

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

Date of Adoption: xxx



Background

For the City/Shire/Town, waste management is a significant consideration that impacts on a range of Council's strategic and operational services and functions. This Policy shows how the Local Planning Development Approval process can assist in meeting the City/Shire/Town's objectives for waste management from waste avoidance to resource recovery (including reuse, reprocessing, recycling and energy recovery).

This Policy calls for applicants to demonstrate consideration of waste management objectives in the design and future construction, operation and ongoing management of certain proposed developments. For some proposals, this will involve the preparation of a Waste Management Plan that addresses those various phases of the project development, to be submitted at the time of making a planning application.

Depending on the complexities involved with the proposed development, the Waste Management Plan required may either take the form of a simple checklist (Level 1 Waste Management Plan), or a more detailed document (Level 2 Waste Management Plan). The Waste Management Plan (Level 1 or Level 2) would also form part of any subsequent planning approval/consent.

State Government Direction

This Policy will assist in delivery of the targets for municipal, commercial, and industrial and construction and demolition waste, identified in the State Government's *Western Australian Waste Strategy: Creating the Right Environment* (Western Australian Waste Authority, 2012) and is also consistent with objectives of *Directions 2031 and Beyond* (Western Australian Planning Commission, 2010); the Draft State Planning Strategy (Western Australian Planning Commission, 2012).

Policy Objectives

The objectives of this policy are to:

- Establish and maintain consistent, cost effective and functional waste management practices for proposed developments;
- Ensure proposed developments are designed, constructed and operated to maximise waste avoidance and resource recovery;
- Protect the local amenity and environment and ensure that public spaces are not unduly encumbered; and
- Ensure all occupants of the development, have safe and equitable access to waste and resource recovery collection facilities.

Waste Management Planning Guidelines

In conjunction with this Policy, the (City/Shire/Town) has adopted a set of Waste Management Planning Guidelines which may be amended from time to time.

Policy Statement

Application

In making an Application for Planning Approval for the following categories of development, the applicant is to prepare and submit for approval as part of the planning application process a Level 1 or Level 2 Waste Management Plan (as predetermined in consultation with prior to submission of the application):

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

1. Residential

- a) Ten (10) or more multiple dwellings;
- b) Ten (10) or more grouped dwellings;
- c) Ten (10) or more Aged or dependant persons dwellings/beds;
- d) More than three (3) storey multiple dwelling developments (even where less than ten dwellings are proposed);
- e) All proposals where there is insufficient lot, road or verge frontage for collection vehicle access (as determined by the City/Shire/Town); and
- f) Lodging houses.

2. Mixed Use Developments.

- a) All mixed use developments.

3. Commercial, Industrial and Other Non-Residential Development

- a) All non-residential development where waste is generated.

4. Any other proposal the City/Shire/Town considers will affect waste avoidance and resource recovery in the development.

Level 1 and Level 2 Waste Management Plans

1. A Level 1 Waste Management Plan is to be in the form of a checklist as shown as Attachment 1 to this Policy, as applicable.
2. A Level 2 Waste Management Plan is to be based on the proforma described in the Waste Management Planning Guidelines adopted by Council, as applicable.

Waste Management Plan Considerations

A Waste Management Plan should be based on the requirements of the Waste Management Planning Guidelines and include:

1. Details of how Better Practice Waste Management has been incorporated into the design of a proposed development;
2. Provision for safe onsite storage of waste and recycling that is sufficient for the scale of the development during demolition, construction and operational phases (where applicable);
3. Provision for onsite waste management and resource recovery storage systems which can be economically, efficiently and safely serviced by the (City/Shire/Town)'s collection services or a private contractor (as appropriate);
4. Provision of infrastructure to reduce the need for waste to go to landfill, during demolition, construction and operational phases of the development (where applicable);

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5. Establishment of an ongoing management program to meet the objectives of this Policy; and
6. Protection of local amenity in and surrounding the development including consideration of:
 - Noise;
 - Odour;
 - Hygiene;
 - Traffic management;
 - Visual impact;
 - Streetscape activity;
 - Lighting impacts; and
 - Littering / illegal dumping.
7. Measures to ensure waste management activities on site have no adverse environmental impacts, either directly on site or indirectly off site.
8. Establishment of indemnity arrangements (prior to occupancy) for access and service provision (by the City/Shire/Town), where access to private property is required.

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