



Planning Scheme Policy for **Waste Management**

Bundaberg Regional Council
Planning Scheme 2015

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SC6.4 Planning scheme policy for waste management

SC6.4.1 Purpose

The purpose of this planning scheme policy is to provide information required for a development application and guidance and advice for assessment benchmarks for the provision of adequate waste collection facilities for development.

SC6.4.2 Application

This planning scheme policy applies to development identified as requiring assessment against the **Planning scheme policy for waste management**.

SC6.4.3 Terminology

In this planning scheme policy unless the context of the subject matter otherwise indicates or requires, a term has the following meaning:-

bin storage area: an enclosed area designated for storing on-site refuse bins or a refuse compactor within the property;

bulk bin: a receptacle that is greater than 240 litres in capacity generally being 1m³ – 4.5m³ used for the temporary storage of refuse that is used for on-site refuse collection;

collection point: the identified position where refuse bins are presented for collection and emptying. Where bulk bins, the collection point could be the bin storage area;

mobile garbage bin: a bin used for the temporary storage of refuse that is up to 240 litres in capacity and may be used in kerbside refuse collection or on-site collection. Commonly known as a 'wheelie bin';

refuse: includes general waste (including bulky items), and recyclables;

refuse bin: a receptacle (mobile garbage bin or bulk bin) used for the temporary storage of refuse;

refuse chute: a tubular chute penetrating each floor of a building to dispose of waste and/or recycling material into a bulk bin or compaction unit at a level to be determined at design stage.

refuse compactor: a receptacle that provides for the mechanical compaction and temporary storage and reduces bin numbers and collection frequency;

refuse collection vehicle: a vehicle that is specifically designed for the collection and emptying of refuse bins and refuse compactors;

storage area: an area identified for storing on-site mobile garbage bins or bulk bins within the property.

SC6.4.4 General requirements

- (1) The collection of refuse is to be considered during the planning phase of a development or subdivision. Once the aesthetic and physical limitations of dedicated road kerbside collection is exhausted, the development shall make allowance for on-site collection.
- (2) The waste collection system is to achieve the following outcomes:-
 - (a) the number and location of mobile garbage bins does not negatively impact on streetscape character or pedestrian movement and safety presented from kerbside collection.
 - (b) both the customer and service provider can access the bin storage area and collection point conveniently.
 - (c) the location, design and operation of the bin storage and collection system does not have adverse acoustic, odour or visual impacts on the development or surrounding properties.

- (d) the manoeuvring of the refuse collection vehicle within a site, can be undertaken in a safe and efficient manner, without detrimental impacts to any infrastructure. Designs that require the refuse collection vehicle to reverse more than 20m from the point of collection are avoided.
 - (e) for residential developments, the supply and servicing of either mobile garbage bins or bulk bins or refuse compactors complies with the requirements of, and is approved by Bundaberg Regional Council's Waste Services.
- (3) Council advises designers that not all bin options are available within the Bundaberg Region and encourages local research with service providers prior to finalising development design.

SC6.4.5 Access and manoeuvrability

- (1) If refuse collection is on-site:-
 - (a) the pavement/carrageway trafficked by the refuse collection vehicle is a minimum 5.5m wide;
 - (b) turning and manoeuvring facilities are provided with an unimpeded 12.5m turning radius for refuse collection vehicles; and
 - (c) Where refuse collection is on-site the internal road design is to make provision for the refuse collection vehicle to enter and leave the site in a forward gear.
- (2) All entry and exit gate are a width and design that allows for sufficient ingress and egress for the refuse collection vehicle including a 6m wide crossover.
- (3) Unimpeded turnaround facilities for a refuse collection vehicle are provided for no through roads and staged subdivision developments.
- (4) For mobile garbage bins, if it is necessary to wheel them to a collection point from a bin storage area:-
 - (a) the mobile garbage bin transfer path is free of steps or other obstructions and does not exceed a 1:14 grade; and
 - (b) the distance does not exceed 75m; or
 - (c) for a residential care facility or retirement facility, the distance does not exceed 50m.
- (5) Bulk bins of 1.5m³ or less are positioned so that collection personnel do not have to move bins for more than 5m. The maximum gradient of the manoeuvring and loading areas (which may extend to the access ramp) is 5% (1:20).
- (6) Bulk bins greater than 1.5m³ are positioned so that front lift refuse vehicles can drive directly to the container without relocating the bulk bin. If this cannot be achieved due to physical constraints, then the bulk bins are not moved more than 3m from the storage to the collection point. The maximum gradient of the manoeuvring and loading areas (which may extend to the access ramp) is 5% (1:20).
- (7) In instances where the gradient of the internal roads are greater than 5% (1:20), areas of maximum grade 1:50 are provided at the collection points for mobile garbage bins or bulk bins.

SC6.4.6 Residential refuse bin arrangements

- (1) The number and type of mobile garbage bins at residential properties is provided in accordance with **Table SC6.4.1 (Refuse bin number and type per development)** and the following:-
 - (a) if kerbside collection along a dedicated road frontage is feasible (in accordance with **SC6.4.8.1 (Dedicated road frontage)** of this policy), each dwelling is provided with one general refuse mobile garbage bin and one recyclable mobile garbage bin.

- (b) if the refuse collection vehicle can enter a multiple dwelling, retirement village, or other medium density residential use site and provide kerbside collection service from the internal road, each dwelling is provided with:-
 - (i) one general refuse mobile garbage bin and one recyclable mobile garbage bin if the collection service is direct from the kerbside of the internal road; or
 - a. the individual general mobile garbage bin can be substituted with bulk bin(s) for the property at a common collection point on the internal road if approved by Council due to space limitations;
- (c) if the refuse collection vehicle enters a multiple dwelling site such as an apartment building or attached dwellings a bulk service for waste and recycling is provided with:-
 - (i) bulk bins of a capacity to suit the servicing as deemed adequate by Council based on usage and volumes of refuse generated;
 - a. on-site provision for the storage of bulk bins for both waste and recycling in a position that is easily accessible for residents or alternatively it can be a chute room or chute and compaction unit room;
 - b. a suitable collection point for bulk bins waste and recycling as determined by Council;
- (d) if the refuse collection is for a mixed use development:-
 - (i) residential waste and recycling bulk bins are securely stored separately from the commercial waste and recycling bulk bins;
 - a. bins for other than residential will vary from mobile garbage bins to large compaction units. The number and size of bins required will depend on the uses of the intended commercial use(s) and waste contractor used.

Table SC6.4.1 Refuse bin number and type per development

No. of dwellings	Mobile garbage bin	Small bulk bin (1.0 – 1.5m ³)	Large bulk bin (>1.5m ³)	Min. no. of bin storage areas per development
Less than or equal to 8 dwellings				
General waste	1 per unit	N/A	N/A	Contained within individual unit entitlement or a common bin storage area ^B
Recyclable waste	1 per unit	N/A	N/A	
9 – 16 dwellings				
General waste	D or	2 x 1.5m ³ or	1 x 3m ³	Min. 1 common bin storage area ^{B C}
Recyclable waste	D or	2 x 1.5m ³ or	1 x 3m ³	
17 – 23 dwellings				
General waste	D	N/A	2 x 3m ³	Min. 1 common bin storage area ^{B C}
Recyclable waste	D	N/A	2 x 3m ³	
24 dwellings or more				
General waste	D	N/A	Min 2 bins (1 bin per 12 units or part thereof)	Min. 1 common bin storage area ^{B C}
Recyclable waste	D	N/A	Min 2 bins (1 bin per 12 units or part thereof)	
^A Small and large bulk bins will be collected onsite. ^B A common onsite bin storage area shall contain both general and recycle refuse bins. ^C Where the development is unable to provide a common bin storage area of sufficient size to accommodate the minimum bin provision for the development, Council may increase the frequency of the waste collection services to offset the bin capacity. ^D A development may be serviced by individual 240L mobile garbage bins in lieu of bulk bins if the design layout includes an internal road (minimum of 5.5m wide) that accommodates side loading bin collection and forward site exit only (no reversing should be involved).				

SC6.4.7 Residential storage area

- (1) The storage area for bulk and mobile garbage bins are provided and comply with all the following:-
 - (a) bulk bins are contained in an enclosure or room in accordance with section **SC6.4.7.1 (Bin storage areas and rooms)**;
 - (b) mobile garbage bins are located:-
 - (i) outside the individual or attached dwelling space that can accommodate two bins and is contained within the lot; or
 - (ii) within a garage or in an external enclosure in a common area for individual dwellings. External enclosures are provided in accordance with section **SC6.4.7.1 (Bin storage areas and rooms)**; or
 - (iii) within a communal enclosure or room. Communal bin enclosures and rooms are provided in accordance with section **SC6.4.7.1 (Bin storage areas and rooms)**.
 - (c) if a refuse chute is provided:-
 - (i) is to be constructed to allow refuse to fall into the centre of the bin;
 - (ii) separate chutes for general waste refuse and recyclables is to be provided, with separate bulk bins provided for each waste stream;
 - (iii) a room containing a chute and bin or compactor is accessible by authorised personnel only; and
 - (iv) the storage area is kept clear of obstructions such as fixed bay separators that impede the ability to change from existing bin sizes or which otherwise limit future refuse collection options.
- (2) Environmental best practices may also include the installation of a trapped waste connection to the sewer system and the provision of a roof canopy over the designated storage area.

Note—Contact Council's Waste Services for advice on the number and size of bins.

SC6.4.7.1 Bin storage areas and rooms

- (1) If a bin storage area or room is provided:-
 - (a) is of sufficient size for the required quantity of bin(s) to be stored and manoeuvred for servicing;
 - (b) is easily accessible for residents and for the required servicing of bins;
 - (c) is screened from neighbouring properties, roads and other public spaces for odour, amenity and noise;
 - (d) ensures contaminants (spilled waste and liquids) are not released into the environment, particularly the stormwater system;
 - (e) is designed to limit vermin and other animal infestation; and
 - (f) is designed with natural or temperature controlled ventilation.

SC6.4.8 Residential collection point

The collection point for mobile garbage bins is located either on the dedicated road frontage of the site (if sufficient kerb space is available), or, where appropriate, within the site if the refuse collection vehicle can access the site and kerbside collection is not feasible. All bulk bins are serviced on site.

SC6.4.8.1 Dedicated road frontage

- (1) The number of mobile garbage bins presented for collection outside any property is to be limited to (including all general refuse and recyclables), the adequate length of kerbside available. Length of kerbside is the length of footpath frontage in which bins can be

presented assuming each mobile garbage bin requires 1m (bin width plus operational clearance) minus footpath frontage utilised by other infrastructure and landscaping (i.e. crossovers, bus stops, street trees and electricity poles) or is inaccessible because of traffic management (i.e. proximity to an intersection or traffic calming).

- (2) Dedicated road frontage collection is typically provided for the following cases:-
 - (a) Dwelling houses;
 - (b) Dual occupancies;
 - (c) Multiple dwellings when individual dwellings have their own road frontage and appropriate access; and
 - (d) Small scale Multiple dwelling sites where sufficient kerbside is available to cater for the number of mobile garbage bins.
- (3) The collection point for a dwelling house fronting a dedicated road is at the kerbside, in front of the property alignment.
- (4) The collection point for a dwelling house located on a rear lot (hatchet lot) is the kerbside either side of the property's access point.
- (5) Collection points are not located:-
 - (a) within 6m of an intersection;
 - (b) near roundabouts or traffic calming devices (or other traffic management devices);
 - (c) within 1m of electricity poles;
 - (d) within 1m of street trees/landscaping;
 - (e) in narrow lanes (where refuse collection vehicle access is difficult or impossible); and
 - (f) within 1m of bus stops, phone booths, letterboxes and other like obstacles.

SC6.4.8.2 On-site collection

- (1) For mobile garbage bins, the refuse collection vehicle enters the site to service the bins at the designated collection points within the internal road reserve. For bulk bins, the refuse collection vehicle enters the site to service the bin at the designated collection point(s), such as a car park, within the property.
- (2) On-site collection is typically provided for the following cases:-
 - (a) the dedicated frontage of the property is too narrow to permit kerbside collection; and
 - (b) industrial and commercial premises.
- (3) If the collection point is at the kerbside of the internal road, it is preferred that mobile garbage bins are placed in front of each dwelling (minimum road width is 5.5m). If there are short dead end streets off the main internal road, sufficient level areas are to be provided beside the main internal road (near the intersection) for a collection point for the mobile garbage bins required for those units.
- (4) If required the collection point for bulk bins is to be located within 30m of the front access with suitable on-site manoeuvring for the truck.
- (5) The minimum vertical clearance for movement of a refuse collection vehicle in a residential development is 4.5m for a side lift or rear lift truck or 6.5m for a front lift truck.
- (6) All development applications are to include a written design proposal for waste collection giving full details of the proposed system, bin sizes, number of bins, frequency of collection and the refuse collection vehicle size.

SC6.4.9 Non-residential development

- (1) The requirements for refuse and recycling bins or refuse and recycling compactors for non-residential development will be assessed on a case by case basis and will be based on the type and amount of waste generated by the development, which is dependent on the operational activities of the development.
- (2) Development applications for non-residential uses are required to provide sufficient information to demonstrate that refuse and recycling collection can occur in an efficient and safe manner on-site without adverse impacts on amenity (acoustic, odour and visual impacts) and pedestrian and vehicular traffic.
- (3) Minimum vertical operational clearance required for refuse and recycling collection vehicles are:-
 - (a) 6.5m for a frontload refuse collection vehicle;
 - (b) 4.5m for a side loaded refuse collection vehicle; and
 - (c) 5.1m for a rear (roll off) refuse collection vehicle.
- (4) Any development application proposing to utilise clearances less than the minimum vertical clearances is to include written confirmation from the proposed waste collection contractor giving full details of the proposed system, bin sizes, number of bins, frequency of collection, the refuse collection vehicle size, and clearances required.