

City of Albany
Policy

Local Planning Policy 1.9 Waste Management

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Document Development Officer: Dylan Ashboth		Document Owner: Paul Camins	
Manager Planning and Building Services (MPBS) Coordinator Planning Services (CPS) Planning Officer (PO)		Chief Executive Officer (CEO) Executive Director Development Services (EDDS)	
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Policy Objectives

1. To ensure waste storage and collection facilities minimise visual, environmental and amenity impacts on the streetscape, public realm and adjoining properties.
2. To ensure developments provide and maintain cost effective and functional waste management practices.
3. To ensure occupants are provided with safe and convenient waste and recycling facilities.
4. To ensure proposed developments are designed, constructed and operated to maximise waste avoidance and resource recovery

Policy Scope

5. This policy is applicable to all proposals on zoned land within the City of Albany with the exception of proposals involving:
 - The development or extension to a single house;
 - The development or extension to less than four grouped or multiple dwellings;
 - The development or extension to an ancillary dwelling, outbuilding, boundary wall or fence, patio, pergola, verandah, garage, carport or swimming pool on the same lot as a single house or grouped dwelling.
 - The development or extension to less than four holiday accommodation/chalet units;
 - The development or extension to less than five aged or dependant persons dwellings.

Policy Statement

Requirements for Waste Management Plans

6. The City will require a Waste Management Plan to be submitted as part of the following categories of Development Application:
 - Residential
 - Four (4) or more grouped or multiple dwellings;
 - Four (4) or more holiday accommodation/chalet units
 - Five (5) or more aged or dependant persons dwellings;
 - Lodging houses.
 - Mixed Use Development
 - All forms of mixed used development
 - Commercial, Industrial and Other Non-Residential Development
 - All forms of non-residential development that will generate waste including;
 - Commercial (office, showroom, warehouse)
 - Industrial uses (all types)
 - Hotel/Motel
 - Retail (shops)
 - Food and Beverage establishments (cafes, restaurants)
 - Any other proposal the City considers will affect waste avoidance and resource recovery in the City.

Note: The City may waive the requirements for a Waste Management Plan for change of use applications that will not result in increased waste generation.

7. The City may also require waste management information as part of an approved Construction Management Plan.

Type of Waste Management Plan

8. Depending on the complexity of the application, the City may accept a Level 1 Waste Management Plan (Simple Waste Management Plan), which is included in the WALGA Guidelines. This requirement should be determined in consultation with the City of Albany Sustainability and Waste Strategy Team prior to submission of the application.

Waste Management Plan Considerations

9. The Waste Management Plan should be based on the requirements of the applicable Western Australian Local Government Association (WALGA) Guidelines.

***Note 1:** Waste Management Plans for residential uses should be based on the requirements of the WALGA Multiple Dwelling Waste Management Plan Guidelines.*

***Note 2:** Waste Management Plans for Commercial, Industrial and Non-Residential Development should be based on the requirements of the WALGA – Commercial and Industrial Waste Management Plan Guidelines*

***Note 3:** The City of Albany recommends that a qualified waste consultant be engaged to prepare the Waste Management Plan.*

10. Further to clause 9. above, Waste Management Plans should also identify measures to ensure waste management activities have no adverse visual, environmental or amenity impacts, either directly on site or indirectly off site.
11. Should development approval be granted, compliance with the Waste Management Plan will be an ongoing condition to be complied with at all times.

Legislative and Strategic Context

12. The policy operates within the following framework of legislation.
 - *Planning and Development Act 2005*
 - *Planning and Development (Local Planning Schemes) Regulations 2015*
 - *City of Albany Local Planning Scheme No.1.*

Review Position and Date

13. This policy was adopted on 26 April 2023. This policy must be reviewed every two years after a general Local Government election, or earlier if Council considers it necessary.

Associated Documents

14. Related strategies, procedures, references, guidelines or other documents that have a bearing on this policy and that may be useful reference material for users of this policy, follow:
 - *WALGA – Multiple Dwelling Waste Management Plan Guidelines*
 - *WALGA – Commercial and Industrial Waste Management Plan Guidelines*
 - *WALGA – Construction Waste Management Guidelines*
 - *WALGA – Demolition Waste Management Guidelines*

Definitions

- 15. Waste Management Plan** is a document that outlines how large amounts of waste created by a business will be managed and dealt with, including estimates of waste type, volume and management method.
- 16. Construction Management Plan** is a contract between the Builder/developer and Council addressing the site and development management issues that are relevant during building activity.