Development Waste Management Guidelines
Guideline No. 8420.010.I.R

1 Purpose

The City of Darwin's Development Waste Management Guidelines (the Guidelines) promote adequately sized storage, separation, collection and efficient handling of waste and recycling to maximise resource recovery, provide safe and healthy spaces for people to live and work in, and to limit amenity impacts on surrounding properties and the public.

2 Scope

These Guidelines are to be used by developers within the City of Darwin municipality, who are required to prepare and submit a Waste Management Plan to City of Darwin.

3 Guideline Statement

Framework

The City of Darwin has made a commitment that by 2030, Darwin will be recognised as a clean and environmentally responsible city.

The City of Darwin's *2030 - Waste and Resource Recovery Strategy* aims to reduce kerbside waste into landfill by 50% by 2031. This will be achieved through improved landfill diversion and reduced contamination of kerbside comingled recycling. City of Darwin continues to build our capacity and capability to deliver high quality resilient resource recovery services.

Development Applications

To demonstrate compliance with Council's waste management guidelines, City of Darwin will require a Waste Management Plan to be submitted prior to signing off on any Development Permit issued by the Development Consent Authority

Residential Waste and Recycling Collection Services

All residential premises have access to Council's waste and recycling facilities.

Residential dwellings receiving a Council waste collection service will be provided an access tag to Shoal Bay Waste Management Facility (SBWMF), to enable the owner or occupier to dispose of waste items that are accepted by the operator of the SBWMF.

Waste services for less than three (3) residential dwellings will be provided with Council's kerbside collection service. Each dwelling will be provided with one 240-litre waste bin (serviced weekly) and one 240-litre recycling bin (serviced fortnightly). Residents are responsible for placing the bins on the kerbside on collection days (or the evening prior) and returning it inside the premises not later than 24 hours after the contents have been collected. The resident will be responsible for storage of the bins within the premises.

Waste services for four (4) or more dwellings will be provided with Council's manual collection service. Waste bins will be serviced twice weekly and the recycling bins once weekly. Council's waste contractor will enter each property and service the receptacles from a designated bin enclosure.
The allocation of the number of general waste bins for residential dwellings is in accordance with the tables below.

240 litre bins

NUMBER OF HOUSEHOLDS	GARBAGE BINS 240 LITRE	RECYCLING BINS 240 LITRE	TOTAL NUMBER 240 LITRE BINS
4	1	1	2
5-6	2	1	3
7-8	2	2	4
9-12	3	2	5
13-16	4	3	7
17-18	5	3	8
19-20	5	4	9
21-24	6	4	10
25-28	7	5	12
29-30	8	5	13
31-32	8	6	14
33-36	9	7	16
37-40	10	7	17
41-44	11	8	19
45-48	12	8	20

1,100 litre bins

NUMBER OF HOUSEHOLDS	GARBAGE BINS 1,100 LITRE	RECYCLING BINS 240 LITRE	TOTAL NUMBER MIXED BINS
13-16	1	3	4
17-18	2	3	5
NUMBER OF HOUSEHOLDS	GARBAGE BINS 1,100 LITRE	RECYCLING BINS 1,100 LITRE	TOTAL NUMBER 1,100 LTR BINS
19-24	2	1	3
25-32	2	2	4
33-48	3	2	5
49-64	4	3	7
65-71	5	3	8
72-80	5	4	9
81-96	6	4	10
97-112	7	5	12

4 cubic meter bins

NUMBER OF HOUSEHOLDS	3 CUBIC METRE GARBAGE BIN	RECYCLING BINS 1,100 LITRE	TOTAL NUMBER MIXED BINS
41-48	1	2	3
49-50	1	3	4
51-71	2	3	5

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 enclosure that complies with the requirements of these Guidelines. Council requires all commercial and industrial premises to practice recycling with their waste disposal activities.

All commercial and industrial premises garbage services must be approved by Council in line with the Darwin City Council Bylaws.

Small-Medium Commercial Development

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

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

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 1 x 3m³ bulk storage bin.

- Minimum bin enclosure for one bin should have dimensions approximately 2.5m x 2.5m.

Industry and Warehouses

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

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

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Waste Bin Enclosure Design

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

The following requirements apply:

- Residential, Commercial and Industrial bin enclosures are to be of sufficient size to store the essential number and types of bins required to service the land use associated with the property under this Guideline.
- The enclosures will be of adequate space to allow for easy access by residents, maintenance staff and waste contractor 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.
- A level sealed path should be provided into the enclosure.
- The bin enclosure should have access to a fresh water supply, be imperviously sealed and effluent resulting from cleaning the bins and enclosures must be discharged into the sewer system.
- In high-rise residential developments of more than 6-storeys, waste and recycling chute facilities may be provided on each floor. If considerations are made to implement a chute system into the development design, further information has been provided at **Appendix A**.
- 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.
- Waste collection vehicle turning circles are to be included in any plan submitted.

Location

Bin enclosures must be conveniently located for the occupants of the premises and for the waste contractor.

The following requirements apply:

- The bin enclosure should be visible, noticeable to minimise the amount of manual manoeuvring of the bins required by waste contractor. Waste and recycling contractor vehicles must be able to service the development efficiently and effectively with the bin enclosure located near an appropriate access road. Bins must not be wheeled over steps or steep inclines.
- Basement bin enclosures must be of sufficient height to accommodate the waste and recycling waste trucks 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 waste contractor and replace any remote/access keys that may be faulty or broken as a matter of urgency.

- If vehicle access to the bin enclosure 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 waste 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 waste contractor.
- The access layout shall permit the vehicle to enter and exit in a forward gear with minimal need to reverse, waste vehicle turning circles shall be provided with the waste management plan.

- The bin enclosure should be within reasonable walking distance of the premises being serviced. Clear and unobstructed access to the bin enclosure area must be provided from the premises being serviced.
- The bin enclosure should not block the sightlines for vehicles and pedestrians entering or leaving the property.
- Bin enclosures are not be located on Council land.

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.

Bulk Bins

Bulk bin storage areas must be located on site and access for waste collection must be unimpeded by security gates. Design of bulk bin enclosure areas must be located on site and shall be screened from view to a minimum height of 1.8m so that it is not visible from the street. The enclosures are to be of sufficient size to store the essential number and types of bins required to service the land use associated with the property under this Guideline.

The bin enclosure/s shall have ready access to a fresh water supply, be imperviously sealed and effluent resulting from cleaning the bins and enclosures must be discharged into the sewer system.

The dimensions of overhead loaders that remove waste from bulk refuse containers are as follows:

- Gross vehicle mass (laden) 28t
- Vehicle height clearance at rest 4.5m
- Height arms extended 6.5m
- Width overall 3m
- Length of vehicle 11.8m
- Length of vehicle with forks fully extended 12.5m

4 Definitions

Not Applicable.

5 Legislative References

Not Applicable.

6 Policies / Related Documents

City of Darwin's *2030 - Waste and Resource Recovery Strategy*

7 Responsibility / Application

The implementation of this Guideline is the responsibility of the Executive Manager Growth and Development Services.

8 Document Control

8420.010.I.R Development Waste Management Guidelines		Responsible Officer: Executive Manager Growth and Development Services.	
Version	Adoption Date	History	Next Review Date
1	27 January 2022		

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Appendix A

Chutes

Chute systems are suitable for both garbage and recycling disposal in residential dwellings with various configurations being adopted. The following should be taken into consideration when implementing a chute system:

- Reduce noise and fire risks associated with their use.
- Chutes, service openings and inlet hoppers must be constructed of metal or other smooth-faced, durable, fire-resistant and impervious material of a noncorrosive nature, capable of being easily cleaned.
- Provide a service room (or compartment) on each floor of the development to allow access to the garbage chute.
- Chutes should be cylindrical in section to avoid waste being caught within the chute, and with a diameter of 500mm or greater.
- Chutes must be vertical without bends or “off-sets” and not reduce in diameter over the fall.
- Chutes must be ventilated to ensure that air does not flow from the chute through any service opening.
- A cut-off must be provided at or near the base of the chute to effectively close off the chute while the storage container or compacting device is withdrawn.
- Chute rooms must be provided with an inlet hopper and be in convenient, well-lit and ventilated positions.
- The floor below each charging device and service opening must be finished with a smooth impervious material with a minimum area of not less than one square metre ($1m^2$) situated centrally below the inlet hopper.
- Chutes should not open onto any habitable or public space.
- Hopper doors are to have an effective self-sealing system.
- Inlet hoppers must be designed to:
    - effectively close off the service opening in the chute when the device is opened for loading
    - automatically return to the closed position after use
    - permit free flow of waste into the chute
    - not project into the chute
    - permit easy cleaning of the device and connection between the service opening and the chute
    - be not less than one metre (1m) or more than one and one-half metres (1.5m) above the floor level.
- A receptacle or waste compactor should be positioned to receive waste from the chutes in such a way to avoid spillage and overflow.
- Chutes should be completely enclosed in a fire-rated shaft constructed of an approved material and fitted with sprinklers in accordance with the Building Code of Australia.
- Refer to the manufacturer(s) instructions for exact specifications.