

**Model Local Planning Policy:  
Waste Avoidance & Resource Recovery – Development Applications  
Explanatory Notes**

The purpose of these Explanatory Notes is to provide the context for Local Government Officers in consideration of the Model Local Planning Policy - Waste Avoidance and Resource Recovery – Development Applications. The Model Policy can be modified by the Local Government to meet the specific needs of the community and the Local Government's internal processes. The information contained in these Notes may also be useful for Council briefings.

**Key Message**

Waste management is an increasingly important consideration of Local Government's strategic planning and policy, operation and regulation. Whilst Local Governments work towards desired waste management outcomes through a number of approaches across the organisation, this Model Policy demonstrates how Local Government planning can contribute through the Development Approval process.

The Model Policy has been developed by WALGA to assist Local Governments by formalising a link between the Development Approval planning process and better waste management outcomes. The fundamental objective of the Model Policy is to ensure that waste avoidance and resource recovery considerations are addressed in the design, construction and ongoing operation of larger scale developments. To support both applicants and decision makers, a set of four Guidelines have been developed:

- Commercial and Industrial Waste Management Guidelines (A Toolkit for Western Australian Government, Developers and Business Owners);
- Multiple Dwelling Development Waste Management Planning Guidelines (A Toolkit for Western Australian Government and Developers);
- Demolition Waste Management (A Toolkit for Western Australian Government, Developers, Property Owners and Demolition Contractors); and
- Construction Waste Management Planning Guidelines (A Toolkit for Western Australian Government, Developers, Property Owners and Builders).

These Guidelines include checklists to assist with the preparation of Waste Management Plans as well as their assessment and approval. In circumstances where a development proposal does not involve the preparation of a complex and detailed Waste Management Plan (as determined by ... prior to application) the Guideline checklist(s) as completed by the applicant may be considered as the proposed Waste Management Plan. For more complex development proposals, Waste Management Plans are expected to be developed in accordance with the proforma described within the set of Waste Management Guidelines, as applicable.

**Comment [RB1]:** To be determined by the Local Government

In developing the Guidelines, WALGA is promoting Local Government's commitment to ensure that waste avoidance and resource recovery issues will be addressed in the design, construction and ongoing operation of all proposed developments. This publication will help to ensure that all external stakeholders are well informed of their obligations in respect to waste management.

## Background

The Model Policy, Explanatory Notes and associated Guidelines have been developed through a consultative process involving a number of stakeholders including State and Local Government Officers, development industry representatives and private industry waste contractors. The Project has been funded by the Western Australian Waste Authority, through the Waste Avoidance and Resource Recovery Levy and involved extensive consultation with the Local Government, development, construction, demolition and waste management sectors.

This Policy applies to a wide variety of development types. Development of this Model Policy has been influenced by the:

- Difficulties with servicing the waste and resource recovery requirements of an increasing number of large scale developments and developments with higher residential densities;
- Inclusion of waste management in *Directions 2031 and Beyond* (Western Australian Planning Commission, 2010); the Draft State Planning Strategy (Western Australian Planning Commission, 2012)
- Adoption of the State Government's *Western Australian Waste Strategy: Creating the Right Environment* (Western Australian Waste Authority, 2012) , which includes diversion targets for waste from landfill, specifically the following:

Waste Stream	Diversion Targets	
	2015	2020
Municipal	50%	65%
Commercial & Industrial	55%	70%
Construction & Demolition	60%	75%

- Introduction of long term waste infrastructure planning for the State by the Waste Authority, through the Strategic Waste Infrastructure Planning Working Group; and
- Public expectation that access to high quality, comprehensive waste and resource recovery services and infrastructure will be provided in all situations, including facilities on site as well as for the community.

During the development of this Model Local Planning Policy, there was a desire for a high level policy document, with technical details to be included as supporting Guidelines. This approach means that should the Guidelines need to be amended during the initial stages of implementation, the modification process is relatively quick and easy compared to modifying the policy statement.

## Why do we need a Local Planning Policy?

The *Town Planning Regulations, 1967 Appendix B - Model Scheme Text* provides the model provision incorporated into local planning schemes to enable Local Governments to prepare local planning policies in respect to any matter related to planning and development within their scheme area.

A Local Planning Policy is a formally adopted statement that guides the way the Local Government may deal with certain matters in particular circumstances. All planning applications that are lodged with a Local Government are assessed against the relevant provisions in the Local Planning Scheme and in consideration of Local Planning Policies.

A Local Planning Policy calling for a Waste Management Plan as part of a development application is one way of striving to ensure that waste avoidance and resource recovery is considered for the design, construction and ongoing operation of developments. It encourages waste management planning to be incorporated into the design and functioning of a development upfront, rather than being something added later as a remedial measure. It also provides proponents with a clear understanding of the Local Government's expectations in relation to waste avoidance and resource recovery matters.

It is important to note that although local planning policies are given recognition through schemes as one of the matters to be given 'due regard' in consideration of applications for planning approval, they are not statutory documents and cannot impose any mandatory requirement upon development. If there are aspects of waste management that a Local Government wishes to exercise greater control through the planning process, then it may be beneficial to consider inclusion of specific provisions in the local planning scheme to address these more fully.

#### **Why should waste management be included in the Planning Approvals Process?**

Planning deals with a range of issues associated with development. The importance of including waste management in the planning approvals process has been highlighted by developments where insufficient consideration of waste management has inhibited collection, increased the risk of accident and raised occupational health and safety concerns.

The Local Government planning framework allows for the adoption of statutory and non-statutory (including policy) controls to ensure that waste management matters are addressed *prior* to the development being constructed or commenced, rather than trying to rectify issues post development which could substantially limit the use and operation of the development.

#### **The Importance of Waste Management Plans**

Requiring a Waste Management Plan as part of a planning application and subsequently reference to it as a condition of development approval, means a Local Government can be more confident that waste avoidance and resource recovery considerations have been adequately incorporated into the design, construction and ongoing operation of a development.

The implementation of Waste Management Plans will contribute to the improved targets of the State's rates of waste diversion from landfill, increase resource recovery and address the challenges associated with servicing highly developed areas.

By generating a Waste Management Plan, development proponents have an opportunity to rationalise the use of materials during development and improve their overall sustainability rating (may assist to inform accreditation processes such as Greenstar, NABERS and Envirodevelopment).

A Waste Management Plan ensures that developments can be serviced by Local Government collection systems, minimising costs and potential hazards and risks to Local Government.

A Waste Management Plan can improve the quality and function of waste avoidance and resource recovery collection infrastructure that exists in developments.

A Waste Management Plan can reduce negative impacts of waste and recycling collections on the local amenity.

**Further Information**

Further information on Waste Management Plans can be found in the *Draft Guidelines for Waste Management Plans*.

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