SC6.26 Refuse planning scheme policy

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1 Introduction

1.1 Relationship to the planning scheme

This planning scheme policy:
   (a) provides information the Council may request for a development application;
   (b) provides guidance or advice about satisfying an assessment criteria which identifies this planning scheme as providing that guidance or advice;
   (c) states a standard for the assessment criteria identified in the following table:

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1.2 Purpose

This planning scheme policy provides information required for a development application and guidance and advice for assessment criteria for the provision of adequate and appropriate waste collection facilities for development.

1.3 Terminology

In this planning scheme policy unless the context of the subject matter otherwise indicates or requires, a term has the following meaning:

refuse: includes general waste (including bulky items), recyclables and green waste;
refuse bin: a receptacle (mobile garbage (wheelie) bin or bulk bin) used for the temporary storage of refuse;

mobile garbage bin: a bin used for the temporary storage of refuse that is up to 360 litres in capacity and may be used in kerbside refuse collection or on-site collection;

bulk bin: a receptacle that is greater than 360 litres in capacity generally ranging from 0.66m³ - 4.50m³ used for the temporary storage of refuse that is used for on-site refuse collection;

refuse compactor: a receptacle that provides for the mechanical compaction and temporary storage and reduces bin numbers and collection frequency;

bin storage area: an enclosed area designated for storing on-site refuse bins or a refuse compactor within the property;

collection point: the identified position where refuse bins are presented for collection and emptying. Where for bulk bins, the collection point could be the bin storage area;

refuse collection vehicle: a vehicle that is specifically designed for the collection and emptying of refuse bins and refuse compactors;

storage area: an area identified for storing on-site mobile garbage bins or bulk bins within the property;

refuse chute: a tubular chute penetrating each floor of a building to dispose of waste and/or recycling material into a bulk bin or compaction unit at a level to be determined at design stage.

2 General requirements

(1) The collection of refuse is to be considered during the planning phase of a development or subdivision. Once the aesthetic and physical limitations of dedicated road kerbside collection are exhausted, the development shall make allowance for on-site collection.

(2) The waste collection system is to achieve the following outcomes:
   (a) The number and location of mobile garbage bins does not negatively impact on streetscape character or pedestrian movement and safety presented for kerbside collection.
   (b) Both the customer and service provider can access the bin storage area and collection point conveniently.
   (c) The location, design and operation of the bin storage and collection system does not have adverse acoustic, odour or visual impacts on the development or surrounding properties.
   (d) The manoeuvring of the refuse collection vehicle can be undertaken in a safe and efficient manner, without detrimental impacts to any infrastructure. Designs that require the refuse collection vehicle to reverse more than one truck length are avoided.
   (e) For residential developments, the supply and servicing of either mobile garbage bins or bulk bins or refuse compactors complies with the requirements of, and is approved by Brisbane City Council’s Waste Services. Advice from any other waste contractors will not be considered.

3 Access and maneuverability
(1) If refuse collection is from a bin storage area or mobile garbage bins located throughout the development, the pavement/carriageway trafficked by the refuse collection vehicle is a minimum 6.5m wide.

(2) For an on-site collection service, turning and manoeuvring facilities are provided with a 12.5m turning radius for refuse collection vehicles.

(3) All entry and exit gates are of a width and design that allows for sufficient ingress and egress for the refuse collection vehicle including a 6.2m crossover.

(4) Turnaround facilities for a refuse collection vehicle is provided for no through roads and staged subdivision developments.

(5) For multiple dwellings sites fronting a neighbourhood road, district road, suburban road or arterial road, the refuse collection vehicle is to enter and leave the site in a forward gear.

(6) For multiple dwellings sites fronting a neighbourhood road or local road that is not a bus route, the refuse collection vehicle may either enter or leave the site in a reverse gear in a single movement.

(7) For mobile garbage bins, if it is necessary to wheel them to a collection point from a bin storage area:
   (a) the distance does not exceed 50m;
   (b) for a residential care facility or retirement facility, the distance does not exceed 25m;
   (c) the mobile garbage bin transfer path is free of steps or other obstructions and not exceed a 1:14 grade.

(8) Bulk bins of 1.1m³ or less are positioned so that collection personnel do not have to move bins for more than 5m. The maximum gradient of the manoeuvring and loading areas (which may extend to the access ramp) is 5% (1:20) in both directions.

(9) Bulk bins of 1.5m³ or more are positioned so that front lift refuse vehicles can drive directly to the container without relocating the bulk bin. If this cannot be achieved due to physical constraint, then the bulk bins are not moved more than 3m from the storage to the collection point. The maximum gradient of the manoeuvring and loading areas (which may extend to the access ramp) is 5% (1:20).

(10) In instances where the gradient of the internal circulation aisles are greater than 5% (1:20), areas of maximum grade 1:50 are provided at the collection points for mobile garbage bins or bulk bins.

4 Residential refuse bin arrangements

(1) The number and type of mobile garbage bins at residential properties is provided in accordance with the following:
   (a) if kerbside collection along a dedicated road frontage is feasible, each dwelling or multiple dwelling (detached or attached) is provided with:
      (i) one general refuse mobile garbage bin and one recyclable mobile garbage bin; and
      (ii) if requested by the owner, one green waste mobile garbage bin which will be collected the alternate week to recycling;
   (b) if the refuse collection vehicle can enter a multiple dwelling site and provide kerbside collection service from the internal road, each dwelling is provided with:
      (i) one general refuse mobile garbage bin and one recyclable mobile garbage bin if the collection service is directed from the kerbside of the internal road and if requested by the owner, one (1) green waste mobile garbage bin; or
(ii) the individual general mobile garbage bin can be substituted with bulk bin(s) for the property at a common collection point on the internal road;
(c) if the refuse collection vehicle enters a multiple dwelling site such as apartment building or attached dwellings a bulk service for waste and recycling is provided with:
   (i) bulk bins of a capacity to suit the servicing as determined by Council;
   (ii) on-site provision for the storage of bulk bins for both waste and recycling in a position that is easily accessible for residents or alternatively it can be a chute room or chute and compaction unit room (no residential access to compaction room);
   (iii) a suitable collection point for bulk bins waste and recycling as determined by Council;
(d) if the refuse collection is for a mixed use development:
   (i) residential waste and recycling bulk bins are securely stored separately from the commercial waste and recycling bulk bins;
   (ii) bins for other than residential will vary from small wheelie bins to tank compaction units. The number and size of bins required will depend on the use of the intended commercial use(s) and waste contractor used.

5 Residential storage area

(1) The storage area for bulk bins and mobile garbage bins are provided and comply with all the following:
   (a) bulk bins are:
      (i) contained in an enclosure or room of sufficient size for the bulk bin quantity required;
      (ii) easily accessible for residents and for the required servicing of bins;
      (iii) screened from neighbouring properties for odour, amenity and noise;
      (iv) protected from the environment;
      (v) if stored in an enclosed room, provided with natural or temperature controlled ventilation.
   (b) mobile garbage bins are located:
      (i) outside the individual or attached dwelling space that can accommodate two bins and is contained within the lot;
      (ii) located within a garage or in an external enclosure in a common area for individual villas or townhouses;
      (iii) in an enclosure for bulk bin storage that allows for bin(s) to be stored and manoeuvred for servicing;
      (iv) if stored in an enclosed room, provided with natural or temperature controlled ventilation.
   (c) if a refuse chute is provided, this is to be constructed to allow refuse to fall into the centre of the bin;
   (d) if a refuse chute is provided, separate chutes for general refuse and recyclables is to be provided, with separate bulk bins provided for each waste stream;
   (e) A room containing a chute and bin or compactor excludes all but authorised personnel;
   (f) the storage area is kept clear of obstructions such as fixed bay separators that impede the ability to change from existing bin sizes or which otherwise limit future refuse collection options.

(2) Environmental best practices may also include the installation of a trapped waste connection to the sewer system and the provision of a roof canopy over the designated storage area.

Note—Contact Council’s Waste Services for advice on the number and size of bins.
6 Residential collection point

The collection point for mobile garbage bins is located either on the dedicated road frontage of the site (if sufficient kerb space is available), or, where appropriate, within the site if the refuse collection vehicle can access the site and kerbside collection is not feasible. All bulk bins are serviced on site.

6.1 Dedicated road frontage

(1) The number of mobile garbage bin presented for collection outside any property is to be limited to (including all general refuse, recyclables and green waste), the adequate length of kerbside available. Length of kerbside is the length of footpath frontage in which bins can be presented assuming each mobile garbage bin requires 1m (bin width plus operational clearance).

(2) Dedicated road frontage collection is typically provided for the following cases:
   (a) Dwelling houses and secondary dwellings
   (b) Multiple dwellings when individual units have their own road frontage and appropriate access

(3) The collection point for a dwelling house fronting a dedicated road is at the kerbside, in front of the property alignment.

(4) If a rear lot, the frontage is to include an additional truncated area to provide sufficient space for the servicing of mobile garbage bins. These truncated collection points are to avoid obstructing any driveway or encroachment onto neighbouring frontages.

(5) If two or more rear lots, no more than two adjoining truncated areas are provided for the servicing of mobile garbage bins.

(6) Collection points are not located:
   (a) near intersections;
   (b) near roundabouts or traffic calming devices (or other traffic management devices);
   (c) on arterial road frontages;
   (d) in narrow lanes (where refuse collection vehicle access is difficult or impossible);
   (e) near bus stops.

6.2 On-site collection

(1) For mobile garbage bins, the refuse collection vehicle enters the site to service the bins at the designated collection points within the internal road reserve. For bulk bins, the refuse collection vehicle enters the site to service the bin at the designated collection point(s), such as car park, within the property.

(2) On-site collection is typically provided for the following cases:
   (a) the dedicated frontage of the property is too narrow to permit kerbside collection;
   (b) multiple dwellings
   (c) industrial and commercial premises.

(3) If the collection point is at the kerbside of the internal road, it is preferred that wheelie bins are placed in front of each dwelling (minimum road width is 6.5m). If there are short dead end streets off the main internal road sufficient level areas are to be provided beside the main internal road (near the intersection) for a collection point for the wheelie bins required for those units.

(4) If required the collection point for bulk bins is to be located within 30m of the front access with suitable on site manoeuvring for the truck.

(5) The minimum vertical clearance for movement of a refuse collection vehicle in a residential development is 4.5m for a side lift or rear lift truck or 6.5m for a front lift truck.
(6) If on a multiple dwelling development site the minimum operational vertical clearance required is 3.6m (rear lift only). All development applications are to include a written design proposal for waste collection giving full details of the proposed system, bin sizes, number of bins, frequency of collection and the refuse collection vehicle size.

7 Non-residential development

(1) The requirements for refuse bins or refuse compactors for non-residential development will be assessed on a case by case basis and will be based on the type and amount of waste generated by the development, which is dependent on the operational activities of the development.

Note—Contact Council’s Waste Services for advice on the number and size of bins.

(2) Development applications for non-residential uses are required to provide sufficient information to demonstrate that refuse collection can occur in an efficient and safe manner on-site without adverse impact on amenity (acoustic impacts, odour impacts, visual impacts) and pedestrian and vehicular traffic.

(3) Minimum vertical operational clearance required for refuse collection vehicles is:
   (a) 6.5m for a front load refuse collection vehicle;
   (b) 4.5m for a side loaded refuse collection vehicle;
   (c) 5.1m for a rear (roll off) refuse collection vehicle.

(4) Any development application proposing to utilise clearances less than the minimum vertical clearances is to include written confirmation from the proposed waste collection contractor giving full details of the proposed system, bin sizes, number of bins, frequency of collection and the refuse collection vehicle size.