

Name:	Waste Management Guideline for Development
Type:	Guideline
Department:	City Growth and Operations
Date reviewed:	7 May 2019

1 PURPOSE

The purpose of this guideline is to ensure that residential, commercial and industrial premises within the City of Palmerston Municipality provide appropriate facilities for waste bin and recycling storage and collection.

The application of this guideline applies to all premises within the City of Palmerston Municipality and aims to provide specifications regarding waste / recycling bin storage and enclosure requirements. The guideline promotes the provision of adequately sized, serviceable and hygienic bin storage enclosures which are secure and screened to limit amenity impacts on the general public and surrounding properties.

3 DEFINITIONS

For the purposes of this Guideline, the following definitions apply:

<i>Term</i>	<i>Definition</i>
Waste	Any waste that cannot be recycled such as food waste, clothes and shoes, plastic bags, nappies, polystyrene, paper towels and tissues and green waste.
Recyclables for waste bin collections	Glass bottles and jars (no lids), plastic bottles and jars (no lids), paper, cardboard and junk mail, aluminium and steel cans and empty aerosols (no lids) milk and juice cartons (no lids or silver lined cartons).
Residential Dwelling	Means a dwelling house, flat or other substantially self-contained residential unit or building on residential and includes a unit within the meaning of the Unit Titles Act.

4 GUIDELINE

PART A – WASTE BIN COLLECTION SERVICES

4.1 RESIDENTIAL WASTE AND RECYCLING BINS

All residential premises, including Single Dwellings and Multiple Dwellings (flats, units etc.) are entitled to Councils waste and recycling services as follows:

- 4.1.1 All Single Dwellings and Multiple Dwellings (flats, units etc.) with 3 or less dwellings per lot will be provided with Councils kerbside collection services. Each dwelling will be provided with one (1) x 120 litre general waste bin collected twice weekly and one (1) x 240 litre mobile bin collected fortnightly. These must be capable of being stored inside the premises.
- 4.1.2 All Multiple Dwellings (flats, units etc.) with 4 or more dwellings per lot must have dedicated onsite waste bin and recycling storage enclosures that comply with the requirements of PART B of this Guideline. General waste bins are to be provided at a rate of one (1) x 240 litre general waste bin per four dwellings and recycle bins are to be provided at one (1) x 240L bin per two (2) dwellings.

- 4.1.3 Premises that are not zoned as residential but include residential living i.e. mixed-use residential / commercial properties are referred to in Part B of this guideline.

The allocation of the number of 240 litre general waste bins for multiple dwellings is in accordance with the table below. Recycle bins equal half the number of units (i.e. a unit complex with 10 units will receive 3 x 240 litre general waste bins and 5 recycle bins).

Number of units	Number of bins	Number of units	Number of bins	Number of units	Number of bins
1	N/A	11	3	21	6
2	N/A	12	3	22	6
3	N/A	13	4	23	6
4	1	14	4	24	6
5	2	15	4	25	7
6	2	16	5	26	7
7	2	17	4	27	7
8	2	18	5	28	7
9	3	19	5	29	8
10	3	20	5	30	8

4.2 COMMERCIAL AND INDUSTRIAL WASTE AND RECYCLING

Council requires all commercial and industrial premises to arrange for private waste and recycling collection services and to have dedicated onsite waste bin and recycling storage enclosures that comply with the requirements of PART B of this Guideline. Council requires all commercial and industrial premises to practice recycling in their waste disposal activities.

All commercial and industrial premises garbage services must be approved by Council in accordance with Bylaw 26.

4.2.1 Small-Medium Commercial Development

Including medical consulting room, shops (up to 300m²), offices (up to 300m²), restaurants and child care centres.

- Minimum 1x 240-litre waste bin and 1x 240-litre recycling bin per 100m² net floor enclosure.
- Bin storage enclosure should provide a minimum of 1m² per bin.

4.2.2 Medium-Large Commercial

Including caravan parks, indoor recreation, licensed clubs, hotels, motels, motor body works, motor repair station, offices (exceeding 300m²), shops and showrooms (exceeding 300m²), service stations and schools.

- Minimum 1x 3 m³ bulk storage bin.
- Minimum bin storage enclosure for one bin should have dimensions approximately 2.5 m x 2.5 m.

4.2.3 Industry and Warehouses

Minimum bin storage enclosure should have dimensions approximately 5.0m x 2.5m.

- Minimum 1x 5 m³ bulk storage bin or 2 x 3m³ bulk store bins.

PART B – WASTE BIN ENCLOSURE DESIGN

4.3 DESIGN CHARACTERISTICS

All residential, commercial and industrial developments is required to provide on-site, dedicated secure enclosure/s for the storage of waste bins and recycling bins. The design of the enclosures is to be unobtrusive to ensure adverse impacts on neighbouring properties are mitigated. The following requirements apply:

- The storage enclosure/s are to be of sufficient size to store the number and type of bins required to service the land use associated with the property. Storage enclosures are to be secure and unless otherwise demonstrated, residential, commercial and industrial bin enclosures should have sufficient area to accommodate the number of bins required under this guideline.
- The storage enclosures will be of adequate space to allow for easy access by residents, maintenance staff and collection contractors and to allow room for a person to stand while accessing the bins. A corridor of minimum 1-metre width in front of or in between bins will be allowed for access purposes. Bins must not be stored in front of one another in order to fit the bins in the enclosure.
- A level sealed path should be provided both into and out of the enclosure for the waste contractor and the occupants of the premises. Enclosure openings such as gates and doors should be secure and also wide enough to facilitate movement of people and bins.
- The bin storage enclosure/s shall have ready access to a fresh water supply, be imperviously sealed with a hard level base and include associated bunding along with suitable drainage to facilitate the cleaning of both the waste bins and the enclosure.
- In high-rise residential developments of more than 6-storeys, separate waste and recycling chute facilities must be provided on each floor. A designated waste / recycling storage room with commercial bulk bins is to be located at the end of the chutes, with private arrangements made by the building's Body Corporate management for waste and recycling storage and collection services. The waste bin rooms should be negatively pressured to avoid bin odours travelling back up the waste chutes to the apartments.
- In mixed-use residential and commercial developments, two separate waste bin enclosures are required, one for the residential units and one for the commercial units. Signs should be placed to clearly identify the separate enclosures.
- Allowances for waste collection vehicle swept paths.

4.4 LOCATION

Bin storage enclosures must be conveniently located for the occupants of the premises and for the collection contractor. The following requirements apply:

- The bin storage enclosure should be located to minimise the amount of manual manoeuvring of the bins required by collection contractors. Waste bin and recycling contractor's vehicles must be able to service the development efficiently and effectively with the bin enclosure located near an appropriate access road. The bin must not be wheeled over steps or steep inclines.
- Basement bin compounds must be of sufficient height to accommodate the waste or recycling collection truck including free and unobstructed movement of the bin lifting arms.

- For unit and cluster housing developments with a locked security gate, a separate unimpeded access to the bin enclosure from the adjoining road should be provided. If a separate unimpeded access road is not available, it is the responsibility of the owner or body corporate to provide and deliver remotes/access keys to the security gate to the collection contractor and replace any remote/access keys that may be faulty or broken as a matter of urgency.
- If the access road to a bin compound is impeded in any way, it is the responsibility of the owner or body corporate to arrange for the bins to be placed on the verge for collection by the contractor until such time that access can be provided and return them to the enclosure as soon as practicable, but not later than twenty-four (24) hours after the contents have been collected by the contractor.
- Should the collection vehicle need to enter the property, for high rise flats or industrial / commercial developments, the access layout should permit the vehicle to enter and exit in a forward gear with minimal need to reverse.
- The bin storage enclosure should be within reasonable walking distance of the premises being serviced. Clear and unobstructed access to the bin storage area must be provided from the premises being serviced.
- The bin storage enclosure should not block the sightlines for vehicles and pedestrians entering or leaving the property.
- Bin storage enclosures must not be located on public land without the owner's approval in writing.

4.5 SCREENING

Appropriate screening must be provided to conceal the bin enclosure from adjoining property and from public roads and footpaths. Measures should also be taken to screen the enclosure from view from within the premises.

Appropriate fencing, walls or landscaping can be used to screen the waste bin enclosure.