

# Waste Management in Multi Unit Developments

Policy Number:	2011/09	Directorate:	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 (rubbish, recycling, food, garden and hard waste) facilities for multi-unit developments.

To provide guidelines for architects, builders, planners, developers, building managers and land owners when designing waste management (rubbish, recycling, food, garden 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 occupants of multi-unit dwellings have access to rubbish, recycling, food, garden and hard waste services that are equivalent in standard to that as 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/mixed use/commercial waste storage and disposal requirements for Knox City Council.

The Sustainability Victoria 'Waste Management and Recycling in Multi-Unit Developments, Better Practice Guide' is applicable to this policy and procedure.

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 occupants.

## 3. Scope

This policy and associated procedure will apply to:

- Council staff involved in assessing residential/mixed use/commercial waste storage and disposal requirements as part of the planning permit for multi-unit developments.
- Personnel involved in the design of residential/mixed use/commercial waste storage and disposal requirements as part of the submission of a planning permit for multi-unit developments.

## 4. References

### 4.1 *Community and Council Plan 2021-2031*

#### **Neighbourhoods, Housing & Infrastructure**

Strategy 2.2 – Create, enhance and maintain places and spaces for people to live, work, play and connect.

#### **Natural Environment & Sustainability**

Strategy 3.3 – Lead by example and encourage our community to reduce waste.

### 4.2 *Relevant/related Legislation*

Planning and Environment Act 1987

Environment Protection Act 2017

Disability Discrimination Act 1992

Local Government Act 2020

### 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, June 2018.

Use of Waste Collection Services Policy, May 2020

### 4.5 *Related Council Procedures*

Waste Management in Multi-Unit Developments, November 2022

### 4.6 *Other Related Documents*

Knox City Council Amenity Local Law 2020

Knox City Council Annual Budget

Knox City Council Waste Calendar booklet

Knox City Council website

Sustainability Victoria Waste Management and Recycling in Multi Unit Developments, Better Practice Guide, 2019

## 5. Definitions

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

**Collection point** – means the area where the waste is to be collected by the waste collection contractor.

**Commercial** – Development that contains dwellings used for commercial activities only.

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

**Council** – means Knox City Council, whether constituted before or after the commencement of this Policy

**Food waste** – Food materials including meat, dairy, fruit and vegetables, excluding liquids.

**Rubbish** – Residual material remaining after source separation (recycling, food and garden) to be disposed of to landfill.

**Garden waste**

- (a) placed in **garden waste bin** – means leaves, grass clippings, weeds, pruning’s, branches, bark and any other similar materials which are no greater than 100mm in diameter and 300mm in length; and
- (b) placed on naturestrip for collection – means grass cuttings, tree pruning’s and other garden waste items which Council prescribes from time to time as garden 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 rubbish, recyclable materials 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.

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

**Mixed Use** – Development that contains dwellings used for residential and commercial activities.

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

**Responsible Entity** – Building Managers, Owners Corporation, care takers 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.

**Storey**- Part of a building comprising habitable rooms that are on the same level. Does not include basements set aside for car parking, storage, waste collection.

**Waste Management Plan** – A document that details how waste (rubbish, recyclables, food, garden 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.

## 6. Council Policy

### 6.1 Introduction

This policy has been prepared to assist Planning Permit applicants in addressing the residential/ mixed use/ commercial waste storage and disposal requirements of Knox City Council for multi-unit developments.

This policy requires that all residential developments be serviced by Council’s kerbside waste collection service thereby, providing all residents with access to a satisfactory and cost-effective waste and recycling service.

Where Council collection is not possible or considered impractical for Council’s waste collection contractor, a private collection contractor may be utilised.

## 6.2 Knox Waste and Recycling Services

### 6.2.1 Residential properties

The service will, as a minimum, provide the following services for residential properties:

Waste Service	Standard	Optional – attracts additional annual rates surcharges
Rubbish	80 litre – weekly	Upgrade to 120 litre – weekly
Co-mingled recycling	240 litre – fortnightly 240 litre – weekly (for multi-unit developments with communal bins only)	
Garden waste	Tied and bundled/in residents own container fortnightly	240 litre - fortnightly
Hard waste	Two at call collections per financial year	User pays hard waste collection

In line with the Victorian Government *Recycling Victoria* policy, Council will be implementing waste services commencing in July 2023 which provides access to four core waste and recycling services, including food, garden and glass collection, to all households. This will require, as a minimum, the following services for residential properties from this date:

Waste Service	Standard	Optional – attracts additional annual rates surcharges
Rubbish	80 litre – fortnightly	Upgrade to 120 litre – fortnightly
Co-mingled recycling	240 litre – fortnightly 240 litre – weekly (for multi-unit developments with communal bins only)	
Food and Garden Waste	240 litre - weekly	
Garden waste	Tied and bundled/in residents own container fortnightly	
Hard waste	Two at call collections per financial year	User pays hard waste collection

### 6.2.2 Commercial properties

The service may also provide the following service for commercial properties:

Waste Service	Standard	Optional – attracts additional annual rates surcharges
Rubbish	Only available as optional user pays service	240 litre – daily, weekly
Co-mingled recycling	Only available as optional user pays service	240 litre - weekly
Garden waste	Not available	
Hard waste	Not available	

### 6.3 Knox Local Law

This policy requires that Knox City Council’s ‘Amenity Local Law 2020’ and ‘Use of Waste Collection Services Policy’ be taken into account when preparing a planning permit application for a Waste Management Plan.

### 6.4 Planning Permit Application Information Requirements

This policy requires that the following be submitted with planning applications for multi-unit developments.

- For multi-unit developments with five or less dwellings, a site plan outlining the waste management requirements is to be provided.
- For multi-unit developments of six or more residential dwellings, mixed use and commercial developments a Waste Management Plan is required as part of the application. Details on what is required in the Waste Management Plan are outlined in the associated Waste Management in Multi-Unit Developments Procedure.

### 6.5 Waste Management Requirements for Developments

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

- Developments up to five dwellings (1-3 storey)
- Developments of six or more dwellings (1-3 storey)
  - For Council collection (preferred option)
  - For Private Collection (if Council collection cannot be provided)
- Apartment complexes -
  - For Council collection (preferred option)
  - For Private Collection (if Council collection cannot be provided)
- Mixed Use and Commercial Developments

Details on the type of waste service to be provided for each development type are outlined in the associated Waste Management in Multi-Unit Developments Procedure.