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1 Policy Summary

This Policy addresses:

- Waste Bin Collection Services
- Waste Bin Enclosures
- Waste Bin Policy Exemptions for Residential Properties
- Garbage Rates Exemption; and
- Contaminated Material at Shoal Bay
- Weighbridge Charge Exemptions – Non Profit Bodies

Additional Information is supplied as appendices to the policy.

2 Policy Objectives

To ensure that residential, commercial and industrial premises within the Municipality of Darwin have appropriate facilities for waste bin and recycling storage and collection.

To provide information regarding waste / recycling bin services and waste / recycling bin storage requirements for residential, commercial and industrial premises. The policy promotes the provision of adequately sized, accessible and hygienic waste / recycling bin storage enclosures, screened from adjoining property and passers-by.

3 Background

Waste management is one of City of Darwin's functions. The type and nature of the waste management service provided to residents is declared and published each year in compliance with the requirements of the Local Government Act and Council By-laws.

4 Policy Statement

Part A Waste Bin Collection Services

Residential

All residential premises, including detached dwellings, cluster dwellings and flats shall have Council's waste and recycling facilities, unless granted an exemption (Refer Waste Bin Policy Exemptions Page 6).

- All detached dwellings and cluster dwellings with 3 or less dwellings per lot, 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). The resident will be responsible for placing the bins on the kerbside on collection days 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.
- All flats and cluster dwellings (with 4 or more dwellings per development), guesthouses and hostels will be provided with Council's manual collection service. The number of 240 litre or 1100 litre waste and recycling bins provided will vary according to the size of the development, as shown within Appendix A. The waste bins will be serviced twice weekly and the recycling bins once weekly. Council's waste bin contractor will enter each property and service the receptacles from a designated bin storage enclosure/s.

3 (three) cubic metre bin services are available for developments with garbage chutes on request provided the development complies with the minimum requirement for collection vehicle access and bin storage room heights outlined in Appendix D of this policy.

Should waste bin enclosures be left in an unclean or unhygienic state, Council has the authority to serve a notice on the owner (Body Corporate or owner of parcel of land) requiring the area to be cleaned and tidied. If that notice is not complied with, Council may undertake the work itself and recover the cost of doing so from the owner of the enclosure.

Commercial

Council does not provide a waste collection service to commercial and industrial premises. Council requires commercial and industrial premises to have on-site, dedicated waste bin and recycling storage enclosures and to arrange for private waste collection and recycling services.

Council encourages operators of commercial and industrial premises to participate in recycling programs. Council provides a recycling facility at the Shoal Bay Waste Disposal Site free of charge.

The waste collection frequency for commercial and industrial premises must comply with the requirements of the appropriate legislation. Food shops and restaurants for example, require daily waste collection services.

'Not for Profit' Organisations

Council does not provide waste collection services for 'not for profit' organisations'. 'Not for profit' organisations can apply to Council for exemption from weighbridge charges at the Shoal Bay Waste Disposal Site. A copy of the Taxation Statement confirming Taxation Exemption status must be provided with the application for exemption from weighbridge charges. Council also supports 'not for profit' projects including community and environmental programs.

Part B Waste Bin Enclosures

Developers of residential, commercial and industrial property within the Municipality of Darwin will find that their Development Permit includes a condition referring to waste bin storage, in accordance with Council's Waste Bin Policy. Details of proposed waste and recycling bin storage enclosure/s must be shown on the 'to-scale' site and elevation plans submitted with any residential, commercial or industrial development application.

Design

All residential, commercial and industrial developments shall provide on-site, a dedicated enclosure/s for the storage of waste bins and recycling bins. The following requirements apply:

- The storage enclosure/s need to be of sufficient size to store the number and type of bins required to service the land use associated with the property. Unless otherwise demonstrated, residential, commercial and industrial bin storage enclosures should have sufficient area to accommodate the number of bins set out in **Appendices A and B**.
- The storage enclosures will be of adequate space to allow for easy access by residents, maintenance staff and collection contractors 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 should be allowed for access purposes. Bins must not be stored in front of one another in order to fit the bins in the enclosure.
- A level sealed path should be provided both into and out of the enclosure for the waste contractor and the occupants of the premises. Enclosure openings such as gates and doors should be wide enough to facilitate movement of people and bins.
- The bin storage enclosure/s shall be sealed with a hard level base and have ready access to a fresh water supply and suitable drainage to facilitate the cleaning of both the waste bins and the enclosure.

- In high-rise residential developments of more than 6-storeys, separate waste and recycling chute facilities must be provided on each floor. A designated waste / recycling storage room with commercial bulk bins is to be located at the end of the chutes, with private arrangements made by the building's Body Corporate management for waste and recycling storage and collection services. The waste bin rooms should be negatively pressured to avoid bin odours travelling back up the waste chutes to the apartments.
- Waste compound and bulk bin specifications and collection frequencies for new residential developments are outlined in detail in Attachment B "Guidelines for Developers, Builders and Designers - Planning for Waste Management in New Residential Developments."
- 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.

Garbage Chutes

- The construction of garbage chute facilities in high-rise residential developments of more than 6-storeys is encouraged and in any event, must occur unless easily accessible waste and recycling bin compounds, compliant with this waste bin policy and its guidelines and of sufficient size are provided and approved by the City of Darwin.
- Where Garbage or recycling chutes (in high-rise residential developments of more than 6-storeys) are used, they should be provided on each floor. A designated waste / recycling storage room with commercial bulk bins is to be located at the end of the chutes.
- A development's Owner/Body Corporate can arrange for Council's 3 (three) cubic metre garbage and 1,100 litre recycling bin service for developments with garbage chutes provided the storage area and collection areas are in compliance with this waste bin policy and applicable legislation, including collection contractor's WorkSafe requirements.
- The bulk bin waste bin rooms should be negatively pressured to avoid bin odours travelling back up the waste chutes to the apartments.
- The bulk waste bin room must be compliant with the measurements, access requirements and height minimums outlined in Appendix D "Guidelines for Developers, Builders and Designers - Planning for Waste Management in New Residential Developments." of this Policy.

Location

Bin storage enclosures must be conveniently located for the occupants of the premises and for the collection contractor. The following requirements apply:

- The bin storage enclosure should be located to minimise the amount of manual manoeuvring of the bins required by collection contractors. Waste bin and recycling contractor's vehicles must be able to service the development efficiently and effectively, with the bin enclosure located near an appropriate access road. The bin-carting grade must be in accordance with the requirements set-out in Council's Guidelines for Developers, Builders and Designers (Appendix D) and the bin must not be wheeled over steps or steep inclines.
- Basement bin compounds must be of sufficient height to accommodate the waste or recycling collection truck, including free and unobstructed movement of the bin lifting arms. Details are given in Council's Guidelines for Developers, Builders and Designers (Appendix D)
- 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.
- Should the collection vehicle need to enter the property, for high rise flats or industrial / commercial developments, the access layout should permit the vehicle to enter and exit in a forward gear with minimal need to reverse.
- The bin storage enclosure should be within reasonable walking distance of the premises being serviced. Clear and unobstructed access to the bin storage area must be provided from the premises being serviced.
- The bin storage enclosure should not block the sightlines for vehicles and pedestrians entering or leaving the property.
- Bin storage enclosures must not be located on public land.

Screening

An appropriate screen must 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.

Part C Waste Bin Policy Exemptions for Residential Properties

A residential property may be exempted from Council's Waste Bin Policy under the Local Government Act or By-Laws subject to specific criteria and approval procedures, as follows:

- Properties having insufficient space for the amount or type of receptacles required for Council's regular waste and recycling collection services.
- Properties containing 25 or more individual units.
- Mixed-use buildings containing both residential and commercial units.
- Properties providing short-term accommodation such as motels, hotels, hostels or apartments.
- Properties with a current (non-Council) waste collection contract in place.

Should an exemption from the regular Waste Bin Policy be granted, an alternative service of a standard is required, as follows:

- All residential dwellings shall be provided with a minimum of 80 litres waste capacity per week using approved waste receptacles having a clearance frequency of at least twice a week.
- All residential dwellings shall be provided with a minimum 40 litres recycling capacity per week using approved waste receptacles having a clearance frequency of at least weekly.
- The provider of such an alternative service shall demonstrate a complete recycling process by the transfer of all collected recyclable materials to an approved Materials Recycling Facility or an approved alternative.

The exemption will be granted on the basis of an agreement with unit owners through the Body Corporate, that approved alternative servicing will be maintained. If the alternative service is not maintained to the required service level or is cancelled, the property shall be required to immediately recommence a Council service.

The General Manager Infrastructure and Manager Climate Change and Environment has delegation from Council to approve exemptions.

Properties that subscribe to a private waste service will be charged a waste service fee that covers Council's costs associated with the provision of a waste disposal and recycling service to the Municipality of Darwin, less the specific costs associated with waste and recycling collection from the exempt property.

Information required by Council to consider an application for Waste Bin Policy exemption is set out in Appendix C.

Part D Garbage Rates Exemption

A property or premises may be exempted from domestic garbage rates under the Local Government Act or By-Laws subject to specific criteria and approval procedures.

Procedures

- Exemptions from the Regular Garbage Collection Service shall be strictly limited to the following criteria:
 - Residential Unit Developments having insufficient space for the amount of receptacles required for the Regular Garbage Collection Service.
 - Properties containing 25 or more individual units, (in an individual building).
 - Properties containing mixed use residential and commercial units within the one property.
 - Units providing short term accommodation within motels/holiday apartments.
 - A current waste collection contract is in place and is demonstrated.

- A person to whom an exemption from the Regular Garbage Collection Service is granted, either directly or through a body corporate, shall provide an alternative service of a standard not less than the Regular Garbage Collection Service as a guide:
 - Each unit/flat within the property shall be provided with a minimum of 80 litres garbage space per week using approved garbage receptacles having a clearance frequency of at least twice a week.
 - Each unit/flat within the property shall be provided with a minimum of 40 litres recycling space per week, collected at least weekly.
 - The provider of such an alternative service shall demonstrate a complete recycling process by the transfer of all collected recyclable materials to an approved materials recovery facility, or an approved alternative.

- The exemption will be granted on the basis of an agreement with unit owners through the body corporate, that approved alternative servicing will be maintained.

- The General Manager Infrastructure is delegated to approve an exemption.

- All exempt properties that subscribe to a commercial waste service will be charged a garbage service fee that covers all costs associated with the provision of the total waste disposal and recycling service less the direct and indirect costs associated with garbage collection.

- Occupiers of individual dwellings who gain exemptions from Council's wheelie bin collection service will have the contract amount of the collection service only deducted from their garbage rate.

Part E Contaminated Waste Materials At Shoal Bay Waste Disposal Site

Council adopt the NSW Environment Protection Authority Environmental Guidelines: Assessment, Classification and Management of Non-Liquid Wastes as in effect on 17 February, 2003, as an operational policy to determine if prohibited waste materials are acceptable for disposal at Shoal Bay Waste Disposal Site.

Part F Weighbridge Charge - exemptions for non profit bodies

Community service organisations may be granted an exemption from disposal charges at the Shoal Bay Waste Disposal Site subject to the following conditions:

- They must be non profit making organisations.
- Exemptions will only be granted after assessment of a formal application.
- Formal application will include description of works undertaken that generated the waste, the type and quantity of waste and the haulers. This procedure applies to once off applicants as well as on going exemptions.
- Delegated approval is held by the Manager Infrastructure Maintenance.

5 Legislation, terminology and references

This Waste Bin Policy is regulated through the provisions of City of Darwin By-Laws 23, 24, 25, 26 and 27.

Definitions

In this policy the term 'waste' refers to the everyday 'rubbish' or 'garbage' generated by domestic, commercial or industrial premises that cannot be recycled and would normally be collected by a Council or private waste bin contractor. The term waste does not refer to any hazardous or toxic waste generated by industry.

Waste that is defined as 'recyclable' by Council consists of the following:

- Glass
- Aluminium and steel cans
- PET and HDPE plastic containers
- Paper and clean cardboard
- Clean milk and juice cartons

6 Implementation and delegation

The General Manager City Operations is responsible for managing implementation of this policy

7 Evaluation and review

This policy should be reviewed once in the term of each Council or more often as required.

Appendix A

Bin Allocation Schedule

For residential premises using Council's Manual Collection Service
(Effective 1 November 1998)

NUMBER OF FLATS / CLUSTER DWELLINGS	NUMBER OF WASTE BINS (SERVICED TWICE WEEKLY)	<i>NUMBER OF RECYCLING BINS</i> (SERVICED WEEKLY)
4	1	1
5-6	2	1
7-8	2	2
9-12	3	2
13-16	4	3
17-18	5	3
19-20	5	3
21-24	6	4
25-28	7	5
29-30	8	5
31-32	8	6
33-36	9	6
37-40	10	7
41-42	11	7
43-44	11	8
45-48	12	8
49-52	12	9
53-54	14	9
55-56	14	10
57-60	15	10
61-64	16	11
65-66	17	11
67-68	17	12
69-72	18	12
73-76	19	13
77-78	20	13

Note: Bins are 240 litre Mobile Waste Bins, also known as Wheelie Bins.

Appendix B

COMMERCIAL / INDUSTRIAL WASTE BIN REQUIREMENTS

Small-Medium Commercial Development

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

- Minimum 1x 240-litre waste bin and 1x 240-litre recycling bin per 100m² net floor enclosure.
- Bin storage 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 1x 3 m³ bulk storage bin.
- Minimum bin storage enclosure for one bin should have dimensions approximately 2.5 m x 2.5 m.

Industry and Warehouses

- Minimum 1x 5 m³ bulk storage bin or 2 x 3m³ bulk store bins.
- Minimum bin storage enclosure should have dimensions approximately 5.0m x 2.5 m.

WASTE BIN POLICY - EXEMPTION INFORMATION REQUIREMENTS

Proposed Development

Council will require any plans submitted to the Development Consent Authority to demonstrate compliance with Council's Manual Collection Service, in addition to any alternative service proposed.

Existing Development

Residents or Body Corporates of residential properties wanting to apply for Council's waste and recycling service exemption during occupancy shall be required to submit the following minimum details for Council's consideration:

- Number, size and type of waste receptacles proposed
- Number, size and type of recycling receptacles proposed
- Details of the proposed bin storage enclosure/s including location, layout and dimensions, demonstrating compliance with the objectives of Council's Waste Bin Policy.
- Written evidence of consultation with a waste service provider demonstrating their ability to provide the required service.

The intention of the Waste Bin Policy is for the developer to provide waste and recycling services that are adequate for the development and in accordance with Council's Policy. Council's brochure "Planning for Waste Management in New Residential Developments – Guidelines for Developers, Builders and Designers" outlines Council's minimum requirements for waste management services for multi-unit residential and high-density developments.

**PLANNING FOR WASTE MANAGEMENT IN NEW
DEVELOPMENTS**

Guidelines for Developers, Builders and Designers



PLANNING FOR WASTE MANAGEMENT IN NEW DEVELOPMENTS

Guidelines for Developers, Builders and Designers

City of Darwin has developed these guidelines to assist developers, builders and designers to incorporate appropriate waste management facilities into new multiresidential developments. To enable fast, efficient assessment of development applications, information on waste management and disposal must be included on plans. Specifications for waste compounds or alternate proposals must also be provided.

These guidelines identify Council's minimum requirements. Some unique or high-rise developments may require specific conditions to fully suit the environmental conditions and physical aspects of individual developments.

All residential premises, including high-density multi residential developments are provided with Council waste services unless an exemption has been granted in writing.

DURING CONSTRUCTION

All waste generated as a result of the demolition of existing structures and/or during construction must be effectively controlled on site and disposed of in accordance with the *Waste Management and Pollution Control Act 2002* and City of Darwin By-laws No 23 to 27

1. 240 L & 1,100 L WHEELIE BIN

WASTE COMPOUNDS

240 l Wheelie bins for general waste and recycling for larger developments must be kept in a purpose designed compound compliant with the following specifications:

- The compound must be of sufficient space to house all bins, including recycling bins, and provide easy access to bins for waste disposal by residents.
- The bin storage compound must be imperviously paved and be fitted with a hose cock and hose to enable cleaning of bins. Washwater must be drained to sewer via a connection approved by PowerWater.
- The bin compound walls must screen waste bins from view of the street.
- The compound must allow for unrestricted access by waste collection contractors. Gates must not be fitted with locks or be lockable
- Compounds are to be built at the front of the complex wherever possible.
- Minimum clearance required for bin collection vehicles is 4200 mm

- Wheelie bins used for both waste collection and recycling have the following dimensions;

240 L Wheelie Bin:

Width - 590 mm
Depth - 740 mm
Height - 1100 mm

1100 L Wheelie Bin:

Width - 1370 mm
Depth - 1110 mm
Height - 1460 mm

KERBSIDE COLLECTION

240 l Wheelie bins for general waste and recycling will be issued to new unit and townhouse developments up to a maximum of four (4) units unless there is insufficient footpath to place the waste and recycling bins for collection. Allowance should be made for 300mm spacing between bins when placed on nature strip for collection.

MANUAL COLLECTION

Manual service involves the collection of bins directly from the waste compound. Bins are not placed on the kerbside.

240 l or 1,100 l Wheelie bins for general waste and recycling will be issued to unit and townhouse developments at the rate of:

Number of Units	Waste Bins		Recycling Bins	
	240 L	1100 L	240 l	1100 L
4 (optional)	1	-	1	-
5-6	2	-	1	-
7-8	2	-	2	-
9-12	3	-	2	-
13-16	4	1	3	1
17-18	5	2	3	1
19-20	5	2	4	1
21-24	6	2	4	1
25-28	7	2	5	2
29-30	8	2	5	2
31-32	8	2	6	2
37-40	10	3	7	2
57-60	15	4	10	3

COLLECTION TRUCK ACCESS – WHEELIE BINS

In all instances access for the collection of wheelie bins must not be impeded by any overhead obstructions such as trees, wires or other structures. The minimum height clearance of **4200 mm** is to be maintained at all times.

NUMBER UNITS	BIN SIZE	
	1100 L	3 M ³
25-28	7	1
29-32	8	1
37-40	10	2
57-60	15	2

Very large developments may, with Council approval, choose to provide bulk refuse collection through a commercial waste collection contractor.

Bulk refuse bins may be applicable to a development due to lack of on-street access for collection of wheelie bins.

EXEMPTION

With the approval of the Director Technical Services Council's wheelie bin collection service may be replaced with bulk refuse bins from a commercial service provider if the number of units or apartments is greater than 20, provided that:

- the size and number of the bin (s) and weekly collection frequencies are, at a minimum, equal to the waste collection service standards provided by City of Darwin; and
- High rise residential developments of six storeys or more provide a waste management plan with the application for exemption; and
- All applications for exemptions include a detailed description of the alternate waste services proposed; and
- High rise residential developments of 6 storeys or more provide garbage chutes.

BULK BIN SIZES (Guide only)

0.75 CUBIC METRE BULK BIN: WIDTH=1.4M; DEPTH 1M; HEIGHT=1.15 (CLOSED) & 2.15M (OPEN)

1.5 CUBIC METRE BULK BIN: WIDTH=2.0M; DEPTH 1.31M; HEIGHT=1.4 (CLOSED) & 2.71M (OPEN)

3 cubic metre bulk bin: Width=1.94m; Depth 1.64m; Height=1.53 (closed) & 2.4m (open)

MINIMUM SERVICE REQUIREMENTS

NUMBER UNITS	BIN SIZE	WEEKLY COLLECTION
<u>6</u>	<u>0.75 M³</u>	<u>TWICE</u>
<u>6</u>	<u>1.5 M³</u>	<u>ONCE</u>
<u>12</u>	<u>1.5 M³</u>	<u>TWICE</u>
<u>12</u>	<u>3 M³</u>	<u>ONCE</u>
<u>24</u>	<u>3 M³</u>	<u>TWICE</u>

2. BULK BINS

Large developments in excess of 25 units, or those with garbage chutes, may request Bulk bins. Council provides the following twice weekly bulk bin waste collection services:

BULK BINS – STORAGE

The bulk refuse storage facilities must be:

- within the property boundaries of the premises in an accessible location to receive efficient waste collection service; and
- in a suitable enclosure, with dimensions that exceed the size of the nominated bin size by at least 300 mm at the rear and both sides and 600mm at the front; and
- In an imperviously paved area suitably graded and drained to the satisfaction of Power Water and City of Darwin (Phone 89300 530). (i.e. through an approved sediment/silt trap to a legal sewer connection to allow for the lawful discharge of leachate & washwater); and
- Provided with a hose cock and hose in close proximity to the enclosure.
- Bulk bin compounds must be located on level ground or have access ramps unobstructed by steps or plinth.

ACCESS

Bulk bin storage areas must be located on site and access for waste collection must be unimpeded by security gates. Due to the weight of collection vehicles, access roads and driveways are to be designed and constructed to accept vehicle loadings of not less than 28 tonnes.

Note: It is taken for granted that the road system in the neighbourhood of developments proposing to use bulk bin waste collection services is appropriate for waste trucks accessing the site. If this is not the case, tailored solutions will be negotiated with the developer.

BULK BIN COLLECTION TRUCKS

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 4.5 m
- Height arms extended 6.5m
- Width overall 3 m
- Length of vehicle 11.8 m
- Length of vehicle with forks fully extended 12.5 m

NB: These are minimum vehicle dimensions. Safety allowance should be allowed when designing around these dimensions. The minimum unobstructed overhead clearance required for bulk refuse collection is 6500mm. This minimum height clearance is to be maintained at all times. Additional clearance is required if located near power lines. Bins are not to be located under power lines. The requirements of PowerWater must be adhered to at all times.