

Planning Information Sheet: Waste Management for Multi Dwelling Sites

As densities increase and the popularity of multiple dwelling developments grows the importance of functional waste management becomes clear. This information sheet has been prepared as an initial guide to applicants considering development within the City.

The information contained in this sheet may not be suitable for every instance but will provide guidance on what the City requires as a minimum to ensure the future provision of waste management services is possible.

WHAT TYPES OF WASTE REMOVAL VEHICLES DOES THE CITY OPERATE?

The City currently has two forms of domestic waste removal trucks; side loading and rear loading. The side loading trucks collect standard residential 240 liter (L) bins while the rear loading trucks are used to empty 660L and 1100L bulk bins. Where bulk bins are proposed the City will consider a mix of 1100 and 660L as appropriate for the needs of a particular development.

WHAT COLLECTION OPTIONS EXIST?

For residential development there is no option but to have waste collected by the City. Commercial ratepayers such as shops, showrooms or warehouses have the choice to go to the City or the open market for waste removal.

Mixed use developments (commercial with a residential component) cannot bundle their waste together and go to the commercial market. 'Bundled' sites must be serviced by the City.

CAN ADDITIONAL COLLECTION ARRANGEMENTS BE CONSIDERED?

In the instances where the City is requested to provide a collection service to a child care facility or similar land use, a second pick up service per week can be arranged to assist in mitigating potential odour impacts on adjoining properties. Please be advised that the landowner would be required to pay additional waste collection rates for an additional collection service to occur. Bin storage areas should have the capacity to store at least one weeks' worth of waste, regardless of frequency of service.

For all other development types, the City's first preference is that we have one service per property per week.

WHEN DOES THE CITY REQUIRE THE USE OF A BULK BIN SERVICE?

As a general rule for unit developments of ten or more dwellings the City requires the use of the larger 660L or 1100L Mobile Garbage Bin MGB. Use of this collection option provides for waste collection on a communal basis (both general waste and recycling). To facilitate this on-site servicing will be required.

In many cases the bulk bin service is necessary because it is not practical to have copious 240L MGBs on the street verge. The City will consider whether the impact upon the streetscape and in particular the lines of sight for both pedestrians and vehicles will be impacted.

WHEN WILL A WASTE MANAGEMENT PLAN BE REQUIRED?

For developments that incorporate multiple dwellings or more than 10 dwellings on site the City may require a bulk service be accommodated. The City will request that a waste management plan be provided that gives regard to the *Multiple Dwelling Development Waste Management Plan Guidelines* as developed by the WA Local Government Association (WALGA) and the Waste Authority.

WHAT AMOUNT OF SPACE IS REQUIRED ON THE VERGE TO FACILITATE THE USE OF 240L BINS?

Sites where 240L bins are proposed will need to have a minimum of 1 linear meter of verge space available for bins on collection day. Where this cannot be achieved a bulk bin option may need to be considered.

WHAT ARE THE REQUIREMENTS FOR BIN STORES?

The City supplies and maintains the bins. The size, location and access to the bin store(s) needs to take into consideration the size of a 660L or 1100L MGB, and the need to be able to access and service each bin without having to relocate other bins within the store. Bin stores must not be visible from the street wherever possible.

Bin store rooms do not need to be refrigerated. However if they are proposed to be enclosed they must have mechanical ventilation independent of the main ventilation system for the building. The location of discharge points for the ventilation needs to be considered in relation to windows and other ventilation ducts.

Co-location of rubbish and recycling bins in the bin store is acceptable. However the body corporate will be responsible for the provision of appropriate signage on the correct use of the rubbish and recycling bins within the bin store.

The bin store must be on the same level with no steps, kerbs or other impediments to wheeling bins out. The floor must be concrete (brick paving will not be supported), graded to a bucket trap, or similar, connected to the sewer and provided with a mains water supply to facilitate regular cleaning of the bins. The pavement grade from the bin store(s) to the service location shall be a maximum of 1:14 and be of a smooth finish to facilitate the movement of the wheeling on the MGBs. No steps or kerbs are to be installed within the path of travel.

WHAT DESIGN CONSIDERATIONS ARE REQUIRED TO ACCOMMODATE TRUCK MANOEUVRING?

Refuse collection vehicles must be able to drive in and out of a property in forward gear where on-site servicing is proposed. Alternative access arrangements may be considered by the City in exceptional circumstances only.

Council trucks are rear loading and require a minimum 4.5 metres clearance from any obstruction including sprinkler and ducting systems. The City's trucks require a 22 metre turning circle as they are 2.5 metres wide.

WHAT PAVEMENT STANDARDS DOES A DEVELOPMENT NEED TO MEET?

Where pavement areas are subject to traffic by the City's refuse collection vehicles the surface must be constructed to road pavement standards. On-site servicing of the 660L or 1100L MGBs, will require access for a 23 tonne Gross Vehicle Mass (GVM), 6 x 4 heavy rigid rear loading refuse collection trucks which are approximately 10 meters long and require 2 metres of clear area behind to effect the lifting and emptying of MGBs.

If the bulk bins need to be pushed into place, the maximum distance to push the 1100L bin is 20 metres. The maximum gradient for the bin collection area is 1:14. No steps and no kerb shall be installed between the bin store and the pickup area. The area must be finished in an even surface.

CAN I HAVE A SECURITY GATE INCLUDED IN MY DEVELOPMENT?

Where on-site servicing is undertaken the City requires that any security gates be set back a minimum of 10 metres from the street boundary. This is to allow the waste removal truck to enter the site and service the bins without obstructing vehicles on the road.

The City shall not be expected to enter via keys, swipe cards, PIN numbers or any form of remote access device. In the instances where gates must be opened for the City to undertake waste collection, the City will establish a service window on collection day with the Strata Company.

WHEN WILL I BE REQUIRED TO INDEMNIFY THE CITY?

Where on-site servicing is undertaken the City will require an enduring indemnity notated on the Strata Title. The indemnity will be against claims for damage to the road pavement and associated waste management infrastructure within the site.

WHERE CAN I GET FURTHER PRE-LODGE MENT INFORMATION?

City officers encourage preliminary discussions where more than 10 dwellings are proposed or the proposal is for a mixed development to ensure that waste servicing is considered early in the design. If you wish to make an appointment to see a Planning Officer to discuss your proposal please contact the City on 1300 422 664 or lodge an enquiry through the City's Website: canning.wa.go.au.

Disclaimer

This information sheet is provided as generalised information. While we aim to keep the content of this document current and accurate, we accept no responsibility or warranties for actions based on the information provided. The City of Canning encourages you to seek professional advice before acting on any information contained in this document. Please contact the City of Canning if you wish to comment on the forms provided and information contained within. Any reported errors will be amended.

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