

Planning Scheme Policy

Waste



Planning scheme policy – Waste

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Adoption

Moreton Bay Regional Council adopted this planning scheme policy on 24 November 2015.

Commencement

This planning scheme policy will take effect from 1 February 2016.

1. Introduction

This policy supports the Moreton Bay Regional Council Planning Scheme and has been made by Council in accordance with Chapter 3, Part 4, Division 2 and Part 5, Division 1 of the *Sustainable Planning Act 2009*.

1.1 Purpose

The purpose of this planning scheme policy is to outline the standards for the storage and collection of general waste and recyclable waste bins to ensure:

1. all occupants of a development have suitable access to general waste and recyclable waste storage and collection services;
2. bin storage areas do not have adverse acoustic, odour or visual impacts on occupants of a development or adjoining residents; and
3. all general waste and recyclable waste bins can be serviced in a reliable and safe manner.

1.2 Application

This planning scheme policy applies to:

1. all existing developments without waste management conditions; and
2. self-assessable and assessable development in the Moreton Bay Regional Council area.

Where the information required by this policy is not supplied when the development application is made, they will be the subject of an information request under the Integrated Development Assessment System (IDAS).

1.3 Interpretation

Terms used in this planning scheme policy are defined in Schedule 1 – Definitions of the planning scheme or in the table below. Where a term is not defined in Schedule 1 or below, section 1.3 Interpretation of the planning scheme applies.

For the ease of interpreting this planning scheme policy, the following terms and meanings are reproduced from Schedule 1 as well as additional definitions specific to this document.

Term	Definition
Garbage Truck	A vehicle that is specifically designed to service bins for general waste or recyclable waste, including any large compactor bins. It is a 12.5m long heavy rigid vehicle (HRV) for the purpose of this policy.
General Waste	Waste (anything left over, surplus or an unwanted by-product that cannot be re-used or recycled) other than regulated waste. For the purpose of this policy this does not include construction and demolition waste, liquid waste or other hazardous materials.
Industrial (bulk) Bin	Includes a bin which has a capacity to hold 0.5m ³ or greater of general waste or recyclable waste and may incorporate approved static compaction equipment.
Mixed-use building*	A building that integrates residential uses with non-residential uses.
Recyclable waste	Includes clean and inoffensive waste that is declared by Council to be recyclable waste and which can therefore be re-used or recycled.
Standard General Waste and Recyclable Waste Collection	The weekly collection of general waste from one 120L or 240L wheeled bin and the fortnightly collection of recyclable waste from one 240L wheeled bin.
Waste Management Program	A program showing details of how general waste and recyclable waste collections are to be managed for the development as set out below in Section 10.
Wheeled bin	An approved waste or recyclable waste container as supplied by Council for the purpose of storage and collection of general waste or recyclable waste. A wheeled bin has a capacity of up to 240L.

* Defined term reproduced from Schedule 1.

2. Service providers

Council's Contractor



1. Council's contractor must service all residential developments in the defined waste collection area.
2. Examples include houses, duplexes, multiple dwellings and mixed use developments with a residential component.


Council's Contractor or Private Contractor

1. Commercial and industrial developments can use either Council's contractor or a private contractor to service bins.
2. There are some residential developments that are regarded as commercial (see section 4.4 below for examples).
3. If a private contractor is used the bin storage areas and service arrangements must still comply with this policy.

3. Types of bins

The following information details the types of bins available for developments –

Bin Type	Scenarios
<p>Wheeled bins (commonly known as wheelie bins)</p> 	<ul style="list-style-type: none"> • For individual houses, duplexes and developments where bins can be stored in the private open space of each residence or business and presented on the kerbside of a public street or the kerbside of internal streets for developments such as a multiple dwelling or a retirement village. • These bins must be easily accessible and able to be serviced on the kerbside of a public street by a <u>side</u> loading HRV garbage truck. If the bins are not serviced on a public street, the truck must be able to enter and leave a site in a forward gear. If reversing is required the HRV truck must not reverse more than 10m as per Schedule 8 Service vehicle requirements. • More than 10 bins (developments with more than 5 dwellings) on the kerbside of a public street are not supported due to amenity issues, available frontage and the difficulty of a garbage truck accessing the bins around parked cars. • Wheeled bins for general waste have a capacity of 120L or 240L and are serviced weekly. • Wheeled bins for recyclable waste have a capacity of 240L and are serviced fortnightly. • A bin enclosure with bin washing facilities may be required to house these bins should they be located in a common area.
<p>1.1m³ (1,100L) bulk bins</p> 	<ul style="list-style-type: none"> • Ideal for multi-storey developments, developments with 6 or more residential dwellings (wheeled bins can be used for up to 5 dwellings) and commercial developments. • A bin enclosure with bin washing facilities is required to house these bins. • These bins are serviced by a <u>rear</u> loading HRV that is permitted to parallel-park on a public street. The driver alights from the truck, walks to the enclosure, manoeuvres the bin to the rear of the truck for servicing and returns the bin to the bin enclosure. A flat, solid pathway and mountable kerb is needed for this purpose. The garbage truck can park at the kerbside of a public street for this service providing a designated parking bay has been allocated and appropriately sign posted. • The enclosure must be located close to the front property boundary. • Servicing the bins on-site is an option if the HRV is able to enter and leave in a forward gear. If reversing is required the truck must not reverse more than 10m as per Schedule 8 Service vehicle requirements. • 1.1m³ bins for general waste are serviced weekly however there are some localities where the service may be conducted more often. • 1.1m³ bins for recyclable waste are serviced fortnightly however there are

Bin Type	Scenarios
	some localities where the service can be conducted weekly.
<p>Bulk bins (Examples include 1.5 m³, 3.0m³ and 4.5 m³)</p> 	<ul style="list-style-type: none"> • Suitable for large multi-residential developments and commercial developments. • These bins are for general waste only. (The 1.1m³ bulk bin is the largest that can be used for recyclable waste). • These bins are serviced by a <u>front</u> loading HRV. The bins must only be serviced on private property, the HRV must enter and leave the site in a forward gear, and the driver should not have to alight from the truck to move the bin into position. If a reversing manoeuvre is required in a public area the truck must not reverse more than 10m as per Schedule 8 Service vehicle requirements. • A clearance height of 6.1m is required to service this type of bin. • The size and weight of these bins means they are normally on slides rather than wheels. This affects where the bins are permanently stored and serviced.

Refer to Appendix 1 and Appendix 2 for wheeled bin and industrial (bulk) bin dimensions.

4. Bin types for specific uses

4.1 Dwelling house, dual occupancy and multiple dwellings with less than 6 dwellings

Each dwelling house and dwelling forming part of a dual occupancy or multiple dwelling with less than 6 dwellings is required to have a minimum of one wheeled bin for general waste and one wheeled bin for recyclable waste.

Bins for a dwelling house and dual occupancy are to be stored on the property so they are not visible from a public place.

Bins for a multiple dwelling development may be stored in a common bin storage area however it must comply with all relevant sections of this policy. It should be noted that bin enclosures can have operational issues if the site does not have a caretaker. Issues may include lack of responsibility for putting the bins onto the kerbside, failure to return bins to the enclosure on service days and lack of responsibility for cleaning the bins and the enclosure. A waste management program must be provided and approved by Council for all developments with a common bin storage area (see section 10).

4.2 Multiple dwellings and developments with 6 or more dwellings

Individual wheeled bins are not supported for multiple dwellings and other development containing 6 or more dwellings where the bins are serviced on the kerbside of a public street. These developments must use bulk bins unless it can be demonstrated that amenity and operational issues associated with individual wheeled bins can be effectively managed.

Developments with 6 or more dwellings that have private internal streets with a kerbside (including gated communities) can use individual wheeled bins if a HRV garbage truck can safely manoeuvre through the site and access bins on the internal kerbside.

A waste management program must be provided and approved by Council for all developments in this category (see section 10).

4.3 Mixed-use development

Where a development incorporates a mixed-use building with more than one residential dwelling (such as shops or offices below and residential units above) the following must apply:

1. all general waste and recyclable waste services are provided by Council;
2. recycling is compulsory for the residential component;
3. the development is required to have a sufficient number and capacity of general waste and recyclable waste bins to comply with the capacities set out in Appendix 5;
4. storage areas for all general waste and recyclable waste bins are provided on site in accordance with section 5; and

5. a waste management program must be provided by the applicant and approved by Council (see section 10).

4.4 Industrial and commercial developments

Where a development consists of industrial or commercial uses a waste management program must be provided by the applicant and approved by Council (see section 10).

Some developments that incorporate residential dwellings are treated as commercial developments for the purpose of this policy. These include residential uses that are not community titled, have only one owner and have common facilities. Examples may include:

1. Hostel
2. Relocatable home park
3. Residential care facility
4. Resort complex
5. Retirement facility greater than 12 dwellings
6. Rural workers accommodation

4.5 Other developments

Where development consists of uses other than those covered by sections 4.1, 4.2, 4.3 and 4.4, such as community and recreational uses, bin types are determined by the individual nature of the use and site specific characteristics. A waste management program for the development must be provided by the applicant and approved by Council (see section 10).

5. Storage areas – Structural requirements

5.1 Individual bins at a dwelling, commercial or industrial tenancy

A bin storage area for individual (not shared with other tenancies) bins for a dwelling, commercial or industrial tenancy must satisfy the following:

1. is located within the property boundary of the dwelling or tenancy;
2. is not located inside an enclosed residential garage (storage inside an open sided carport is acceptable);
3. the bins can be moved from the storage area to the kerbside without travelling over steps or through habitable rooms. (This can be an issue if bins are stored at the rear of a unit or townhouse that is locked in without private open space on one of its sides); and
4. is screened or located so the bins cannot be seen from a public place.

5.2 Shared bin storage areas (external)

A bin storage area for wheeled bins or bulk bins that is used by more than one tenancy must satisfy the following:

1. is located no further than 10m from the service point;
2. is large enough to store the minimum number of bins (see Appendix 5 for waste volumes);
3. allows for 0.2m space around bins for manoeuvrability and cleansing;
4. provides clear access to each bin for residents and the person servicing the bins;
5. has a smooth hardstand surface;
6. is not located immediately adjacent to living and eating areas of any residence;
7. is screened or located so the bins cannot be seen from a public place;
8. is suitably screened and aesthetically treated to not dominate the streetscape if located between the front property boundary and the main building line;
9. if roofed, has a minimum ceiling height of 2.4m and is adequately ventilated; and
10. has a bin wash facility either within the enclosure or in close proximity to the enclosure (see section 6 for details).

5.3 Shared bin storage areas (internal)

Developments with bin storage areas located inside a building, whether or not it is used by more than one tenancy, must satisfy the following:

1. is located no further than 10m from the service point;
2. is large enough to store the number of bins (see Appendix 5 for waste volumes);
3. allows for 0.2m space around the bins for manoeuvrability and cleansing;
4. provides clear access to each bin for residents and the person servicing the bins;
5. has surfaces that are able to be easily cleaned;

6. has facilities for the cleaning of bins and drainage connected to an approved sewage connection;
7. has suitable mechanical ventilation so odours are effectively managed; and
8. is suitably designed if garbage chutes or compactors are utilised.

6. Bin cleansing

Cleansing of all general waste and recyclable waste bins must be conducted from time to time to minimise impacts on the environment, occupiers of the site and neighbouring properties. Individual dwellings do not need a dedicated bin washing area however a bin washing facility must be installed in the following circumstances:

1. any residential property with a shared bin storage area; and
2. all commercial and industrial tenancies.

A bin washing facility must:

1. be within or in close proximity to the bin storage area;
2. include a hardstand area suitably drained to an approved sewerage connection; and
3. have a water tap and hose located within the vicinity of the bin wash area.

A car washing bay that is suitably drained to an approved sewerage connection can be used as a bin washing facility.

7. Servicing and manoeuvrability by garbage trucks

Where garbage trucks are required to enter a property to service the bins the following requirements apply:

1. the design specifications for the roadway and pavement is sufficient to carry a heavy rigid vehicle (HRV) with a minimum load capacity of 30 tonne;
2. turning circles are designed in accordance with AUSTRROADS: Design single unit truck/bus (12.5m) template (see Appendix 4 for vehicle specifications);
3. trucks are able to enter and exit the development in a forward direction;
4. any entry and exit gates are of a width and design that allows for unobstructed access; and
5. bulk bins of 1.5m³ or more are positioned so the front lift garbage truck can drive directly up to bins without them being relocated. The driver should not have to alight from the truck to move the bin into position.

Turn around facilities are to be provided for no-through roads and staged subdivisions. If reversing is required, the garbage truck must not reverse more than 10m as per Schedule 8 Service vehicle requirements.

In addition to the above, where garbage trucks are required to service bins within a building or structure the following applies:

1. the height clearance is sufficient to allow for safe travel of the vehicle and lifting of the bins (see Appendix 2 for bin dimensions and Appendix 4 for vehicle specifications); and
2. the grade of access/egress ramps does not exceed 1:12.

A bin pad will be required in circumstances where the property frontage cannot be accessed by the garbage truck. Examples include dwellings in stub streets or shared driveways without turn around facilities. These pads must be suitably located for access by the garbage truck and not obstruct neighbouring properties and services.

Where bulk 1.1m³ bins are to be serviced on the kerbside of a public street, the garbage truck needs to stop for an extended time to allow the driver to access the bins in the enclosure near the property boundary. For this reason, the following requirements apply:

1. adequate space is to be provided for a HRV to park at the frontage of the property without obstructing driveways and other facilities,
2. a flat, solid pathway and mountable kerb is provided; and
3. signage to reserve the area for garbage trucks on the nominated service days is to be erected.

Where wheeled bins are to be serviced on the kerbside of a public street the following requirements apply:

1. there must be sufficient space at the kerbside for servicing of all bins without obstructing activities such as pedestrian movement along the footpath and driver sightlines at vehicle crossover points onto a property;
2. the service point must be free of obstructions so the driver of the left side loading garbage truck does not have to alight from the vehicle;
3. there is a minimum space of 1 metre allocated at the kerbside for each general waste and recyclable waste bin;
4. the service point is not located within or adjacent to intersections, roundabouts, traffic calming devices and bus stops; and
5. the service point is not on a driveway or in front of any other property.

8. Specialised equipment and facilities

Waste chutes and compaction equipment may be an acceptable solution in some developments. Plans and specifications of any specialised equipment or facilities must be included in a Waste Management Program in accordance with section 10.

9. Temporary bin storage areas

Temporary bin storage areas for wheeled bins and 1.1m³ (bulk) bins will be required where the wheeled bins and bulk bins are housed too far (i.e. greater than 10m) from the kerbside service point. The most common example is bulk bins stored in the basement of a multi residential development where the contractor will not be able to wheel the bin up the ramp to the garbage truck. A temporary bin storage area must:

1. be clearly separated from car parking bays, loading bays and any other similar areas;
2. be located so that the garbage truck has unobstructed access;
3. have a smooth and level hardstand surface;
4. not block the vision of vehicles using the roadway or entering and exiting the property; and
5. be positioned so the garbage truck does not impede traffic flow during servicing.

10. Waste management program

A Waste Management Program must detail the following:

1. the address and name or type of development;
2. the bin type and number of bins for the development;
3. the location, design and dimensions of any bin storage areas;
4. the path the bins are to be taken from any storage area to the collection point;
5. the location, design and dimensions of bin collection points;
6. the location of signage to reserve the parking area for garbage trucks on nominated days;
7. construction and landscaping details of bin storage areas if visible from a public place;
8. manoeuvring, access and pavement details for a garbage truck to service the bins;
9. the location and design of the bin wash down area;
10. details of any garbage chutes and compaction equipment; and
11. any additional information necessary to properly assess the application.

11. Services and responsibilities

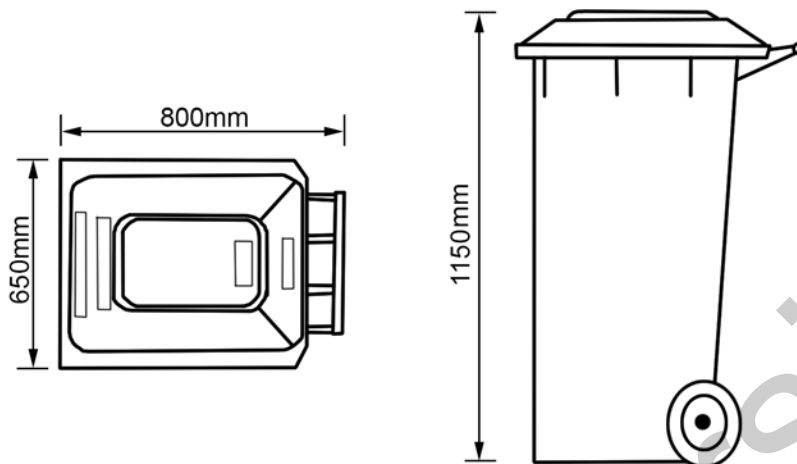
Council will:

1. ensure that all general waste and recyclable waste wheeled bins or industrial (bulk) bins, which are placed in the agreed location prior to the nominated collection time, are collected; and
2. rate each dwelling/unit for a general waste and recyclable waste collection.

Residents and commercial operators are required to:

1. place bins in the designated location for collection before 6am on collection day;
2. store bins in the designated storage area other than when the bin is being serviced;
3. ensure all bins are removed from the kerbside or other point of collection by the end of the day on which the collection service is performed;
4. ensure all bins are kept clean, tidy and free of any graffiti; and
5. report all damaged, stolen, broken and unserviceable bins for replacement.

Appendix 1 – 240 Litre Wheeled Bin Dimensions



Note: Dimensions can vary with different models of bins.

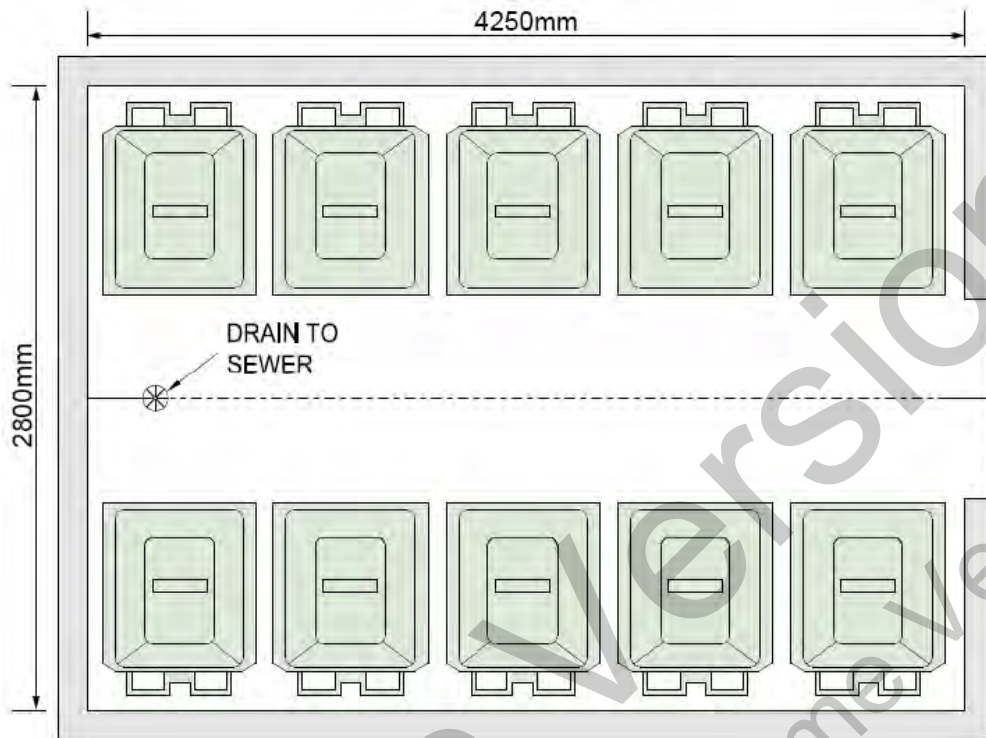
Appendix 2 – Industrial (bulk) Bin Indicative Dimensions

Capacity	1.1m ³	1.5m ³	3.0m ³	4.5m ³
Height	1.50m	0.95m	1.25m	1.60m
Depth	1.25m	0.95m	1.55m	1.65m
Width	1.40m	2.05m	2.05m	2.05m



Example of a low noise 1.1m³ industrial (bulk) bin with rubber wheels that is suitable for developments with 6 or more residential dwellings. Commercial and industrial developments can also use this bin. Please note this bin is only available in some areas of the Moreton Bay Regional Council area.

Appendix 3 – Example of bin storage area for wheeled bins



Example of bin storage enclosure for wheeled bins. This is for a residential development with 5 units which is generally the maximum number of units that can have wheeled bins serviced on a public street. Landscaping will be needed to screen the enclosure if it is located in front of the main building line.

Appendix 4 – Garbage Truck Specifications

Vehicle Class	Overall length	Design width	Wheel base	Design turning radius	Swept circle	Side loader recyclable waste vehicle clearance height	Front lift clearance height
HRV	12.50m	2.50m	6.60m	12.50m	27.80m	4.6m	6.10m

Appendix 5 – General Waste and Recyclable Waste Generation Specifications

Type of developments	Estimated general waste generation	Estimated recyclable waste generation	Notes on the use of bin type
DWELLINGS			
1-2 bedrooms	120L/dwelling/week	60L/dwelling/week	
3 bedrooms and more	120L/dwelling/week	60L/dwelling/week	
SHARED RESIDENTIAL			
Short-term accommodation	40L/occupant/week	20L/occupant/week	
Hostel	60L/occupant/week	20L/occupant/week	
Tourist park	60L/occupant/week	20L/occupant/week	
Relocatable home park	60L/occupant/week	20L/occupant/week	
OFFICE	10-30L/100m ² /day	20-40L/100m ² /day	
HOTEL, MOTEL & CLUB			
Residential portion	5-10L/occupancy/day	1L/occupancy/day	Allow for waste oil storage Allow for baling of paper and cardboard*
Dining areas	50L/100m ² /day	10L/100m ² /day	
Licensed bar area	50L/100m ² /day	20L/100m ² /day	
FOOD AND DRINK OUTLET			
Restaurant/Café	5L/1.5m ² floor area/day	2L/1.5m ² /day	Allow for baling of paper and cardboard*
Take-away food	120L/100m ² floor area/day	Variable	Allow for waste oil storage
SHOPS & OTHER RETAIL USES			
Butcher shop	90L/100m ² floor area/day	Variable	Allow for waste oil storage
Delicatessen shop	120L/100m ² floor area/day	Variable	Allow for waste oil storage
Fish & seafood shop	90L/100m ² floor area/day	Variable	Allow for waste oil storage
Fruit & vegetable shop	240L/100m ² floor area/day	120L/100m ² /day	Allow for composting*
Hairdressers/Beauty salons	60L/100m ² floor area/day	Variable	Wastes from canteen are additional*
Supermarket	100-300L/100m ² floor area/day	100L/100m ² /day	Allow for baling of paper and cardboard*
Shop less than 100m ² floor area (where shop type not listed above)	25L/100m ² floor area/day	25L/100m ² /day	Allow for baling of paper and cardboard*
Shop more than 100m ² floor area (where shop type not listed above)	50L/100m ² floor area/day	50L/100m ² /day	Allow for baling of paper and cardboard*
Shopping centre	Combination to suit development	Combination to suit development	Allow for waste oil storage
Showroom	40L/100m ² floor area/day	10L/100m ² /day	Allow for baling of paper and cardboard*
SERVICE PREMISES			
Commercial	10L/100m ² floor area/day	10L/100m ² /day	
INDUSTRIAL PREMISES			
Warehouse	50L/100m ² floor area/day		
Factories	60L/100m ² floor area/day		

* Consider allowing additional space for storage of extra bins to separately store either organic waste or other recyclable waste in the future.

Specifications for development not listed above will be determined by the individual nature of the use and site specific characteristics.

Appendix 6 – Template for a Waste Management Program

**Waste Management Program
for
<Name or Type of Development>
at
<Address of Property>**

<Document number, date and author name where appropriate>

The development will use <number and type of bins> bins for general waste serviced weekly and <number and type of bins> for recyclable waste serviced fortnightly.

The bins storage area is located at <location, dimensions and design specifications of any bins storage area(s)>. See diagram below for details.

The bins will be wheeled from <description of the path the bins are to be taken from any storage area to the collection/service point>. See diagram below for details.

The bins will be serviced at <location at kerbside of public or private street or an onsite collection point. Include the parking area and location of any signage for the garbage truck if 1.1m³ bins are to be serviced on a public street>. See diagram below for details.

The bin enclosure is to be located in front of the main building line and therefore will be screened and aesthetically treated to comply with the development code. The screening and treatment will consist of <description of proposed landscaping or other treatment>. See diagram below for details.

OR

The collection point is located away from public view within the property where a garbage truck will access the bins and leave the site in a forward gear. The pavement in the areas to be driven on by a heavy rigid vehicle will be constructed of <insert pavement details>. See diagram below for details of the vehicle's manoeuvring template.

The bins will be washed inside the enclosure that will be drained to an approved sewerage connection point. A water tap and hose will be positioned inside the enclosure.

OR

The bins will be washed in the car washing bay that is suitably drained to an approved sewerage connection and located within close proximity to the bin enclosure. See diagram below for location of the car washing bay and its proximity to the bin enclosure.

Waste chutes and compaction equipment will not be used for this development.

OR

Details of waste chutes and compaction equipment are as follows < the manufacturer's specifications of all equipment, compaction rates, details of the waste room including dimensions and design specifications, acoustic attenuation, mechanical ventilation, doorway sizes, vermin proofing etc.>

Diagrams demonstrating all waste management requirements for the development as detailed above.