

NOOSA PLANNING SCHEME POLICY 11— WASTE MANAGEMENT PLANS¹

Introduction

Council is committed to the principle of waste minimisation and re-use of waste within the Shire. Noosa Council requires waste management plans to be submitted for the day to day operation of a development (operational works), as well as for construction and demolition.

Council has developed a fee structure at its waste facilities, which rewards contractors who segregate building and construction waste by charging low fees for segregated materials. Much higher fees apply to unsegregated waste.

The purpose of this policy is —

- a) to ensure that as development proposals are planned and the proper consideration is given to the aims of waste minimisation and waste re-use;
- b) to encourage the segregation of waste so that the material can be recycled or reused within Council's waste management process;
- c) to provide guidance to developers, consultants and Council in the preparation and assessment of Waste Management Plans;
- d) to facilitate the efficient assessment of development applications; and
- e) to support the application of the Waste Management Code within The Noosa Plan

1. What is a Waste Management Plan?

A waste management plan is a document that details the type and quantity of waste material that is likely to be generated from a particular development site. The document also details where and how the waste should be stored, how the waste will be disposed and procedures for handling the waste.

2. When does the policy apply?

- 2.1 Development that has the potential to generate significant quantities of waste or waste that is of a hazardous nature should have an approved waste management plan.
- 2.2 The following developments should have a waste management plan submitted with any development application for Material Change of Use (MCU)—
 - a) **Residential use** with more than 15 dwelling units or accommodation units;
 - b) **Business use** with a *total use area* greater than 500m²;
 - c) All environmentally relevant activities (as defined by Schedule 1 of the *Environmental Protection Regulation 1998*);

¹ Further information can be obtained by phoning Council's Environmental Health Section on (07) 5449 5232.

- d) Construction or demolition of a building other than construction of a **Dwelling house**, or Class 10 building;
- e) Other developments as specified by the Council's Waste Management Officer (these cases will be identified when the development application is lodged with Council and an information request is issued).

2.3 Subject to the scale of the development and at the discretion of the Manager - Environmental Health, a waste management plan may be submitted as a condition of approval for MCU, and be approved prior to the issue of a development permit - operational works.

2.4 Waste management plans are to be submitted for demolition works, other than for the demolition of a Class 10 building.

3. Information to be provided in the plan – for Operational Works

3.1 Waste management plans are to include the following information—

- a) Estimate volumes of waste to be generated;
- b) Estimated volumes of recyclables;
- c) Estimated volumes of garden/organic waste;
- d) Method to be used for disposal of garden/organic waste;
- e) Initiatives to minimise waste by waste reduction, reuse or recycling;
- f) Description of the procedures involved in disposing of refuse to bins, the storage of bins and the collection of bins by the contractor and who is responsible for each transfer of waste;
- g) A description of the design details of waste storage and recycling areas, including the method of preventing stormwater pollution – to be highlighted on plan drawings;
- h) Plans showing the location and details of the waste storage areas;
- i) A description of the type of containers proposed to store the waste; and
- j) A detailed description of the proposed access arrangement for waste collection vehicles – to be highlighted on plan drawings

4. Information to be provided – for Construction or Demolition Works

4.1 The waste management plan for either the construction or demolition stage of a development is to contain the following information:

Material On-site	Destination ²			
	Re-use & Recycling			Disposal
Type of Material	Estimated Volume (m ³)	On-site specify proposed re-use or on-site recycling methods	Off-site specify contractor and recycling outlet	Specify contractor and landfill site
Excavation material				
Garden Organics				
Bricks				
Concrete				
Timber – please specify				
Plasterboard				
Metals – please specify				
Other – please specify				

4.2 An area is to be allocated on the development site for the segregation of construction and demolition materials. Details of the site area to be used for on-site separation, treatment and storage (including weather protection) are to be provided on the plan drawings accompanying the application.

Related PSPs—
PSP9 - Waste Management provides design criteria for waste management, including minimum service levels for types of development, size and appearance of waste storage areas, and vehicular access standards.

POLICY HISTORY
PSP11 adopted by Council 3 November 2005 and took effect 3 February 2006

² Waste that cannot be collected by Council's normal collection service is collected by an approved Regulated Waste Transporter.