

Waste Guidelines for New Developments and Changes of Use

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1. Introduction

Waste management must be considered in all new developments and when land use is changed to ensure that waste materials can be stored, collected, and removed from the property in a manner which is safe, efficient and minimises the risk to public health and the environment.

These guidelines have been developed to assist the incorporation of waste management into developments within the City of Canning (the City). The overall goal of this document is to ensure that developers are aware of essential requirements to build into their planning process that allows for adequate storage of bins at the property, as well as the safe and efficient collection and removal of waste from the property.

This document provides the dimensions for the bins and waste collection vehicles utilised by the City of Canning. Provision of adequate on-site bin storage and access for waste collection vehicles are identified in clauses 5.3.2, 5.3.5, and 5.4.4 of SPP7.3 Vol 1 and in Parts 3 and 4 of SPP 7.3 Vol 2. The City's Local Planning Policy for Residential Developments (LP.01) requires that a Waste Management Plan (WMP), which meets the requirements of these guidelines, is submitted for all new developments. This Policy is available on the City's website.

2. Enquiries

Enquiries and questions can be directed to 1300 422 664 or submitted online at https://www.canning.wa.gov.au/residents/building-here/planning-services.

3. Objectives

The objectives of these guidelines are to:

- Maximise safety for both waste collection staff and the public;
- Ensure the long term waste management needs of each development are met in an appropriate, efficient and sustainable manner;
- Minimise the impact of waste services and facilities on the streetscape and surrounds, in relation to both the footpath and the frontage of the development;
- Ensure waste services and facilities do not have a negative impact on the amenity of a locality particularly, in terms of noise and odour;
- Ensure waste collection systems are made easily accessible for all residents, including those with disabilities;
- Protect the canopies of street trees by reducing the number of bins on the verge for collection; and
- Minimise traffic and footpath obstruction.

The City encourages designers to be innovative in developing the most efficient and sustainable waste management system to meet these objectives.

4. Waste Collection Services

The City provides the following services to all residential rateable properties as a part of its statutory requirements under the *Local Government Act 1995, Waste Avoidance the Resource Recovery Act 2007,* and the City of Canning Local Laws.

A standard residential service includes:

- ≤240L mobile garbage bin (MGB) for general waste (kerbside collection/sidearm operation),
- 240L MGB for recycling (kerbside collection/sidearm operation),
- Future 240L MGB for organics (kerbside collection/sidearm operation),
- Verge collection services two bulk household waste (skip bin) services per year per residential property, and
- Verge collection services two bulk garden organics services per year for each single dwelling residential property.

Special residential service, by agreement of the City, which may include:

• 240L, 660L or 1,100L MGBs for general waste, organic, and recycling (under special arrangements/rear lift.

The City's collection services operate Monday to Friday.

5. When is a Waste Management Plan (WMP) required?

Waste Management Plans are required for the following new developments within the City:

- Grouped dwelling proposals where simple bin presentation for roadside collection is not possible or desirable as determined by the City;
- Four or more multiple or grouped dwellings;
- Aged or dependant persons developments comprising more than 10 beds/dwellings or where simple bin presentation for road-side collection is not possible or desirable as determined by the City;
- Commercial and industrial properties;
- Recreational properties;
- Lodging houses;
- Mixed Use Developments (comprising both Residential and Non-residential); or
- Where there is no suitable bin collection point, or the number of required bins will result in an 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 is required.

6. Requirements for Waste Management

The Western Australian Local Government Association (WALGA) Waste Management Plan Guidelines for New Multi Dwelling Developments outline industry accepted design guidelines for different development types. These guidelines must be followed when preparing Waste Management Plans for the City's consideration. Waste generation rates for residential developments and mixed-use developments are to be calculated using WALGA's Waste Calculator. For proposed development of 12 units, used the 'Residential Less Than 12 Dwellings' calculator.

The guidelines and calculator can be accessed here:

- Waste Management Plan Guidelines for New Multi-Dwelling Developments
- Multi-Dwelling Development (MDD) and Mixed-Use Development (MUD) Waste Calculator

The City's <u>Local Planning Policy for Residential Development</u>, LP.01, outlines the City's requirements for all developments with a residential component in relation to storage of receptacles, size of receptacles and collections. These requirements should be incorporated into the building designs and described in the Waste Management Plan.

Section 8 in this document outlines requirements for commercial and industrial sites, which must be addressed in the submitted Waste Management Plan.

A checklist of the essential items for inclusion in Waste Management Plans submitted to the City is provided in Appendix 2.

Appendix 1 should be used in conjunction with the waste calculator to determine the size and number of receptacles required. The City's preferred service type and receptacles are outlined in the table below.

Table 1 – City of Canning service type and receptacles

Two-bin system (current)	Three-bin System (future)
Single House and up to four units:	Single House and up to four units:
1x 240L General Waste collected weekly, and	1x 240L Organic collected weekly,
1x 240L Recycling Bin collected fortnightly.	1x 240L General Waste collected fortnightly, and
	1x 240L Recycling Bin collected fortnightly.
Four to ten units:	Four to ten units:
Waste Management Plan required, and	Waste Management Plan required,
Preferred on-site collection is by a shared bulk bin	Preferred on-site collection is by a shared bulk bin
service using 660L bins for general waste and 1,100L	service using 660L bins for general waste and Organics,
bins for recycling.	1,100L bins for recycling.
Must include room for accessible receptacles (stickered	Must include room for accessible receptacles (stickered
240L bins), which will be provided on request.	240L bins), which will be provided on request.
Quantity of bins is to be approved by the City as part	Quantity of bins is to be approved by the City as part
of the Waste Management Plan submission.	of the Waste Management Plan submission.

More than 10 units:

Waste Management Plan required, Preferred on-site collection is by a shared bulk bin service using 660L bins for general waste and 1,100L bins with multiday collections available, and Room for accessible receptacles (stickered 240L bins), that are provided on request.

Quantity of bins is to be approved by the City as part of the Waste Management Plan submission.

More than 10 units:

Waste Management Plan required, and Preferred on-site collection is by a shared bulk bin service using 660L bins for general waste and organics, 1,100L bins for recycling with multiday collections available, and

Room for accessible receptacles (stickered 240L bins), that are provided on request.

Quantity of bins is to be approved by the City as part of the Waste Management Plan submission.

Waste Management Plans should consider the City's intention to implement a three-bin Organic system and provide space for a three-bin infrastructure. Where non-standard receptacles are proposed, the Waste Management Plan should include the manufacturer specification for the City's consideration.

For developments requiring an excessive number of bulk bins can request a multi-day collection service. Increased collection frequency approval is at the City's discretion and will incur additional charges.

6.1 Summary of Waste Management Requirements

Waste management for multi dwelling developments should be designed in accordance with the WALGA Waste Management Plan Guidelines for New Multi Dwelling Developments.

- a) Where a Waste Management Plan is required:
 - i. The preferred on-site collection is by a shared bulk bin service using 660L bins for general waste and Organics and 1,100L bins for recycling; and
 - ii. Where bulk bins are used, development design is to allow for the bins to be serviced by 16.5t GVM, 6×2 heavy rigid rear loading waste collection trucks. These trucks are approximately 9.3m long and require a minimum of 2m of clear area behind the vehicle. A minimum of 3.5m overhead clearance is required for the trucks to lift and empty the bulk bins.
- b) In the case of mixed-use developments, a waste management plan is required to determine quantities of waste and the required bin compound area.
- c) Where there is a bulk bin storage and/or service area, it must:
 - i. Not be visible from the street wherever possible;
 - ii. Have no steps, kerbs or other impediments to wheeled mobile garbage bins;
 - iii. Not have a slope across these areas in any direction exceeding 1 in 20;
 - iv. Be constructed with a concrete floor with a floor waste basket trap, or similar, connected to the sewer; and
 - v. Be provided with a mains water supply to facilitate regular cleaning of receptacles.

- d) Where a waste collection vehicle is required to enter a property, it must be able to enter and leave in a forward gear. To prevent disruption to local traffic, the City may require that security gates are set back a minimum of 10 metres from the front boundary.
- e) Compliance to AS1428.1 2021 and AS1428.2 1991 is required to ensure all future residents can access and use waste infrastructure.

6.2 Waste Collection

- a) Receptacles must be presented to an agreed location on the specified collection day(s) for collection.
- b) Receptacles placed on the verge for collection must <u>not</u> be placed on a neighbouring verge.
- c) Receptacles placed for collection on the verge must not obstruct pedestrians, street furniture or bike lanes and be at least 1m from driveways, transport stops, shelters, street tree canopies, signs, or any other street furniture.
- d) Receptacles presented for collection must be no more than 1m from the kerb with wheels facing the property, with 0.5m of space between each bin to allow clear access for the collection truck's automatic grab arm.
- e) Receptacles must be presented in a single line and have no overhead obstructions which interfere with the action of side loading collection vehicles.
- f) Where four wheeled receptacles or more than 5x 240L MGBs are to be presented to the verge, an area must be paved to accommodate the receptacles on the verge and allow passage to and from the storage area.
- g) The space required for collection from the verge must not exceed one third of the property frontage or 8 receptacles.
- h) Where roadside collection is not considered appropriate by the City's due to concerns relating to pedestrian and/or vehicular and tree canopy conflict, and potential impacts on the amenity of a locality, alternate collection methods are to be determined and incorporated in the Waste Management Plan.
 - i. With the approval of the City, receptacles stored in a bin storage area may be collected either from an onsite location within the property or inside the bin storage area at multi-unit developments.
 - ii. Where onsite collections occur, roadways and infrastructure traversed by the collection vehicle must be constructed to accommodate a 16 tonne Gross Vehicle Mass.
- i) Where approval is given for the collection of recyclables, general and organic waste from the road (at the pre-application stage, or via the development application process), consideration needs to be given to a 9.3-metre-long truck, 4.5m overhead clearance and 2m rear clearance where access and/or manoeuvrability is difficult or limited.
- j) Where receptacles are presented outside of the storage area for collections, the surfaces which are traversed must be designed to allow easy transportation of the receptacles and be finished in a way which reduces the noise of the receptacles as they are manoeuvred.
- k) Gradients must not exceed 1 in 14 for two wheeled receptacles and 1 in 20 for four wheeled receptacles on the path used to transfer the receptacles from their storage location to the collection point or vehicle collection location.
- A caretaker or strata management representative is to manage waste generated on site to ensure bins are filled consecutively and not overflowing, with only bins free of contamination to be

6.3 Internal Waste System

Details of any waste systems must be provided including chutes, compactors and any other waste management equipment or devices to be used.

- i. Waste chutes are only recommended if mechanical ventilation is installed and the WMP outlines the long-term cleaning and maintenance of such waste duct(s).
- ii. Chutes should be designed with insulation to avoid noise disturbing neighbouring units and fire risks.
- iii. Chutes should be cylindrical with a diameter of 500mm or greater to avoid waste being caught within.
- iv. It is recommended that a service room (or compartment) needs to be provided on each floor of the development to allow access to the waste chute. Chutes should not open onto any habitable or public space.

6.4 Bin storage area

The bin storage area should be designed to provide adequate room for manoeuvring bins for collection, cleaning of the storage area regularly and undertaking maintenance. It is undesirable to locate other services and utilities (such as electrical boards, gas meters or conduits) within bin storage areas, as it can clutter the area and increase the risk of damage to amenities during collection or cleaning.

To determine the adequate size for a bin storage area, consideration should be given to the waste generation rates, the bin sizes to be utilised (APPENDIX 1) and the frequencies of the collection, typically organics weekly, general waste and recycling fortnightly. For developments requiring more than 4x 660L general waste, 4x Organics and 2x 1100L recycling bins a multi-day collection service can be negotiated with the City. Bin storage areas should be adequately sized to accommodate the required number of bins at the designated collection frequency with adequate room for residents and any other users of the waste system to easily access all bins and to allow bins to be easily moved around and serviced. It is better practice to size bin storage areas with enough space to store at least one week's worth of waste. Increased collection frequencies should not reduce the need to provide adequate bin storage space. This is to ensure that there is sufficient capacity to store accumulated waste in a significant event such as a pandemic, natural disaster, fuel shortage or industrial action.

6.5 Residential Dwellings

Sufficient space must be provided within the kitchen, laundry room or other convenient location within the dwelling for the temporary storage of accumulated waste. As part of a three bin organics service, kitchen caddies will be provided to encourage the collection of food scrap waste. Therefore, consideration needs to be given in the dwelling design to be able to accommodate a separate general waste and recycling bin as well as a kitchen caddy within the

7. Development Applications and Waste Management Plans

Waste management must be considered at the design stage of a development. This will ensure that:

- Sufficient waste capacity has been catered for, taking into account the City's planned to introduce a three bin service
- Enough space has been provided to store waste prior to collections
- Sufficient space has been allocated to allow for collection
- Clearance for a waste collection vehicle has been considered
- Sufficient contingency has been incorporated to safely retain waste in the unforeseen event that the collection contractor is unable to fulfil their servicing agreement on time
- Waste infrastructure is universally accessible
- The opportunity for vermin, pests, and odours to accumulate has been minimised.

The City requires all development applications address waste management in accordance with this guideline, the City's Local Planning Policy LP.01 Residential Development and the Planning Information Sheet: Waste Management for Multi Dwelling Sites. Unnecessary delays can be avoided by providing sufficient waste management information in the initial application reducing the need for requests for further information.

8. Education

Educational signage must be used to educate users on the correct use of these bins. Signage can include posters and bin stickers explaining what can and cannot be placed in the bins. The City can provide educational signage for bins and bin storage areas on request, as well as other support to the development including information sessions and the provision of other materials such as flyers, magnets, and brochures for inclusion in welcome packs and other education campaigns. Please contact waste@canning.wa.gov.au for more information.

Where accessible receptacles are provided, these must have the appropriate signage.

9. Commercial / Industrial Waste Management Plans

WALGA's <u>Commercial and Industrial Waste Management Plan Guidelines</u> must be used to produce a Waste Management Plan for the City's consideration. APPENDIX 3 includes a checklist of essential requirements for a Commercial or Industrial Waste Management Plan.

Bin storage areas should:

- a) Have adequate storage space for required bins (based on the building size and the applicable waste and recycled material generation rates)
- b) Be designed with some flexibility in relation to size to ensure future uses for the development are not limited

- c) Permit easy, direct and convenient access for tenants, cleaners and other users of the facility, whilst restricting access to unauthorised persons
- d) Includes:
 - iii. Water supply,
 - iv. Impervious walls and floor,
 - v. A floor waste gully connected to sewer,
 - vi. A gate, and
 - vii. Sufficient size to accommodate all receptacles used on the premises.
- e) Permit easy transfer of bins to the presentation point if required, with doors with access wide and high enough to allow easy manoeuvring of any stored bin
- f) Permit easy, direct and convenient access for collection service providers
- g) Integrated into the design of the overall development and do not affect visual amenity
- f) Where on-site collection has been approved by the City:
 - i. The preferred on-site collection is by a shared bulk bin service using 660L bins for general waste and Organics and 1,100L bins for recycling; and
 - ii. Where bulk bins are used, development design is to allow for the bins to be serviced by 16t GVM, 6×2 heavy rigid rear loading waste collection trucks, which are approximately 9.3m long and require a minimum of 2m of clear area behind the vehicle. A minimum of 3.5m overhead clearance is required for the trucks to lift and empty the bulk bins.
- g) Where there is a bulk bin storage and/or service area it must:
 - i. Not be visible from the street wherever possible;
 - ii. Have no steps, kerbs or other impediments to wheeled mobile garbage bins;
 - iii. Not have a slope across these areas in any direction exceeding 1 in 20;
 - iv. Be constructed with a concrete floor and a floor waste gully connected to the sewer; and
 - v. Be provided with a mains water supply to facilitate regular cleaning of receptacles.
- h) Where a waste collection vehicle is required to enter a property, it must be able to enter and leave in a forward gear. To prevent disruption to local traffic, the City may require that security gates are set back a minimum of 10m from the front boundary.
- i) Compliance to AS1428.1 2021 and AS1428.2 1991 is required to ensure all future uses can access waste infrastructure.

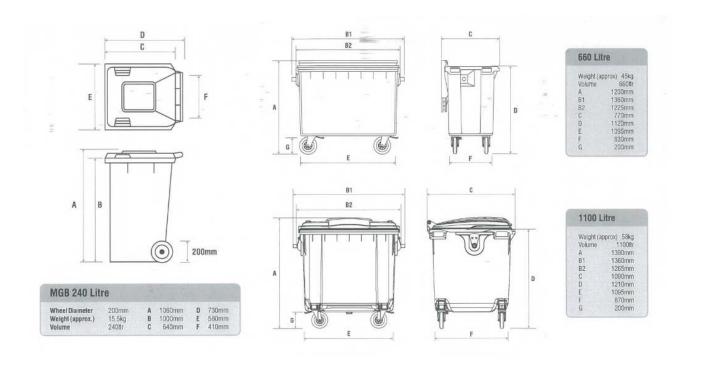
Appendix 1: Mobile Garbage Bin Specifications

The information presented below is the typical dimensions of common receptacle sizes. For other receptacle sizes, please refer to the manufacturer's specifications and include these in the Waste Management Plan. Receptacles larger than 240L can be inaccessible for some people living with a disability or for senior residents.

Waste Management Plans should outline how accessibility and inclusion will be addressed to meet Australian Standards 1428.1 - 2021 and 1428.2 – 1991.

Table 3: Receptacle Body and Lid Colour Requirements

rable of neceptatic boay and all colour negations					
Waste Stream	MGB Body Colour	MGB Lid Colour			
General Waste	Dark green/Black	Red			
Recycling	Dark green	Yellow			
Organics	Dark green	Lime green			



Appendix 2: Residential Waste Management Plan Checklists

Summary of the Development					
Location of the development					
Number of floors					
Number of dwelling units by size (one, two or three bedrooms)					
Size of each commercial unit					
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 receptacles to be used must be provided.					
Refer to APPENDIX 1 – Receptacle Type and Dimensions					
Bin Storage Area Design details of the bin storage area must be included in the Waste Management Plan covering trequirements					
Transport route of the waste from the source to the bin storage area has been considered					
Bin storage area size, including consideration for bi-annual storage and collection of bulk waste					
Bin storage area layout, separation of recycling, ORGANIC and general waste is desirable					
Wash-down area					
Ventilation					
Vermin prevention					
Noise reduction					
Stormwater ingress prevention					
Collection Method and Frequency					
Waste Management Plans must contain details on collection method to be used in ser	vicing the				
development					
Collection vehicle to be utilised					
Movement of collection vehicle include swept path analysis					
Collection location					
Transfer of waste to the collection vehicle					
Frequency of collection					
Waste System					
Details of any waste systems must be provided including chutes, compactors, and any oti	ner waste				
management equipment or devices to be used.					
Chutes					
Compactor					
Bin lifter					
Waste Service Provider					
Provide explanations why the application seeks to engage a private collection contractor to					
service the development rather than the City waste services (commercial applications only)					
Education					

Has the City's Waste Department been contacted to provide the relevant educational signage for the bins and bin storage areas

Ongoing management

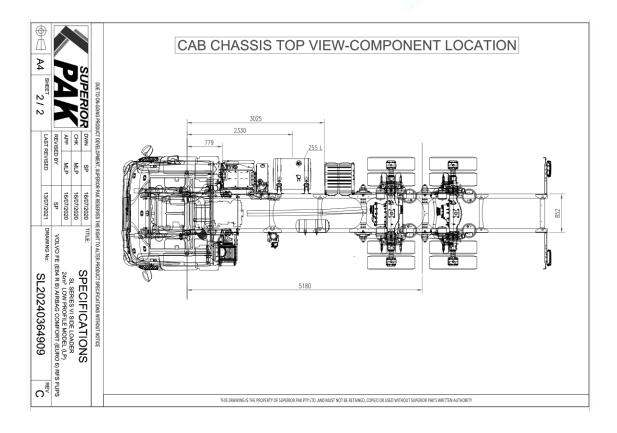
Has a handover been completed so that a building manager is aware of what waste management systems have been planned in the development

Appendix 3: Commercial and Industrial Waste Management Plan Checklists

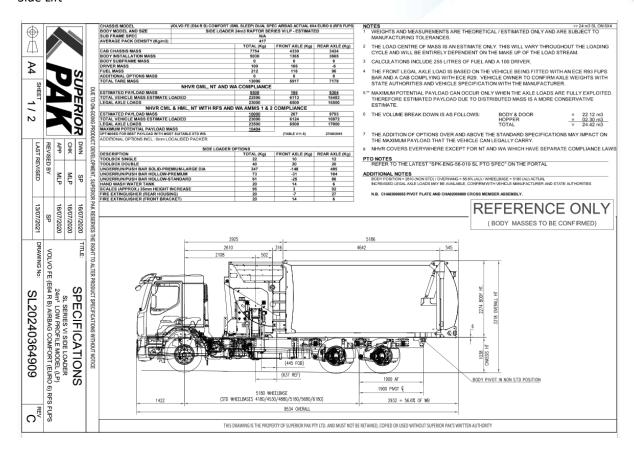
Summary of the Development				
Address				
Development area				
Nature and scale of the development (including number and type of dwelling)				
Ownership and management details				
Projected occupancy				
Details of any contact with City of Canning in relation to waste management in the development				
Waste Generation				
Projected waste generation rates based on occupancy and uses				
Waste Management System – Bin Storage Area				
Details on the size and location of the proposed storage areas				
Proposed number and size of bins				
Justification for the location of the storage facility				
Description of how better practice waste management has been included to				
minimise noise, odour, vermin and to consider hygiene, security, health safety and				
the environment				
Access				
Details of the route for any movement from temporary storage areas to				
presentation areas [including diagram]				
Collection				
Proposed bin collection frequencies, based on bin numbers and waste volumes				
Scale drawing including proposed collection points (onsite or off-site)				
If relevant, details of the internal road and driveway lay out including how collection				
vehicles will service the site				
Education				
Details of the signage which will be used to inform workers/occupants about the use				
of the waste management system				
Potential Issues				
Details on the potential issues which may arise during occupancy and how these issues will be addressed				
Implementation Schedule				
Details on how the system will be monitored and by who				
References				
Provide references				

Appendix 4: Truck specifications

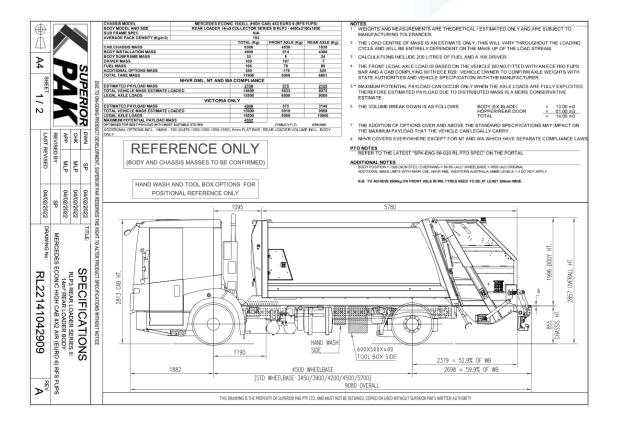
Side Lift



Side Lift



Rear Loader



Rear Loader

