

WARR Act Review
Department of Environment Regulation
Locked Bag 33
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23rd February 2015

REVIEW OF WASTE AVOIDANCE & RESOURCE RECOVERY ACT

Thank you for the opportunity to comment on the review of *Waste Avoidance and Resource Recovery Act 2007*. The reforms are of great importance to the property development, ownership and management sectors in Western Australia, including the members of the Property Council of Australia.

The Property Council of Australia is the leading advocate for Australia's property industry and the built environment. Our members represent the broad spectrum of businesses that own property, property developers, building managers and property industry service providers.

Local Government Waste Operations

The Property Council **supports** the establishment of statutory waste groups with compulsory local government membership. It is important that the private sector is provided with the certainty necessary to make long-term plans and investments in local government areas.

The Property Council calls for the inclusion of private sector representation on the statutory waste groups to ensure that decisions are made that take into account the needs and interests of the business community.

Ensuring the alignment of waste planning across local government and regional area is essential for providing a consistent approach across Perth, enabling the private sector to conduct business with greater ease.

Infrastructure Planning

The Property Council strongly affirms the necessity for the Waste Strategy to recognise the importance of long-term planning for waste and recycling processing to set out the waste management infrastructure required to meet the needs of the Perth and Peel '3.5 million city'.

Poor infrastructure planning, prioritisation and delivery negatively impacts the Western Australian property sector and, as a result, the State more broadly. The absence of strong cross-portfolio planning,

prioritisation or delivery of infrastructure leads to sub-optimal outcomes and poor value-for-money infrastructure investments.

The Property Council strongly **supports** the establishment of statutory waste group plans and local government waste plans that require waste groups or local governments to align waste services and contracts with a State waste infrastructure plan, Waste Strategy targets and codes of practice.

It is essential that State planning for waste infrastructure takes a whole of government approach when formulating a long-term strategy. The strategy needs to be coordinated with other departments such as the Department of Planning in order to take into account future growth areas, ensuring the necessary capacity be delivered in a timely manner.

Additional Comments

Directions 2031 and Beyond seeks a 50% improvement on current infill residential development trends and a 50% increase in the current average residential density. This strategy will have significant implications for waste management. Provision needs to be made for situations where private businesses have arrangements for the collection and processing of their own waste. Currently, owners and managers of buildings who coordinate and deliver the disposal of waste for their residents and/ or tenants may or may not find that they are still charged for the disposal of waste by their local government. Enabling building owners and managers to coordinate the disposal of waste from their buildings prevents the unsightly conglomeration of numerous bins on the side of the street. The Property Council urges that the Review considers opportunities where waste can be better managed privately. Furthermore it is essential that a consistent approach is applied across all areas to deliver to this opportunity

Should you wish to discuss this submission further, please contact Graham Hansen (Communications & Policy Officer) at ghansen@propertyoz.com.au.

Yours sincerely,



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