

WASTE MANAGEMENT IN MULTI-UNIT DEVELOPMENTS

Policy Number:	2011/08	Directorate:	Engineering and Infrastructure
Approval by:	EMT	Responsible Officer:	Waste Management Coordinator
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1. PURPOSE

To provide a policy and procedure for Council staff when considering the design of waste management facilities for multi-unit developments.

To provide guidelines for designing waste management (waste recycling, green and hard waste) facilities for multi-unit developments, the plans of which have been or are proposed to be submitted to Council for planning approval.

To be used as a guide for making planning decisions in conjunction with Council's Planning Scheme, which sets out policies and requirements for the use, development and protection of land.

To ensure that all residents at multi-unit dwellings have access to waste, recycling, green and hard waste services that are equivalent in standard to that provided by Council to all other Knox residents.

2. CONTEXT

This policy and associated procedure has been prepared to provide a consistent and equitable standard for planning permit applications for multi-unit developments in addressing residential waste storage and disposal requirements for Knox City Council.

In Knox, waste management is assessed as part of the planning permit application process for multi-unit developments. This is to ensure that buildings are designed to accommodate waste storage and facilitate disposal in a manner that protects the health, safety and amenity of residents.

3. SCOPE

This policy and associated procedure will apply to:

- Council staff involved in assessing residential waste storage and disposal requirements as part of the planning permit for multi-unit developments.
- Personnel involved in the design of residential waste storage and disposal requirements as part of the submission of a planning permit for multi-unit developments.
- Owners Corporations and owners/occupiers of multi-unit development dwellings.

4. REFERENCES

4.1 **Council Plan**

Vibrant and Sustainable Built and Natural Environments 2013-2017

4.2 **Relevant/related Legislation**

Victorian Environment Protection Act 1970

Disability Discrimination Act 1992

Local Government Act 1989

4.3 **Charter of Human Rights**

This policy has been assessed against and complies with the charter of Human Rights

4.4 **Related Council Policies**

Eligibility for Use of Waste Collection Services Provided by Knox City Council Policy, July 2014

4.5 **Related Council Procedures**

Eligibility for Use of Waste Collection Services Provided by Knox City Council Procedure, July 2014

4.6 **Other Related Documents**

Knox City Council General Provisions (Miscellaneous Amendments) Local Law 2015, May 2015

Knox City Council Annual Budget

Knox City Council Waste Calendar booklet

Knox City Council website

5. 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.

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 is 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 and recyclables 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.

6. POLICY

6.1 INTRODUCTION

This policy requires that the Planning Permit conditions (including the Waste Management Plan if required) will be used to reinforce the waste storage and disposal requirements for the life of a development.

6.2 BACKGROUND

This policy requires that the waste service be based on the following:

- The service will, as a minimum, meet the Knox residential kerbside collection service, which consists of:

Waste collection	Weekly collection using 80L bin. 120L bin also available which attracts an annual rates surcharge
Recycle collection	Fortnightly collection using 240L bin.
Green Waste Collection	Fortnightly collection of tied and bundled green waste and green waste in residents own container. Optional fortnightly collection using 240L bin which attracts an annual rates surcharge.
Hard Waste Collection	Two at call collections per financial 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 capacity requirement will be based on waste generation rates and frequency of collection.
- Bins are required to be collected during times that accord with Council's own waste contract requirements which are between the hours of 6:00am and 6:00pm, Monday to Friday, on arterial roads as nominated by Council, or between 6:30am and 6:00pm, Monday to Friday, on all other roads.
- This policy aims to offer a waste service that is provided by Council. If this cannot be achieved then a private contractor may need to be engaged. It should be noted that engagement of a private collection contractor will not result in a reduction in Council's rates as charged to the property.
- This policy requires that Knox Council's General Provisions (Miscellaneous Amendments) Local Law 2015 be taken into account when preparing a planning permit application or a Waste Management Plan.

6.3 PLANNING PERMIT APPLICATION INFORMATION REQUIREMENTS

This policy requires the following be submitted, based on the stage that the application is at:

- **Planning Permit Application Stage**

This is 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 generation
- Waste systems
- Bin quantity and size
- Bin storage area or room
- Bin access, waste sorting and bin movement
- Collection arrangements
- Scaled drawings showing the above.

- **Issuing of Planning Permit Stage**

This is to verify that the design and operation of the waste service meets Council requirements. This requires:

- Responsibility for plan implementation
- Collection days and times
- Health, safety and amenity
- Waste reduction strategies
- Waste management rules for occupants
- Plan revisions

Detailed descriptions of the above are provided in the associated Procedure.

- The provision of a Waste Management Plan requires all of the above criteria to be addressed.

6.4 WASTE SERVICE STORAGE AND DISPOSAL REQUIREMENTS

This policy requires that a waste service be provided as defined by the following development types:

- **Developments up to five dwellings (1- 3 storey)**

Includes units, town houses, and villas with each having an area for bin storage. Can be stand alone or have an adjoining garage.

Option 1 Where bins can be collected from the kerbside.

Option 2 Where bins cannot be collected from the kerbside.

- **Developments up to 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. Can be stand alone or have an adjoining garage.

Option 1 Where bins can be collected from within the property and each dwelling has its own bins.

Option 2 Where bins can be collected from within the property but dwellings are required to share bins.

Option 3 Where the criteria for Options 1 & 2 cannot be met.

- **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.

Option 1 Where waste collection can be provided using 240 litre MGBs.

Option 2 Where larger bins are required.

Option 3 Where waste collection is provided using a chute system leading to a central waste room in a basement.

- **Mixed Use Development incorporating both residential and commercial use within the same development**

As the provision of waste and recycling services by Council for commercial premises is optional, only the residential component will be considered in assessing the waste management requirements. This will be based on the requirements stipulated above for residential dwellings. Storage and clearance arrangements for waste and recyclables from the commercial premises should be provided as this may impact on the residential collection system.

Detailed requirements for the above are outlined in the associated procedure.