

Local Planning Policy 3.22: Waste Management

ADOPTION DATE: 25 June 2019 (DV19.70)

AMENDED DATE: Nil

AUTHORITY: *Planning and Development Act 2005*

Planning and Development (Local Planning Schemes) Regulations 2015

INTRODUCTION

This policy details the requirements relating to waste management and minimisation to be considered in the design, construction and management of any proposed development.

All aspects of waste management should be considered in the initial design phase, including waste generation, recycling, storage and collection. Early consideration of waste management will ensure effective integration of facilities into the design without detriment to the visual and physical amenity of the building, and improve convenience, efficiency and safety for occupants and waste removal services.

Applicants are encouraged to contact the Town's Waste Department for further information regarding waste collection and the development of Waste Management Plans.

APPLICATION

This policy applies to development on land that is reserved or zoned within the Town of Cambridge, with the exception of:

- the erection or extension of a single house;
- the erection or extension of less than four grouped dwellings;
- the erection or extension of an ancillary dwelling, outbuilding, external fixture, boundary wall or fence, patio, pergola, verandah, garage, carport or swimming pool on the same lot as a single house or grouped dwelling.

For residential development that the Residential Design Codes (R-Codes) Volume 1 applies, the provisions of this policy augments the deemed-to-comply provisions of clause 5.4.4 C4.6 of the R-Codes. Where a residential development application does not satisfy the provisions requirements of this policy, or the deemed-to-comply requirements of the R-Codes, and proposes to address the design principles of clause 5.4.4 P4.2, the objectives of this policy shall be additional matters for consideration when applying the design principles. For residential development that the Residential Design Codes (R-Codes) Volume 2 applies, reference is made to equivalent local government requirements for Acceptable Outcomes A4.17.1 to A4.17.3, the Town's [Waste Management Planning Guidelines](#) are applicable.

For commercial, industrial and all other non-residential developments where a development application does not satisfy the provisions of this policy, the application shall be assessed against the objectives of this policy.

OBJECTIVES

- Waste storage and collection facilities minimise impacts on the streetscape, public realm, building entry and amenity of residents.
- Occupants have convenient, safe and equitable access to both waste and recycling facilities.
- Waste storage and collection facilities designed to minimise waste, particularly waste to landfill.
- Waste storage and collection facilities are designed to maximise safety for waste collectors, occupants and the general public.
- Establish and maintain consistent, cost effective and functional waste management practices for developments.

PROVISIONS

1. Bin Access and Storage

- 1.1. Building design shall include adequate space to:
 - 1.1.1. store the requisite number of bins as well as sufficient circulation space; and
 - 1.1.2. provide for collection that limits pedestrian and vehicle disruption.
- 1.2. Bin storage areas shall be well-ventilated and adequately sized for the appropriate bin allocation.
- 1.3. Design of bin storage areas shall allow all bins to be easily accessed and manoeuvred as required.
- 1.4. Bin storage areas shall be located within the building so they are not visible from the public realm, or screened from public view with a quality material compatible with the building design.
- 1.5. Where a mixed use development is proposed (residential and any other use), the residential waste and recycling storage areas and access to be self-contained and completely separate from waste and recycling storage areas for other uses.
- 1.6. Developments that include permanent residential dwellings shall include a dedicated area for the temporary storage of large bulky items awaiting disposal.

2. Collection of Bins

- 2.1. Bins, ready for collection, shall be presented in a manner that has minimal impact on the public realm.
- 2.2. Where it cannot be demonstrated that the required number of bins can be practically accommodated on the verge for collection, waste storage facilities shall be designed to allow collection of waste from within the site. Where this cannot be achieved a strategy for transfer of waste for collection shall be developed within the Waste Management Plan. Bins shall not be left for collection on the kerb.

- 2.3. Notwithstanding 2.2, where any development includes 10 or more dwellings, waste storage facilities shall be designed to allow collection of waste from within the site. Where this cannot be achieved a strategy for transfer of waste for collection shall be developed within the Waste Management Plan. Bins shall not be left for collection on the kerb.

3. Waste Management Plans

- 3.1. A Waste Management Plan shall be submitted as part of the following categories of Development Application:

Residential

- 4 or more grouped dwellings;
- 4 or more aged or dependant persons dwellings/beds;
- Accommodation uses;
- All proposals where there is insufficient lot, road or verge frontage for collection vehicle access (as determined by the Town).

Mixed Use Developments

- All mixed use developments.

Commercial, Industrial and Other Non-Residential Development

- All non-residential development that will generate waste.

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

***Exceptions:** Change of use applications that will not result in increased waste collection requirements are not required to submit a Waste Management Plan.*

- 3.2. The development shall be undertaken and operate in conformity with the Waste Management Plan approved by the Town. This will be ensured in perpetuity via an appropriate condition of development approval.