

Moreton Bay Regional Council

Planning Scheme Policy for the *PineRiversPlan*

PSP16 Construction Standards for Bin Washout
Facilities, Shared Car Wash Facilities and Waste
Receptacle Storage Areas

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ADOPTION

Pine Rivers Shire Council adopted this planning scheme policy on 19 June 2006.

COMMENCEMENT

This planning scheme policy took effect from 15 December 2006.

ADOPTION OF AMENDMENT (Amendment 3/2008)

Moreton Bay Regional Council adopted amendments to the planning scheme policy on 18 November 2008.

COMMENCEMENT OF AMENDMENT

The amendments to the planning scheme policy took effect from 28 November 2008.

I, John Rauber, Chief Executive Officer, of the Moreton Bay Regional Council, hereby certify that this document is a true copy of the original.



John Rauber
Chief Executive Officer

PSP16 - CONSTRUCTION STANDARDS FOR BIN WASHOUT FACILITIES, SHARED CARWASH FACILITIES AND WASTE RECEPTACLE STORAGE AREAS

HEAD OF POWER

This policy is a document that supports the *PineRiversPlan* and has been made by Council using the process prescribed in the *Integrated Planning Act 1997*.

OBJECTIVE

The purpose of this policy is to identify acceptable construction standards for those facilities identified in the “Definitions/Application” section of this policy.

DEFINITIONS/APPLICATION

Application

This policy applies to those developments which are required to incorporate any of the following facilities to achieve compliance with an “acceptable/probable solution”¹ in either a “locality”² code or a “use”³ code which is applicable⁴ to the development:-

- (1) bin washout facilities;
- (2) carwash facilities;
- (3) waste receptacle storage areas.

This policy is specifically referenced in the following codes within Council’s planning scheme:-

- (4) “locality” codes:-
 - (a) Urban Locality
 - (b) Major Employment Centre Locality
 - (c) Coast & Riverlands Locality
 - (d) Village Locality
 - (e) Mt Summit & Forests Locality
- (5) “use” codes:-
 - (a) Accommodation Units Code
 - (b) Caravan/Transportable Home Park Code
 - (c) Community Facilities Code
 - (d) Motel Code
 - (e) Multiple Dwelling Units Code
 - (f) Pensioner Units Code
 - (g) Retirement Village Code

Definitions

Unless otherwise indicated in this policy, all terms used have the meanings prescribed in the *PineRiversPlan*.

POLICY STATEMENT

Each of the codes identified in the “Definitions/Application” section of this policy contains specific outcomes dealing with on-site waste storage, recycling, disposal and bin washout facilities. In some instances, the specific outcomes of the codes also extend to car washing facilities. The “acceptable/probable solutions” addressing these specific outcomes require that these facilities meet the acceptable construction standards outlined in this policy.

¹ Acceptable solutions apply to self-assessable development while probable solutions apply to code assessable development.

² “Locality” codes are those codes contained in Chapter 3 of the *PineRiversPlan*.

³ “Use” codes are those codes contained in Part 1 of Chapter 6 of the *PineRiversPlan*.

⁴ Applicable codes for a development are those codes specifically identified in the assessment table for the locality and zone of the land.

To operate effectively and to safeguard the interests of both the land owner and Council, the facility should incorporate:-

- (1) an impervious paved area graded inward to a drainage inlet;
- (2) a water outlet supplied with potable water;
- (3) a flexible hose with a handheld nozzle that activates a by-pass system on the drainage inlet;
- (4) a silt and trash trap on the drainage inlet; and
- (5) a by-pass system on the drainage inlet which directs washwater and “first flush” water to the sanitary drainage system and other rainwater to the stormwater system.

The dimensions of the impervious paved area referred to in (1) for a car washing facility should be no less than 6.5m x 3.5m.

Any facility which satisfies the physical criteria outlined above is of an acceptable construction standard for purposes of this policy. Note, also, that a facility which does not incorporate those mechanisms described above may result in excessive loads on Council’s sanitary drainage system or exposure of the land owner to potential action under the *Environmental Protection Act 1994*.

REVIEW TRIGGERS

This policy is reviewed internally for applicability, continuing effect and consistency with planning scheme and other legislative provisions when any of the following occurs:-

- (1) the planning scheme is amended;
- (2) the planning scheme is replaced by a new planning scheme;
- (3) amendments which affect the allowable scope and effect of a planning scheme policy are made to the *Integrated Planning Act 1997*; and
- (4) other circumstances as determined from time to time by a resolution of Council.

RESPONSIBILITY

This policy is to be:-

- (1) implemented by the Senior Manager, Development Services; and
- (2) reviewed and amended in accordance with the “Review Triggers” by the Senior Manager, Regional and Environmental Planning in consultation with the Senior Manager, Development Services.



ENDNOTES

Amendment No – 3/2008	Date Adopted – 18 November 2008	Effective Date – 28 November 2008
Planning Scheme Policy Reference	Description of Amendment	
Page 1 Head of Power	Reword statement.	
Page 1 Application (5)	Include Multiple Dwelling Units Code and Pensioner Units Code as applicable codes and renumber.	
Page 1 Definitions	Amend to refer to <i>PineRiversPlan</i> rather than individual section.	
Page 1	Amend name of planning scheme in footnotes 2 and 3 to <i>PineRiversPlan</i> .	
Page 2 Responsibility	Amend position names	

Historic Version
PineRiversPlan