is to be of suitable size for the size of the bins used and the collection method proposed.
- (e) Containing a smooth and impervious floor of not less than 75 millimetres in thickness; and provided with an adequate liquid refuse disposal system.
- (f) Where located within a building, the bin compound is to be ventilated in accordance with Australian Standard 1668.2: The Use of Ventilation and Air Conditioning in Buildings (as amended).
- (g) Conveniently located for disposal of waste and recyclables by residents/tenants.
- (h) Not readily accessible by the public.
- (i) Bin storage areas for the residential and non-residential bins are to be separated by a physical barrier.

6 Collection

6.1 On-site collection is preferred for all developments. In particular, on-street collection will not be supported where:

- (a) The requirements in Clause: 6.3: Street collection are not satisfied.
- (b) 660L or 1100L bins are utilised.

6.2 *On-site collection*

6.2.1 Where on-site collection is proposed or required, all of the following requirements are to be satisfied:

- (a) Suitable location for collection.
- (b) Where applicable, a minimum floor to ceiling clearance (including pipes and other services) of 4 metres.
- (c) Minimum access way width of 4m.
- (d) The development is structurally capable of supporting the 25 tonne capacity of a collection truck.
- (e) On-site manoeuvring space to allow for entry and egress in a forward manner. A maximum of a three point turn is permitted for on-site manoeuvring. Swept paths are to be indicated on the proposed development plans.
- (f) Ramps and driveway gradients are to cater for vehicles 10m in length.
- (g) Suitable arrangements for the City / contractor to access the bin compound.



6.2.2 Where any of the above are not satisfied, compliance with AS 2890.2: Parking Facilities: Off-Street Commercial Vehicle Facilities (as amended) will be assessed.

6.3 *Street collection*

6.3.1 Where on-street collection is proposed, a flat area of sufficient size to contain all of the waste and recycling bins on collection day is required to be available within the verge. This may be required to be in the form of a concrete bin pad.

6.3.2 The bins are to be able to be lined up adjacent to the kerb and are not to be stacked.

6.3.3 The location of the bin collection point is to take into account all of the following:

(a) Proximity to cross-overs and intersections to ensure that there is no vehicle sight line impairment.

(b) Location of footpaths, to ensure pedestrian access along the street will not be impacted.

(c) Location of existing street trees.

(d) Location of any on-street public car parking bays.

(e) Location of any street signs and other street furniture.

6.3.4 Where there is no suitable bin collection point, or the number of required bins will result in a significant impact upon traffic or pedestrian safety, the health of any street trees, obstruction of traffic for a significant period of time or on-street parking will prevent access, on-site collection will be required in accordance with Clause 6.2: On-site collection above..

7 Residential bulk and green waste collection

7.1 All developments which include Multiple Dwellings are to provide a bulky storage space to allow temporary storage of unwanted bulky items while awaiting disposal. A minimum area of 4m² is to be provided, or 0.5m² per dwelling, whichever is greater.

7.2 Multiple dwellings are entitled to one bulky goods (white goods and junk) collection and three green waste collections per year as part of the rates levy. However, there are safety and amenity implications of large numbers of multiple dwellings discarding materials within the road reserve at one time, therefore it is encouraged that this waste is accumulated within the bulky storage space and for the Body Corporate to arrange on-site collection with the City as required throughout the year.

8 Sustainability and waste minimisation

- 8.1 Where communal outdoor spaces, which incorporate landscaped areas are proposed, collection and composting of green waste is recommended.
- 8.2 In order to minimise waste disposal and increase recycling, educational signage is to be installed at the entrance to all bin compounds which is to detail what materials can and cannot be recycled.
- 8.3 The City offers a range of educational opportunities to residents in sustainability and waste minimisation. For more information please contact the City's Environment Services.

References that may be applicable to this Policy

Legislative Requirements:	Planning and Development Act 2005 Environmental Protection (Controlled Waste) Regulations 2004 Planning and Development (Local Planning Schemes) Regulations 2015
Procedure, Process Maps, Work Instructions:	Planning Application Procedure
Other Plans, Frameworks, Documents Applicable to Policy:	Residential Design Codes of Western Australia Various City of Melville Local Planning Policies AS 2890.2: Parking Facilities: Off-Street Commercial Vehicle Facilities Australian Standard 1668.2: The Use of Ventilation and Air Conditioning in Buildings Health Local Law 1997
Delegated Authority No:	DA-020: Planning and Related Matters

ORIGIN/AUTHORITY

Ordinary Meeting of Council

21/10/2014

Item No.

P14/3559

Reviews

Ordinary Meeting of Council

20/09/2016

P16/3718



Attachment 1: Waste Management Plan Template

WASTE MANAGEMENT PLAN

Dated _____

For

Development _____

Address _____

This form is intended to be a template for Applicants to utilise to assess and detail the waste and recycling requirements of a proposed development. This template is based upon the requirements of Local Planning Policy LPP1.3: Waste and Recyclable Collection for Multiple Dwellings, Mixed Use Developments and Non-Residential Developments.

Where an Applicant considers that particular requirements of the Local Planning Policy are not applicable to a subject development, the justification and alternative approach can be detailed within the Waste Management Plan.



INTRODUCTION

This waste management plan pertains to the following:

Development: _____

Address: _____

This waste management plan is to address the operational phases of the development and is to be in accordance with Local Planning Policy LPP1.3 Waste and Recyclable Collection for Multiple Dwellings, Mixed Use Developments and Non-Residential Developments.

Once approved by the City, waste collection and disposal is to be undertaken in accordance with this Waste Management Plan, subject to any additional conditions of planning approval.

The development consists of:

Residential

If yes, how many dwellings? _____

Non-Residential Tenancies

If yes, complete the table below:

<i>Land Use</i>	<i>No. of Tenancies</i>	<i>Total Public Floor Area (PFA) or Gross Floor Area (GFA)</i>



BIN SELECTION

Type of bins to service the development:

Residential

Please circle selected bin size:

Waste: 240L / 660L / 1100L

Recyclables: 240L / 660L / 1100L

Total number of bins required: _____

Non-Residential

Please circle selected bin size:

Waste: 240L / 660L / 1100L

Recyclables: 240L / 660L / 1100L

Total number of bins required: _____

Council collection: Yes / No

Where No, frequency of collection: Weekly / Fortnightly / Other

BIN COMPOUNDS

Size and location to be detailed on the development plans submitted for development approval in accordance with Clause 5 of Local Planning Policy LPP1.3 Waste and Recyclable Collection for Multiple Dwellings, Mixed Use Developments and Non-Residential Developments.

COLLECTION

Collection points are to be located in accordance with Clause 6 of Local Planning Policy LPP1.3 Waste and Recyclable Collection for Multiple Dwellings, Mixed Use Developments and Non-Residential Developments.

- On-Site
- Street Collection