

# DECISION GUIDELINES FOR WASTE MANAGEMENT IN MULTI UNIT DEVELOPMENTS



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## 1. GUIDELINES

### 1.1 Introduction

These guidelines provide an overview of the residential waste storage and disposal requirements of Knox City Council for multi unit developments. More detailed information is contained within the Knox City Council Policy and Procedure- Waste Management in Multi Unit Developments available at the following link.

[Waste Policies - Knox City Council](#)

### 1.2 Planning Permit Application Information Requirements

There are two stages where information is needed through the planning application process to allow Council to adequately assess the waste management aspects:

#### 1.2.1 Planning Permit Application

The following information is needed to enable the design and operation of the waste service to be considered and for advice to be provided to the applicant.

- Land use details
- Waste (garbage, recyclables, green and hard waste) generation
- Waste (garbage, recyclables, green and hard waste) systems
- Bin quantity and size
- Bin storage area or room
- Hard waste storage area
- Bin access, waste sorting and bin movement
- Collection arrangements
- Scaled drawings showing the above

#### 1.2.2 Meeting Planning Permit Conditions

The following information is needed to verify that the design and operation of the waste service meets Council requirements. These will be stipulated in the Planning Permit Conditions.

- Responsibility for plan implementation
- Collection days and times
- Health, safety and amenity
- Waste reduction strategies

- Waste management rules for occupants
- Plan revisions

A detailed description of the above is provided in the Procedure- Waste Management in Multi Unit Developments.

Where a Waste Management Plan is required as a condition of the Planning Permit all of the above criteria are to be addressed.

### **1.3 Waste Service Storage and Disposal Requirements**

The following is the standard Knox residential waste collection service which is the minimum to be applied for any development:

- An 80L bin for weekly waste collection. A 120L bin is also available but this bin attracts an additional annual rates surcharge.
- A 240L bin for fortnightly comingled recycling collection.
- An optional 240L bin user pays service for fortnightly green waste collection (attracts additional annual rates charge).
- A fortnightly kerbside collection of tied and bundled green waste.
- Two (2) at call hard waste collections per year.

Bin Type	80L waste	120L waste	240L recycle	240L green waste
Lid colour	Yellow	Yellow	Light blue	Red
Body colour	Mid-green	Mid-green	Charcoal	Dark green

The following waste collection service requirements are to be applied, based on the type of development:

Application Type	Requirements
Developments up to five dwellings (1-3 storey). Includes units, town houses, and villas with each having an area for bin storage that is at ground level (not in basement). Can be stand alone or have an adjoining garage.	<p><b>Option 1 – Where bins can be collected from the kerbside.</b></p> <ul style="list-style-type: none"> <li>• Knox standard waste and recycle services apply.</li> <li>• Space to be provided for at least two bins per dwelling.</li> <li>• Bins to be placed kerbside for collection if sufficient frontage. Need 1.7 metre length per dwelling, based on 0.3 metre bin spacing.</li> <li>• Eligible for hard and bundled green waste collection from kerbside.</li> <li>• Waste Management Plan not required.</li> <li>• Responsible Entity to manage storage and placement for collection.</li> </ul> <p><b>Option 2 – Where bins cannot be collected from the kerbside.</b></p> <ul style="list-style-type: none"> <li>• Refer options for developments of six or more dwellings (1-3 storey) for collection within the property.</li> </ul>

Application Type	Requirements
<p>Developments of six or more dwellings (1-3 storey). Includes units, town houses, and villas with each having an area for bin storage or communal bin storage areas at ground level (not in basement). Can be stand alone or have an adjoining garage.</p> <p>Note – kerbside collection is generally not permitted. Council may consider allowing bins to be placed on the naturestrip if the bins can be stacked one behind the other to form two rows of bins parallel with the kerbing and do not create a sight distance restriction for exiting vehicles.</p>	<p><b>Option 1 – Where bins can be collected from within the property. Each dwelling has own bins.</b></p> <ul style="list-style-type: none"> <li>• Knox standard waste and recycle services apply.</li> <li>• Storage space to be provided for at least two bins per dwelling.</li> <li>• Bins to be placed within the property for collection if sufficient space. Need 1.7 metre length per dwelling placed in a line at the collection point. Also collection vehicle is not permitted to reverse into or out of property.</li> <li>• Eligible for hard and bundled green waste collection from kerbside, for up to 15 dwellings. Must be stored on site in communal area and collected from this area if more than 15 dwellings.</li> <li>• Waste Management Plan required.</li> <li>• Responsible Entity to manage storage and placement for collection.</li> </ul> <p><b>Option 2 – Where bins can be collected from within the property. Dwellings share bins.</b></p> <ul style="list-style-type: none"> <li>• Sharing of bins can be applied.</li> <li>• 240 litre shared waste bins collected weekly and 240 litre shared recycle bins collected fortnightly or weekly.</li> <li>• Communal storage area required for bins.</li> <li>• Bins to be placed within the property for collection if sufficient space. Need 1.8 metre length per dwelling placed in a line at the collection point. Also collection vehicle is not permitted to reverse into or out of property.</li> <li>• Eligible for hard and bundled green waste collection from kerbside, for up to 15 dwellings. Must be stored on site in communal area and collected from this area if more than 15 dwellings.</li> <li>• Waste Management Plan required.</li> <li>• Responsible Entity to manage storage and placement for collection.</li> </ul> <p><b>Option 3 – Where the bin criteria for Options 1 &amp; 2 cannot be met.</b></p> <ul style="list-style-type: none"> <li>• Collection to be undertaken using a private waste contractor for bin services.</li> <li>• Eligible for hard and bundled green waste collection from kerbside, for up to 15 dwellings. Must be stored on site in communal area and collected from this area if more than 15 dwellings.</li> </ul>

Application Type	Requirements
	<ul style="list-style-type: none"> <li>• Waste Management Plan required.</li> <li>• Responsible Entity to manage storage and placement for collection including engagement of waste contractor.</li> </ul>
<p>Developments of apartment dwellings contained in a multi storey building. Bin storage usually located in the basement. For developments of four storeys or more bin storage is also required on each floor or a bin chute system is to be in place.</p> <p>Note – Council may consider the collection of communal bins kerbside where the bins take up no more than 11 metres of the property’s frontage.</p>	<p><b>Option 1 – Where waste collection can be provided using 240 litre MGBs.</b></p> <ul style="list-style-type: none"> <li>• Sharing of bins can be applied.</li> <li>• 240 litre shared waste bins collected weekly and 240 litre shared recycle bins collected weekly.</li> <li>• Communal storage area required for bins.</li> <li>• Provision to be made for collection vehicle to park across or within driveway of complex to facilitate bin collection. Collection vehicle not permitted to reverse into or out of the property.</li> <li>• Collection contractor will walk bins from storage area to collection vehicle then return after emptying – housekeeping service, for distances less than 30 metres from intended vehicle stopping point to bin store.</li> <li>• Residents to transfer waste and recyclables to the storage area.</li> <li>• Eligible for hard and bundled green waste collection from kerbside for up to 15 dwellings. Must be stored on site in communal area and collected from this area if more than 15 dwellings and must be less than 10 metres from intended vehicle stopping point to storage area.</li> <li>• Waste Management Plan required.</li> <li>• Responsible Entity to manage storage and placement for collection.</li> </ul> <p><b>Option 2 – Where larger bins are required.</b></p> <ul style="list-style-type: none"> <li>• Collection to be undertaken using a private waste contractor for bin services. Typically uses 660L or 1,100L bins.</li> <li>• Eligible for hard and bundled green waste collection from kerbside, for up to 15 dwellings. Must be stored on site in communal area and collected from this area for more than 15 dwellings – and must be less than 10 metres from intended vehicle stopping point to storage area.</li> <li>• Waste Management Plan required.</li> <li>• Responsible Entity to manage storage and placement for collection including engagement of waste contractor and provision and maintenance of bins.</li> </ul>

Application Type	Requirements
	<ul style="list-style-type: none"> <li>• Communal area required on site for storage and collection of bins. Cannot be placed kerbside for collection.</li> </ul> <p><b>Option 3 – Where waste collection is provided using a chute system leading to a central waste room in a basement.</b></p> <ul style="list-style-type: none"> <li>• Collection to be undertaken using a private waste contractor for bin services. Typically uses 660L, 1,100L, 2, 3 or 4.5 cubic metre bins.</li> <li>• Eligible for hard and bundled green waste collection from kerbside, for up to 15 dwellings. Must be stored on site in communal area and collected from this area for more than 15 dwellings – and must be less than 10 metres from intended vehicle stopping point to storage area.</li> <li>• Waste Management Plan required.</li> <li>• Responsible Entity to manage storage and placement for collection including engagement of waste contractor and provision and maintenance of bins.</li> <li>• Communal area required on site for storage and collection of bins. Cannot be placed kerbside for collection.</li> </ul>
<p>Mixed Use Development incorporating both residential and commercial use within the same development</p>	<ul style="list-style-type: none"> <li>• Provision of waste and recycle services by Council to commercial premises is done as an optional user pays service. Traders can elect to use the Council service or a private contractor.</li> <li>• Council will only consider the residential component in assessing the waste management requirements for mixed use developments. This assessment will be based on the requirements as stipulated above.</li> <li>• The Waste Management Plan should indicate what is being provided for storage and clearance of waste and recyclables from the commercial premises as this may impact on the residential collection system.</li> </ul>

## DEFINITIONS

**Amenity** – Benefits of a property whose existence increases the value or desirability of that property.

**Collection Point** – The area where the waste is to be collected by the waste collection contractor.

**Contamination** – Materials and items within a recycling process that are not readily recycled by that process.

**Green Waste –**

- (a) Placed in **green waste bin** – Leaves, grass clippings, weeds, prunings, branches, bark and any other similar materials which are no greater than 100mm in diameter and 300mm in length.
- (b) Placed on naturestrip for collection – Grass cuttings and other garden waste items which Council prescribes from time to time as green waste.

**Hard Waste** – Refuse, rubbish or waste items which Council prescribes from time to time as hard garbage.

**Housekeeping Service** – Collection agent takes the bins from a storage area located within the property to a collection vehicle usually located in a public area such as a roadway and returns the bins to the storage area after opening.

**Indemnity** – A party providing services to a particular property will not be held responsible for any loss or damage to such property as a result of routine provision of services, except in circumstances where the party has been negligent or breached statutory duty.

**Kerbside Collection** – Collection of household waste, recyclable materials, green waste and hard waste that are left at the kerbside for collection.

**Knox Planning Scheme** – A statutory document that contains policies and controls for the use, development and protection of land within the City of Knox.

**Mobile Garbage Bins (MGBs)** – Within this document, mobile garbage bins are referred to as 80 litre to 1100 litre bins which are expressed as 80L – 1100L bins.

**Multi Unit Development** – Two or more dwellings on a lot, including villa units, townhouses and apartment buildings.

**Responsible Entity** – Building Managers, Owners Corporation, Caretakers and land owners responsible for purchasing and/or maintenance and/or management of waste for a development. This does not include Council's collection contractor.

**Waste Management Plan** – A document that details how waste (garbage, recyclables, green and hard waste) is to be managed and where and how the waste should be stored and collected for the life of the development. This plan ensures that issues such as space, access, amenity and OH&S are addressed appropriately for all waste services.