SC6.18 Planning scheme policy for waste management code

SC6.18.1 Purpose

The purpose of this planning scheme policy is to:-

(a) provide general advice about achieving outcomes in the **Waste management code**;

(b) state standards identified in the **Waste management code** for waste storage and servicing; and

(c) provide guidelines about the preparation of a waste management plan.

SC6.18.2 Application

This planning scheme policy applies to development which requires assessment against the **Waste management code**.

SC6.18.3 General advice for waste management code outcomes

The following is general advice about the achievement of outcomes stated in the **Waste management code**:-

(a) in determining compliance with the **Waste management code** in terms of waste minimisation, waste storage and waste servicing, Council may require submission of a waste management plan for certain types of development;

(b) in particular, Council may require submission of a waste management plan for development involving the following:-

  (i) a residential use with more than 10 dwellings;

  (ii) a business use with a total use area greater than 500m²;

  (iii) an environmentally relevant activity (as defined by Schedule 1 of the *Environmental Protection Regulation 2008*);

  (iv) construction or demolition of a building, other than construction of a dwelling house, or Class 10 building; and

  (v) another use or activity where identified as having significant waste management requirements;

(c) Council may also consider the following matters in assessing the appropriateness of waste minimisation, waste storage and waste servicing arrangements:-

  (i) the type of waste generated by the development;

  (ii) the amount of waste likely to be generated by the development having regard to **Table SC6.18A (Indicative waste and recycling generation rates for particular uses)**;

  (iii) the minimum waste storage area requirements required to accommodate the waste management needs of the development having regard to **Table SC6.18B (Minimum waste receptacle storage requirements)**;

  (iv) the types of waste storage bins best suited to the needs of the development;

  (v) the preferred location of waste storage areas and bin wash down areas;

  (vi) the distance waste needs to be moved to a waste storage area and/or collection area;

  (vii) whether the collection service will be kerbside or on private property;

  (viii) whether a central waste storage area will be provided prior to relocation of the bin to the collection point;

  (ix) the presence or absence of service staff or on site management;

  (x) the mechanism or pathway used to move bins to the waste storage area; and

(xi) safe vehicle and pedestrian access to bins; and

(d) a waste management plan is a document prepared by a competent person in accordance with **Section SC6.18.6 (Guidelines for the preparation of waste management plans)**.

Table SC6.18A Indicative waste and recycling generation rates for particular uses

Use	Waste generation rate	Recycling generation rate
Short-term accommodation where for a backpackers	40L / occupant / week	20 litres / occupant / week
Rooming accommodation where for a boarding house	40L / occupant / week	20 litres / occupant / week
Short-term accommodation where for a motel and not including a public restaurant	5L / bed / day 10L / 1.5m² / of dining area / day	1L / bed / day
Entertainment/catering use and retail business use where for:-		
(a) a butcher	80L / 100m² floor area / day	40L
(b) a delicatessen	80L / 100m² floor area / day	40L
(c) a fish shop	80L / 100m² floor area / day	40L
(d) a greengrocer	240L / 100m² floor area / day	120L / 100m² / day
(e) a hairdresser	80L / 100m² floor area / day	40L
(f) a restaurant	10L / 1.5m² floor area / day	2L / 1.5m² floor area / day
(g) a supermarket	240L / 100m² floor area / day	240L / 100m² / day
(h) a takeaway	80L / 100m² floor area / day	40L
Entertainment/catering use where for a hotel	5L / bed / day 50L / 100m² / bar area / day 10L / 1.5m² of dining area / day	50L / 100m² / of bar and dining areas / day
Entertainment/catering use where for a licensed club	50L / 100m² / bar area / day 10L / 1.5m² / of dining area / day	50L / 100m² / of bar and dining areas / day
A retail business use where for:-		
(a) a shop or shops having a gross leasable floor area not exceeding 100m²;	50L / 100m² / floor area / day	25L / 100m² / floor area / day
(b) a shop of shops having a gross leasable floor area 100m² or greater.	50L / 100m² / floor area / day	50L / 100m² / floor area / day
A retail business use where for a showroom	40L / 100m² / floor area / day	10L / 100m² / floor area / day
A commercial business use where for an office	10L / 100m² / day	10L / 100m² / day

Table SC6.18B Minimum waste receptacle storage requirements

Use	Minimum requirement
Dual occupancy	An area or areas capable of accommodating 3 x 240 litre waste storage bins per dwelling.
Short-term accommodation, Multiple dwelling, Relocatable home park, Residential care facility and Retirement facility.	An area or areas capable of accommodating 2 x 240 litre waste storage bins per 2 dwellings; or An area or areas capable of accommodating bulk storage bins with an equivalent volume of 120 litres per site for waste and 120 litres per site for recycling.
Tourist park	An area or areas capable of accommodating 2 x 240 litre waste storage bins per 4 cabins or caravan sites; or An area or areas capable of accommodating bulk storage bins with an equivalent volume of 60 litres per site for waste and 60 litres per site for recycling.
Food and drink outlet	An area or areas capable of accommodating 2 x 240 litre waste storage bins.
All other uses	Determined as part of assessment of proposal.

SC6.18.4 Standards for waste storage outcomes

For the purposes of Acceptable Outcome AO2 in **Table 9.4.10.3.1 (Performance outcomes and acceptable outcomes for assessable development)** of the **Waste management code** the following are the standards identified in the code for waste storage areas:-

Waste container storage areas generally

(a) waste container storage areas are to be attractively designed to minimise their visual impact on the streetscape and surrounding areas;

(b) waste and waste storage bins are not to be placed where they may impede safe use of any exit, exit corridor, doorway or stairway, under stairways or near any existing or potential heat source;

(c) waste storage bins are to be made of non-combustible materials;

(d) waste oil containers are to be stored within bunded areas and bins must be washed within the bunded area;

(e) a waste wash down area is to be provided for the regular cleaning of waste storage containers, which:-

  (i) is located such that waste containers can be easily moved to the waste wash down area and is not located adjacent to or underneath the eating or living areas of any unit or neighbouring property;

  (ii) has a floor graded to fall to a drainage point located within the wash down area;

  (iii) provides for drainage by means of a trapped gully connected to the sewer, and is designed such that rainfall and other surface water can not flow into the wash down; and

  (iv) has a hose cock is located in the vicinity of the wash down area.

Note—**Figure SC6.18A (Examples of waste container storage areas and facilities for mobile storage bins)** provides examples of well designed waste container storage areas and facilities.

Figure SC6.18A Examples of waste container storage areas and facilities for mobile storage bins

Roofed waste storage container area for 240 litre bin type.

Screened waste storage container area with bunded bin wash down area.

Bunded bin wash down area in further detail.

Streetscape screening to waste container storage area serviced via street.

(f) waste chutes may be provided for both general waste and recyclables;

(g) any waste chute and associated accessories are to:-

(i) be cylindrical with a diameter not less then 450mm;

(ii) have a bottom edge which finishes at least 25mm below the level of the ceiling in the waste room with a maximum of 300mm between the bottom edge (and any extension thereof) and the top of the waste container;

(iii) as far as practicable, be vertical throughout the chute length up to the level of the highest hopper;

(iv) discharge centrally above the waste container or compactor in the waste storage room;

(v) be continued in full bore above the roof of the building, but not less than 600mm above the level of the highest hopper;

(vi) be fully supported at each floor level and contained in fire rated shafts in compliance with the appropriate standards;

(vii) provide for access at appropriate levels to assist in clearing obstructions and cleaning with a nylon brush or similar appliance on a pulley system;

(viii) be ventilated in a manner that ensures air does not flow from the chute through service openings, and the flow of air in the chute does not impede the downward movement of waste;

(ix) where the chute is not continued to the full height of the building, incorporate a vent formed of non-combustible material having a minimum diameter of 150mm carried to a point of at least 2.0 metres above the eaves of the building or the eaves of any building within 10.0 metres;

(x) incorporate a shutter fitted for closing off the chute in the case of fire or when the waste container is withdrawn that is:-

(A) self-closing and constructed of galvanised steel sheet or other approved metal;
(B) assembled with bolts, hinges or rollers of non-corrosive material so that it can be dismounted and re-assembled instantly if necessary;
(C) be fitted with a fusible link for automatic operation in the case of a fire in the waste container or waste room, which is selected to operate at a temperature at least 5 degrees Celsius above the operating temperature of the automatic fire control system installed;
(D) be constructed of materials which are non-combustible and non-corrosive or otherwise coated / treated with a non-corrosive compound and of adequate strength for their purpose;
(E) have a chute interior and chute branch and joints with smooth, impervious, and non-corrosive surfaces that provide uninterrupted flow for the passage of waste and are insect and vermin proof; and
(F) be part of a whole of waste disposal system, including all chutes, rooms, compartments and equipment that is designed and constructed so that the use and operation of the system does not at any time give rise to transmission of vibration to the structure of the premises, or odour in excess of 1 odour unit beyond the disposal and storage points.

<u>Waste disposal points</u>

(h) hoppers for disposal of waste into waste chutes are to:-

(i) be provided on each residential floor and be located in a freely ventilated position in the open air (e.g. a sheltered balcony or in a dedicated waste disposal room);

(ii) be easily accessed by the occupants of each unit;

(iii) be separate from any habitable room or place used in connection with food preparation or living areas;

(iv) be designed and installed so as to:-

(A) close off the service opening in the chute when the device is open for loading;
(B) be between 1.0 metre and 1.5 metres above floor level;
(C) automatically return to the closed position after use;
(D) permit free flow into the chute;

(E) not project into the chute; and
(F) allow easy cleaning of the device and the connection between the service opening and the chute.

(v) have the largest dimension of the service opening (the diagonal of a rectangular opening) not exceeding 0.75 diameter of the chute with which the hopper is connected;

(vi) have a surround on the wall around that hopper that is at least 300mm wide and made of glazed tiling or other impervious material with can be easily cleaned;

(vii) have a floor adjacent to the hopper that is paved with hard impervious materials with a smooth finished surface; and

(viii) if located within a waste disposal room be ventilated and finished with an impervious material covered at all angles.

Waste container storage rooms

(i) waste container storage rooms are to be provided for the storage of waste in standard containers at the bottom of each waste chute;

(j) a waste container storage room are to:-

(i) be located at vehicle access level, preferably away from the main entrance to the building;

(ii) not be located adjacent to or within any habitable room or place used in connection with food preparation or living areas;

(iii) be of sufficient size to fully contain the number of waste containers required to service the development;

(iv) provide for waste containers to be easily accessed for direct disposal of bulky items to the waste container;

(v) provide for unobstructed access for removal of waste containers to the service point and for the positioning of the containers correctly in relation to the waste chute;

(vi) be the service point or be located within 40 metres of the service point;

(vii) be designed and constructed so that:-

(A) the doors are close fitting, selfclosing and not less than 820mm wide;
(B) walls, doors and roof of each waste room are lined with non-combustible and impervious material with a smooth finish and a fire resistance rating of one hour;
(C) the junctions of the walls with the floors are covered with the covering formed to prevent damage to walls by containers;
(D) door frames are metal, hardwood or metal clad softwood, situated in an external wall;
(E) door frames are rebated with a lock capable of being activated from within the room without a key at all times;
(F) a hose cock and an adequate length of hand hose of a minimum internal diameter of 12mm are provided immediately outside the room;
(G) unless refrigerated to below 4 degrees Celsius, the room has an approved mechanical exhaust system for ventilation or permanent, unobstructed natural ventilation openings direct to the external air not less than one-twentieth (1/20th) of the floor area with one half of such openings situated at or near the floor level and one half at or near the ceiling level;
(H) automatic or other system for control of fire in the waste room meets Australian Standards on sprinkler installation;
(I) the waste room is fly and vermin proof;
(J) the floor of the waste room is graded to fall to a drain located outside and adjacent to the waste room as close as practicable to the doorway and drainage is by means of a trapped gully connected to the sewer with gullies positioned to avoid the track of waste container wheels;
(K) rainfall and other surface water cannot flow into the waste room;
(L) artificial lighting is provided;
(M) refrigerated rooms are fitted with an approved alarm device, located outside, but controllable only from within the room with all conduits concealed in the floor, walls or ceiling;

(N) all equipment in a fixed position is located clear of walls and floors and is supported on suitable plinths or impervious legs; and
(O) any container storage and drainage racks are made of galvanised metal or other durable, impervious materials; and

(viii) be well ventilated and have “hazardous waste” and “no smoking” signs installed; and

(k) a waste wash down area is to be provided for the regular cleaning of waste containers, which:-

(i) is located such that waste containers can be easily moved to the waste wash down area and is not located adjacent to or underneath the eating or living areas of any unit or neighbouring property;

(ii) has a floor graded to fall to a drainage point located within the wash down area;

(iii) provides for drainage by means of a trapped gully connected to the sewer, and is designed such that rainfall and other surface water cannot flow into the wash down; and

(iv) has a hose cock is located in the vicinity of the wash down area.

Note—**Figure SC6.18B (Example of waste container storage room)** provides an example of a well-designed waste container storage room.

Figure SC6.18B Example of waste container storage room

Waste container storage room with wash down area.

Note—Council may require or accept specialised equipment in some circumstances, such as compaction equipment to minimise storage areas. Compaction equipment may be accepted for the following wastes:-
(a) mixed waste (other than glass);
(b) cardboard or paper;
(c) plastic or aluminium containers;
(d) putrescible waste - provided a specialised refrigerated compactor is used.

Plans for the installation of compactors must be submitted for the approval of Council’s Manager Waste and Resources Management.

SC6.18.5 Standards for waste servicing outcomes

For the purposes of Acceptable Outcomes AO4.1, AO4.2, AO4.3 in **Table 9.4.10.3.1 (Performance outcomes and acceptable outcomes for assessable development)** of the **Waste management code** the following are the standards identified in the code for waste servicing:-

(a) within the development site, vehicle servicing areas are to:-

(i) be capable of carrying the wheel load of 7 tonnes per axle;

(ii) provide turning circles designed in accordance with AUSTROADS: design single unit truck/bus (12.5m) template; and

(iii) allow vehicles to move in a forward direction at all times or be able to enter and exit the development in a forward direction or include a turning bowl or a “T” or “Y” shaped manoeuvring area which allows the service vehicle to make a turn within 3 manoeuvres; and

(b) for bin collection from within a building or structure:-

(i) height clearance is to be sufficient to allow for safe travel and lifting for vehicles and bins in accordance with **Table SC6.18C (Bulk or skip bin dimensions)** and **Table SC6.18D (Waste vehicle specifications)**; and

(ii) the grade of access/egress ramps are not to exceed 1:8.

Table SC6.18C Bulk or skip bin dimensions

	Skip	Skip	Skip	Skip	Skip
Capacity	1. 1m³	1.5m³	2.0m³	3.0m³	4.5m³
Height	1465mm	910mm	865mm	1225mm	1570mm
Depth	1070mm	905mm	1400mm	1505mm	1605mm
Width	1360mm	1810mm	1830mm	1805mm	1805mm

Table SC6.18D Waste vehicle specifications

	Side loading collection vehicle		Front loading collection vehicle
			
	Garbage truck	Recycling truck	Front loading collection vehicle
Length overall	8.70m	9.90m	9.90m
Front overhang	1.42m	0.85m	1.42m
Wheelbase	5.00m	5.30m	5.84m
Rear overhang	2.30m	2.65m	2.64m
Turning circle (curb to curb)	16.40m	18.70m	22.10m
Turning circle (wall to wall)	N/A	N/A	23.66m
Front of vehicle to collection arm	18.14m	19.20m	N/A
Maximum reach of side arm	2.70m	3.30m	N/A
Travel height	2.00m	1.70M	3.64
Clearance height for loading	4.00M	3.80M	6.10m

SC6.18.6 Guidelines for the preparation of waste management plans

A waste management plan should be based on the template provided in **Appendix SC6.18A (Waste management plan template)** and should properly address, describe or include the following:-

(a) estimated volumes of waste to be generated;

(b) estimated volumes of recyclables;

(c) estimated volumes of garden/organic waste;

(d) the method to be used for disposal of garden/organic waste;

(e) initiatives to minimise waste by waste reduction, reuse or recycling;

(f) the description of the procedures involved in the storage of waste and recycling bins and the collection of bins by the contractor and who is responsible for each transfer of waste both within the complex and external to the complex;

(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; design to incorporate sufficient space for storage for waste, recyclables, garden waste and any special wastes as determined e.g. bulk cardboard;

(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 is to be highlighted on plan drawings ensuring that waste vehicles can access and depart from the waste collection area in a forward direction.

Appendix SC6.18A Waste management plan template

Project:
Site address:
Name of applicant:
Address of applicant:
Phone: Fax:
Email:
Describe buildings and other structures currently on the site:
Describe proposed use/development:
I confirm that the details provided on this form are the intentions for managing waste relating to this use/development. Signature of applicant: Date:
SPACE
Number of units:
Estimated waste generation:
Estimated recycling generation:
Describe equipment and system to be used for managing waste:
Describe equipment and system to be used for managing recyclables:

Describe equipment and system to be used for managing garden organics (if applicable):
Space allocated (highlight on plan drawings):
ACCESS
Describe arrangements for access by residents to waste facilities (highlight on plan drawings):
Describe arrangements for access by collection contractors to waste facilities (highlight on plan drawings):
Is minimum height met for service vehicles to access waste area (3.8m for residential use)?
AMENITY
Describe how noise generated from residents using bins, collection contractors emptying bins and waste falling through and out of the bottom of refuse chute has been minimised:
Describe the ventilation of waste storage areas (highlight on plan drawings):
Describe facilities for washing bins and waste storage areas (highlight on plan drawings):

Describe features for preventing ingress of vermin into waste storage areas:
Describe measures taken to ensure waste storage areas are aesthetically consistent with the rest of the development:
MANAGEMENT
Identify each stage of waste transfer between resident's units and loading into the collection vehicle and who is responsible for each transfer:
Describe arrangements for clearing of waste storage areas and equipment:
Describe arrangements for ensuring bins are stickered and residents are aware of how to use the waste management system correctly:

Details of waste management – demolition phase

Materials on-site			Destination		
			Reuse and recycling		Disposal
Type of materials	Est. Vol. (m^3)	Est. Wt. (t)	ON-SITE Specify proposed reuse or on-site recycling methods	OFF-SITE Specify contractor and recycling outlet	Specify contractor and landfill site
Excavated Materials					
Garden Organics					
Bricks					
Tiles					
Concrete					
Timber – please specify					
Plasterboard					
Metals					
Asbestos					
Other waste e.g. ceramic tiles, paints, PVC tubing, cardboard, fittings					

Details of waste management –construction phase

Materials on-site			Destination		
			Reuse and recycling		Disposal
Type of materials	Est. Vol. (m^3)	Est. Wt. (t)	ON-SITE Specify proposed reuse or on-site recycling methods	OFF-SITE Specify contractor and recycling outlet	Specify contractor and landfill site
Excavated Materials					
Garden Organics					
Bricks					
Tiles					
Concrete					
Timber – please specify					
Plasterboard					
Metals					
Asbestos					
Other waste e.g. ceramic tiles, paints, PVC tubing, cardboard, fittings					

Schedule 6

Details of waste management – use of premises phase

Materials	Volume	Proposed on-site storage or treatment	Destination
Type of waste expected to be generated	Expected quantities per week	(e.g. waste storage, compaction & recycling, composting)	(Compost, recycle or landfill) Specify contractor
Recyclables			
Paper			
Cardboard			
Glass			
Aluminium cans			
Plastic bottles			
Other;			
Non-Recyclables			
Foodscraps			
Plastic			
Garden organics			
Other			

Details of waste management – ongoing management

This section will enable you to describe how you intend to ensure ongoing management of waste on-site (e.g. lease conditions, care-taker/manager on-site). You must prepare and submit with this Waste Management Plan a summary of relevant and appropriate waste management issues. The summary is to inform residents and tenants of the onsite waste management arrangements and must be no longer than one page.

Describe how you intend to ensure ongoing management of waste on-site (e.g. lease conditions, caretaker/on-site manager):