Local Planning Policy 3.1 Waste Management

1. Citation

This is a Local Planning Policy prepared under Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*. This Policy may be cited as Local Planning Policy 3.1 - Waste Management.

2. Purpose

To outline waste management practices for development and the information to be submitted as part of the development application process.

3. Application

3.1 This policy applies to all development on land within the City of South Perth where Local Planning Scheme No. 7 (LPS 7) applies, excluding Single houses.

3.2 Where Part C of the Residential Design Codes (R-Codes) Volume 1 applies, this policy augments the Deemed-to-Comply requirements under Part 2.4.

3.3 Where the R-Codes Volume 2 applies, this Policy augments the Acceptable Outcomes under Part 4.17.

3.4 Where this policy is inconsistent with a local development plan, structure plan or other local planning policy that applies to a specific site or area, the provisions of that specific planning instrument shall prevail.

4. Objectives

4.1 To ensure developments are designed to provide for best practice management, storage, separation, collection and handling of waste.

4.2 To ensure waste storage and collection minimise visual, environmental and amenity impacts on the streetscape, public realm and adjoining properties.

4.3 To provide occupants and service providers with convenient, legible and safe access to waste management and recycling facilities.

City of South Perth

5. Development Requirements

5.1 Waste Service Provider

5.1.1 The City shall provide waste collection services to all residential development, and the residential component of any mixed-use development. The City does not support collection of residential waste by private contractor unless otherwise provided in this Policy.

5.1.2 Waste generated by non-residential developments (or the non-residential component of a mixed-use development) shall be collected by a private contractor, unless otherwise approved by the City.

5.2 Waste Management Plans

5.2.1 Unless otherwise determined by the City, a Waste Management Plan prepared in accordance with Appendix 1 shall be submitted with a development application for the following proposals:

(a) Five or more Grouped dwellings;

(b) All Multiple dwellings;

(c) All developments proposing a communal bin store;

(d) All non-residential development;

(e) All mixed-use development; and

(f) Applications for a change of use.

5.3 Waste Generation Rates

5.3.1 The waste generation rates included in Appendix 2 of this Policy are to be used for the purposes of calculating waste generation volumes and bin capacity requirements.

5.4 Off-Site Servicing

5.4.1 Off-site collection will only be supported in the following circumstances:

(a) The bin size utilised for collection is no larger than 240L; and

(b) No more than eight (8) bins (including both general waste and recycling) are required for collection as part of a regular collection schedule; and

(c) The bin collection area takes up no more than 1/3 of the street frontage, excluding the width of the crossover (refer to Figure 2);

(d) Bins can be presented for collection without obstructing on-street or embayed parking, footpaths, vehicle sightlines, street trees (including tree canopy) and street furniture;

(e) A minimum 0.5m spacing is required between bins placed for kerbside collection;

(f) Bin pads (e.g. paving or hardstand) are not proposed in the verge unless required due to site constraints (e.g. a significant change in verge gradient);

(g) Surfaces of all bin travel paths are designed to allow easy transportation of the bins. Travel paths are level and with smooth non-slip surfaces free of obstacles and steps; and

(h) Gradients of bin travel paths must not exceed 1:14.

5.4.2 Where the requirements of 5.4.1 cannot be achieved, on-site servicing is required in accordance with clause 5.5.

5.5 On-Site Servicing

5.5.1 Where residential general waste and recycling is required to be collected on-site, development shall be designed to accommodate the City's standard rear loader waste collection vehicle (refer Figure 3 – Waste Collection Vehicle Dimension).

5.5.2 For developments serviced by the City, bin sizes will be provided as follows:

(a) General waste in 240L, 360L or 660L bins; and

(b) Recycling in 240L or 360L bins.

5.5.3 Developments shall be designed to allow waste collection vehicles to enter and exit the site in a forward gear.

5.5.4 Where on-site waste collection will result in adverse impacts to traffic management, developments shall provide a designated loading bay.

5.5.5 A swept path analysis is required to demonstrate on-site access, egress and manoeuvring by waste collection vehicles.

5.5.6 A maximum three-point turn will be permitted for on-site manoeuvring of waste collection vehicles.

5.5.7 Where it is demonstrated that site constraints for a proposed development impede the ability for the design to accommodate the City's standard rear loader waste collection vehicle, the applicant may propose that waste is collected by a private contractor.

5.5.8 For development where waste is collected by a private contractor, the applicant shall demonstrate the proposal can accommodate the specifications of the proposed waste collection vehicle.

5.5.9 Where waste collection is required to occur on-site, including where a rubbish truck is proposed and/or required to enter a site to perform waste removal services, the City may require and/or impose a condition of development approval requiring a legal agreement

indemnifying the City of South Perth and its appointed contractors for any potential damage that may occur within the site as a result of the City performing waste removal services for the development. The legal agreement is to be prepared to the City's satisfaction and executed at the applicant's expense.

5.6 On-Site Servicing in the Canning Bridge Activity Centre

5.6.1 Developments may be designed to accommodate waste collection via a small rear loader waste collection vehicle (refer Table 1 and 2), if the following conditions are met:

(a) The waste generation rates of general waste are below 10,000L per week; and

(b) The constraints of the site (e.g. lot size, frontage) limits use of the standard rear loader.

Table 1 - Small Waste Rear Loader Collection Vehicle Dimensions

Feature	Clearance of Vehicle (m)	Required Clearance (m)
Overall Length	7.56	9.56
Overall Width	2.50	3.50
Overall Height	2.90	3.50
Height in Operation	2.90	3.50
Turning Circle	15.30	15.30

Table 2 - Small Rear Loader Recycling Vehicle Dimensions

Feature	Clearance of Vehicle (m)	Required Clearance (m)
Overall Length	8.00	10.00
Overall Width	2.50	3.50
Overall Height	3.10	3.50
Height in Operation	3.10	3.50
Turning Circle	15.30	15.30

Note: For rear-load vehicles an additional 2.0m unobstructed loading zone is required behind the vehicle for the loading of 660L bins.

5.7 Collection frequency

5.7.1 Off-site waste collection by the City is collected at the following frequencies:

(a) Recycling collected once per fortnight; and

(b) General waste collected once per week.

5.7.2 Unless otherwise approved by the City, on-site waste collection by the City is collected at the following frequencies:

(a) Recycling collected once per fortnight; and

(b) General waste collected:

(i) <30 apartments = one (1) collection per week

(ii) 31-70 apartments = two (2) collections per week

(iii) >70 apartments = three (3) collections per week

5.7.3 Where waste collection is provided by private contractor for non-residential development, collection frequency shall not exceed:

(a) Three (3) collections per week for onsite collection; or

(b) One (1) collection per week for off-site collection.

5.7.4 Where waste collection is provided by private contractor, collection shall occur Monday to Friday between 7:00am and 5:00pm.

5.8 Bin Storage Areas

5.8.1 All bin storage areas are:

(a) Located within the development site and integrated into the design of the building;

(b) 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;

(c) To be screened from the view of public spaces, private residences and communal open space; and

(d) Shall not encroach into areas required for the parking of vehicles.

5.8.2 Communal bin storage areas are to be designed to satisfy the following requirements:

(a) Provided with a mains water supply, with a sealed floor graded to a plumbed sewer drainage outlet/s to allow for the washing of all room surfaces and for the cleaning of bins as required;

(b) Designed with walls not less than 1.8m in height and access point with self-closing gate of not less than 1.0m in width;

(c) Access is to be provided to all bins (i.e. no stacking of rows of bins). Each bin must have a minimum 50mm spacing around all sides, including between walls, other bins and aisles;

(d) A smooth and impervious floor of not less than 100 millimetres in thickness;

(e) Where located within a building, the bin storage area is ventilated in accordance with Australian Standard 1668.2: The Use of Ventilation and Air Conditioning in Buildings (as amended);

(f) Located for convenient disposal of waste and recyclables by residents/tenants;

(g) Not readily accessible by the public;

(h) Where shared bin storage areas are proposed in mixed use development, residential and non-residential bins are to be separated by a physical barrier and not mutually accessible; and

(i) Must be undercover and be designed to not permit storm water to enter into the sewer drainage outlet.

5.9 Bulk Waste Storage

5.9.1 Where a bulk waste storage room is proposed for a Multiple dwelling and Mixed-Use developments, it is to incorporate the following design elements:

(a) Be of a minimum size to permit the safe storage of bulky good items; and

(b) Provide a minimum entry width of 1.8m.

5.10 Waste Compactors

5.10.1 Where a waste compactor is proposed as part of the development, the following requirements are to be met:

(a) The compactor is not to be used for recycling waste materials;

(b) The waste compaction ratio is no more than 2:1;

(c) The compaction system compacts waste directly into the bins;

(d) A regular compactor maintenance schedule is provided;

(e) Training is provided for residents/users including signage; and

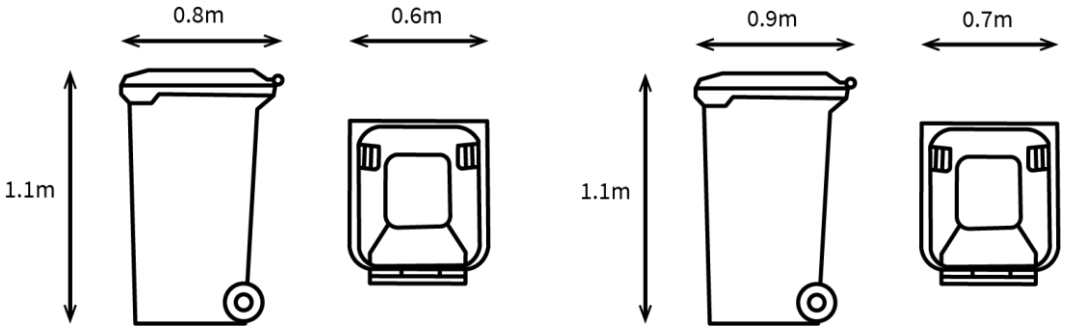
(f) An acoustic report is provided demonstrating compliance with the *Environmental Protection (Noise) Regulations 1997*.

5.11 Construction Waste Management Plans

5.11.1 A Construction Waste Management Plan prepared in accordance with the Western Australian Local Government Association Guidelines may be required as a condition of development approval, detailing the likely waste generated from construction and the strategies employed to manage and contain this waste in a sustainable manner.

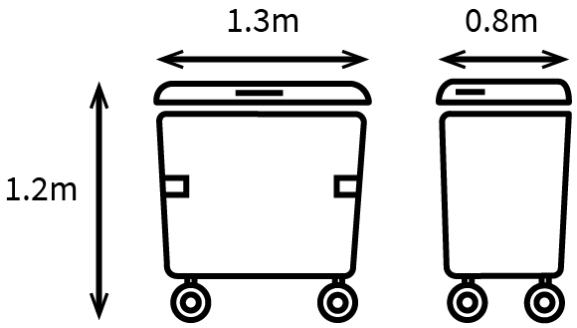
6. Explanatory Figures

Figure 1 – Mobile Garbage Bin (MGB) Dimensions



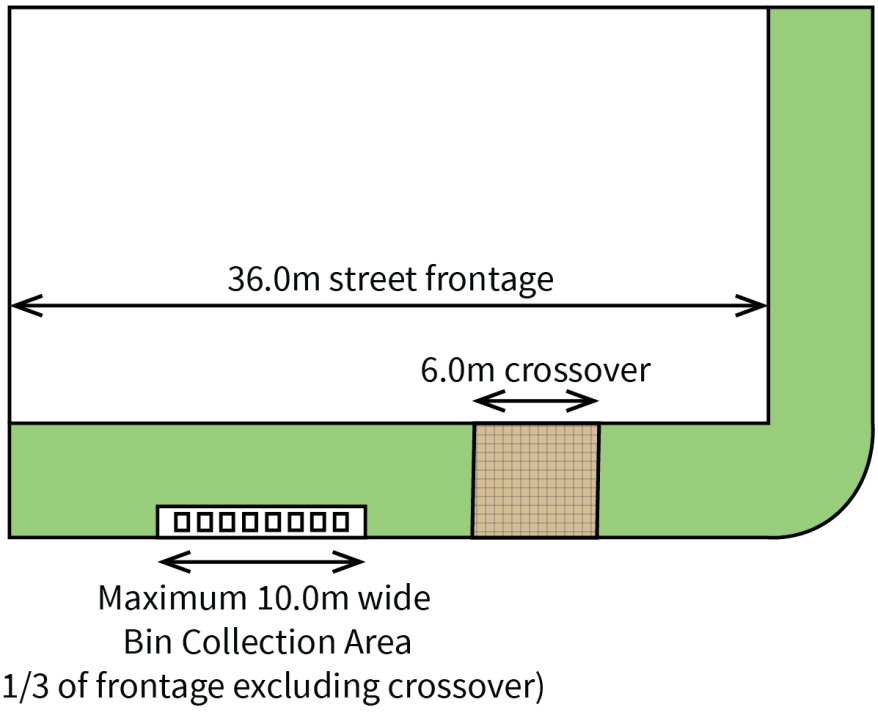
240L Bin Dimensions

360L Bin Dimensions



660L Bin Dimensions

Figure 2 – Verge Collection Example



7. Definitions

Floor area:	*has the meaning given in the Building Code of Australia.*
Mixed-use development:	*means development comprising both a residential and non-residential component.*
Non-residential development:	*means any development to which the Residential Design Codes (R-Codes) do not apply.*
Regular Collection Schedule:	*means waste collected by the City Monday to Friday at the following frequencies:* *(i) For general waste, once per calendar week; and* *(ii) For recycling, once per calendar fortnight.*
Residential development:	*means Grouped dwellings and Multiple dwellings as defined by the Residential Design Codes.*

8. Relevant Legislation, Policies, Documents

Planning and Development Act 2005
Planning and Development (Local Planning Schemes) Regulations 2015
Local Planning Scheme No. 7
City of South Perth Local Planning Policies

9. Document Control

Adoption date	OCM 27 February 2025
Date Modified	None
Strategic Community Plan Reference	Economy Environment (Built and Natural)

Appendix 1 - Waste Management Plan Checklist

Summary of the Development	
Location of the development	
Number of floors	
Number of dwellings by size (one, two or three bedrooms)	
Size of commercial units	
Details of the intended use of the development	
Waste Generation	
Waste generation for general waste, recycling and other wastes	
Details of the size and quantity of the bins to be used	
Bin Storage Area	
Bin store size and layout (including separation of Commercial/ Residential/ Waste/ Recycling)	
Bin storage design:	
- Internal transfer of waste from the source to the bin storage area	
- Wash-down area	
- Ventilation	
- Vermin prevention	
- Noise reduction	
- Stormwater ingress prevention	
Waste System	
e.g. Chutes, Compactor, Bin lift	
Collection Method and Frequency	
Collection vehicle to be utilised (Cross section of development showing clearances)	
Movement of collection vehicle include swept path analysis (for on-site servicing)	
Collection location	
Transfer of waste to the collection vehicle	
Frequency and time of collections	
Waste Service Provider	
The Waste Management Plan must nominate if the City or a private waste contractor will service the development. For all residential collections, the City is the required waste service provider.	
Ongoing Management	
Monitoring and maintenance	

Appendix 2 – Waste Generation Rates

Type of Premises	Garbage Generation	Recycling Generation
Residential		
1 Bedroom Dwelling	80L per week	40L per fortnight
2 Bedroom Dwelling	160L per week	80L per fortnight
3+ Bedroom Dwelling	240L per week	240L per fortnight
Commercial (Food Premises)		
Restaurant	660L per 100m^2 of floor area per day	200L per 100m^2 of floor area per day
Supermarket	660L per 100m^2 of floor area per day	240L per 100m^2 of floor area per day
Tavern/Small Bar	460L per 100m^2 of floor area per day	300L per 100m^2 of floor area per day
Convenience Store	300L per 100m^2 of floor area per day	150L per 100m^2 of floor area per day
Café	300L per 100m^2 of floor area per day	200L per 100m^2 of floor area per day
Fast food outlet	480L per 100m^2 of floor area per day	360L per 100m^2 of floor area per day
Lunch bar	150L per 100m^2 of floor area per day	150L per 100m^2 of floor area per day
Commercial (Non-Food)		
Educational Establishment	5L per 100m^2 of floor area per day, or 0.5L per student per week	5L per 100m2 of floor area per day, or 0.5L per student per week
Office	10L per 100m^2 of floor area per day	10L per 100m^2 of floor area per day
Shop	50L per 100m^2 of floor area per day	50L per 100m^2 of floor area per day
Bulky Goods Showroom	40L per 100m^2 of floor area per day	10L per 100m^2 of floor area per day
Commercial (Accommodation)		
Hotel/Motel	5L per bed per day, & 660L per 100m^2 of dining area per day	5L per bed per day, & 50L per 100m^2 of dining area per day
Serviced Apartment	5L per apartment per day	5L per apartment per day
Commercial (Specialised Food Premises)		
Butcher	80L per 100m^2 of floor area per day	50L per 100m^2 of floor area per day
Delicatessen	80L per 100m^2 of floor area per day	50L per 100m^2 of floor area per day

Type of Premises	Garbage Generation	Recycling Generation
Fish Shop	80L per 100m^2 of floor area per day	50L per 100m^2 of floor area per day
Greengrocer	240L per 100m^2 of floor area per day	120L per 100m^2 of floor area per day
Commercial (Specialised Non-Food)		
Child Care Premises	50L per 100m^2 of floor area per day	50L per 100m^2 of floor area per day
Gym	10L per 100m^2 of floor area per day	10L per 100m^2 of floor area per day
Hairdresser	60L per 100m^2 of floor area per day	60L per 100m^2 of floor area per day
Commercial (Other Accommodation)		
Residential Aged Care Facility	60L per bed per week	60L per bed per week
Independent Living Complex	80L per dwelling per week	80L per dwelling per week

Appendix 3 – Waste Vehicle Specifications

Table 1: Standard Rear Loader Waste Collection Vehicle

Feature	Clearance of Vehicle (m)	Required Clearance (m)
Overall Length	9.70	12.00
Overall Width	2.85	4.00
Overall Height	3.62	4.00
Height in Operation	3.62	4.00
Turning Circle	17.50	17.50

Note: For rear-load vehicles an additional 2m unobstructed loading zone is required behind the vehicle for the loading of 660L bins.

Table 2: Side Loader Waste Collection Vehicle

Feature	Clearance of Vehicle (m)	Required Clearance (m)
Overall Length	8.90	11.00
Overall Width	2.50	4.00
Overall Height	3.58	4.10
Height in Operation	4.85	5.35
Turning Circle	17.10	17.10

Table 3: Side Loader Recycling Collection Vehicle

Feature	Clearance of Vehicle (m)	Required Clearance (m)
Overall Length	11.00	13.00
Overall Width	2.50	4.00
Overall Height	3.85	4.35
Height in Operation	4.85	5.35
Turning Circle	19.50	19.50