

NORTHERN BEACHES COUNCIL

Waste Management Guidelines

Chapter 3 – On-going waste management for one or two dwellings

Effective Date: 1 November 2016

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This Chapter covers the on-going waste management requirements for proposed developments of one or two dwellings.

Applicants must complete 'Section 3 – On-going waste management for one or two dwellings' of the Waste Management Plan in accordance with this Chapter.

3.1. Outline of dwelling types

In Northern Beaches, a development with only one or two dwellings can include but is not limited to:

- Single dwellings
- Group homes with up to 10 bedrooms (more than 10 bedrooms, see Chapter 4)
- Dual occupancy dwellings
- Semi-detached dwellings
- Mixed-use developments (containing one or two dwellings)

3.2. Waste Storage Area design requirements

The design of the Waste Storage Area will:

- a) Be a designated area within the property to accommodate Council's allocated number of waste and recycling containers.
- b) Be practical and free of obstructions.
- c) Have a minimum area for 4 containers per dwelling. The dimensions for each container are:
 - Depth: 750mm
 - Width: 650mm
 - Height: 1600mm.

Note: Group homes with 5 - 10 bedrooms will be considered as two dwellings.

- d) Be in accordance with the BCA, relevant AS and legislation detailed in Chapter xii of Waste Management Guidelines

3.3. Waste Storage Area location requirements

The location of the Waste Storage Area will:

- a) Permit easy, direct and convenient access for the residents.
- b) Be incorporated entirely within the site boundary and not visible to the public.
- c) Be no closer than 3m from any dwelling openings.

- d) Be clear of any stormwater system and prevent wastewater from entering the stormwater system.

3.4. Example of an appropriate Waste Storage Area

Below is an example of a Waste Storage Area for a single dwelling, including the collection point at the kerbside. Bins are to be presented at the collection point prior to collection (in accordance with Council's Waste & Recycling Calendar) and returned as soon as practical after collection to the Waste Storage Area.

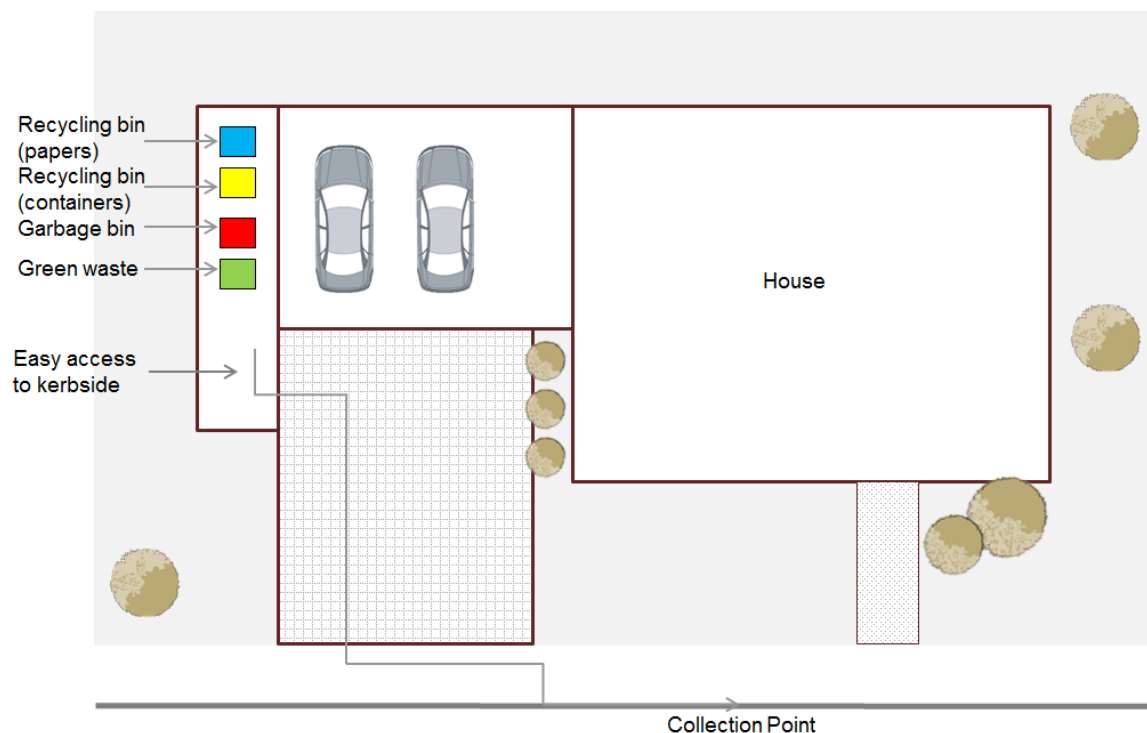


Figure 1: Example of an appropriate Waste Storage Area

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Waste Management Guidelines

Chapter 4 – On-going waste management for three or more dwellings

Effective Date: 1 November 2016

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This Chapter covers the on-going waste management requirements for proposed developments of three or more occupancy.

Applicants must complete 'Section 4 – On-going waste management for three or more dwellings of the Waste Management Plan in accordance with this Chapter.

4.1. Outline of dwelling types

In Northern Beaches, a development containing three or more dwellings can include:

- Boarding houses
- Group homes with more than 10 bedrooms
- Low cost housing
- Hostels
- Residential flat buildings
- Attached dwellings
- Multi dwelling housing
- Seniors housing
- Mixed-use developments (three or more dwellings)
- Developments/subdivisions containing three or more dwellings/lots located on private or community title roadways that cannot be accessed by Council's waste vehicles

These dwelling types must include a Waste Storage Area within the property which complies with these guidelines. The Waste Storage Area will be provided with shared waste and recycling containers and a Wheel In Wheel Out service by Council. (refer to Introduction to Guidelines (vii) Glossary

Development proposals between 3 and 80 dwellings must comply with 4.2., 4.3., 4.4., 4.5. and 4.6 below.

Development proposals over 80 dwellings must comply with 4.2, 4.3, 4.4, 4.5 and 4.7.

For developments over 100 dwellings, Council requires applicants to contact Council's Waste Services on 1300 434 434 before the pre-lodgement meeting to discuss on-going waste management arrangements.

For subdivisions which propose waste collections on private or community title roadways, refer to Waste Management Guidelines Chapter 7 – Private Roadway Developments.

4.2. Waste Storage Area design requirements

All Waste Storage Areas will:

- a) Be a designated area to accommodate Council's allocated number of waste and recycling containers.
- b) Have a practical layout, be free of obstructions and have only 90 degree angle corners.
- c) Have a floor area capable of storing the number of bins outlined in Appendix A.
- d) Accommodate 1 x 240L vegetation bin for every 200m² of landscaped open space on the site.
- e) Be graded and drained to a Sydney Water approved drainage system.
- f) Be serviced by an easily accessible water tap. The tap must not obstruct aisles, access ways and placement of bins.
- g) Be cement rendered and coved (smooth rounded corners) at the floor and wall intersections.
- h) Be clear of any service and utilities infrastructure and related activities.
- i) Be capable of being kept clean and tidy at all times.
- j) Be architecturally designed to reflect the design style of the proposed / existing building and not detract from the visual amenity and streetscape character in the immediate vicinity.
- k) Be in accordance with the BCA, relevant AS and legislation detailed in Chapter xii of the Waste Management Guidelines.

4.2.1. Additional requirements for chute systems and mechanical compaction

Where chute systems are proposed, they must meet the minimum requirements outlined in Appendix C.

4.2.2. Additional requirements for external Waste Storage Areas

Where Waste Storage Areas are external to the building, they must :

- a) Have a minimum wall height of 1600mm.
- b) Be roofed with a minimum ceiling height of 2100mm throughout and clear of any obstructions.
- c) Be screen from the street frontage in a manner that improves the streetscape appearance of the facility

4.3. Waste Storage Area location requirements

The Waste Storage Area must be:

- a) At street level and permit easy, direct and convenient access for the residents, Council and Council's waste contractors.
- b) Clear of any obstructions and security devices.
- c) Incorporated entirely within the site boundary and not placed on any leased or Council land and, if it is an external structure the applicant must also comply with clause 4.2.2.
- d) No closer than 3m from any dwelling openings.
- e) Clear of any entry points to stormwater systems and prevent waste water from entering any stormwater system.

4.4. Pathway, access and door requirements

The pathway and access between the Waste Storage Area and Collection Point will be:

- a) Solid, concrete, continuous, non-slip and clear of any obstructions and steps.
- b) A maximum ramp gradient of 1 in 8.
- c) Hazard free and not via a pathway with vehicular traffic.
- d) A minimum width of 1200mm.

Any doors fitted on the Waste Storage Area, pathway and access will be:

- e) A minimum width of 1200mm.
- f) Able to be latched in an open position.
- g) Unobstructed by any locks and security devices.
- h) Openable in an outward direction.

4.5. Bulky goods waste storage area requirements

To assist with the storage of goods for Council clean-ups, where the development exceeds 10 dwellings, a bulky goods waste storage area must be provided that will be:

- a) A minimum of 4m³ per 10 dwellings fit for the purpose of storing bulky goods.
- b) A room or caged area separate from the Waste Storage Area.
- c) Incorporated entirely within the site boundary and not visible to the public

4.6. Kerbside (on-street) waste collection requirements

For developments with 3 – 80 dwellings, the pathway and access between the Waste Storage Area and property boundary must be a maximum distance of 6.5m.

4.7. On-site (off-street) waste collection requirements

For developments with more than 80 dwellings, the pathway and access between the Waste Storage Area and the Collection Point must be a maximum distance of 6.5m.

The design of the vehicle access will:

- a) Support a minimum traffic volume of 60,000 ESA in accordance with Council's Auspec design specification.
- b) Support a minimum wheel loading of 8 tonnes, if suspended concrete pavements are being proposed.
- c) Have a minimum 180mm reinforced concrete with SL82 mesh 80mm below top of concrete with 150mm compacted road-base for any vehicular crossings.
- d) Have a minimum clearance height of 4.5m throughout and clear of any obstructions.
- e) Ensure Council's waste vehicles can enter and exit the development in a forward direction using a maximum of a 3 point turn. The use of a turn table is not acceptable.

4.8. Indemnity Requirements

The applicant will need to indemnify Council and its contractor/s from and against all claims, actions, costs, expenses, loss or damage while providing the waste service. See Appendix E for Indemnity templates (Positive Covenant). The template/s that must be completed will be included as a condition of consent in the approved DA.

4.8. Examples of an appropriate Waste Storage Areas

Below are two examples of appropriate Waste Storage Areas for multi dwelling developments.

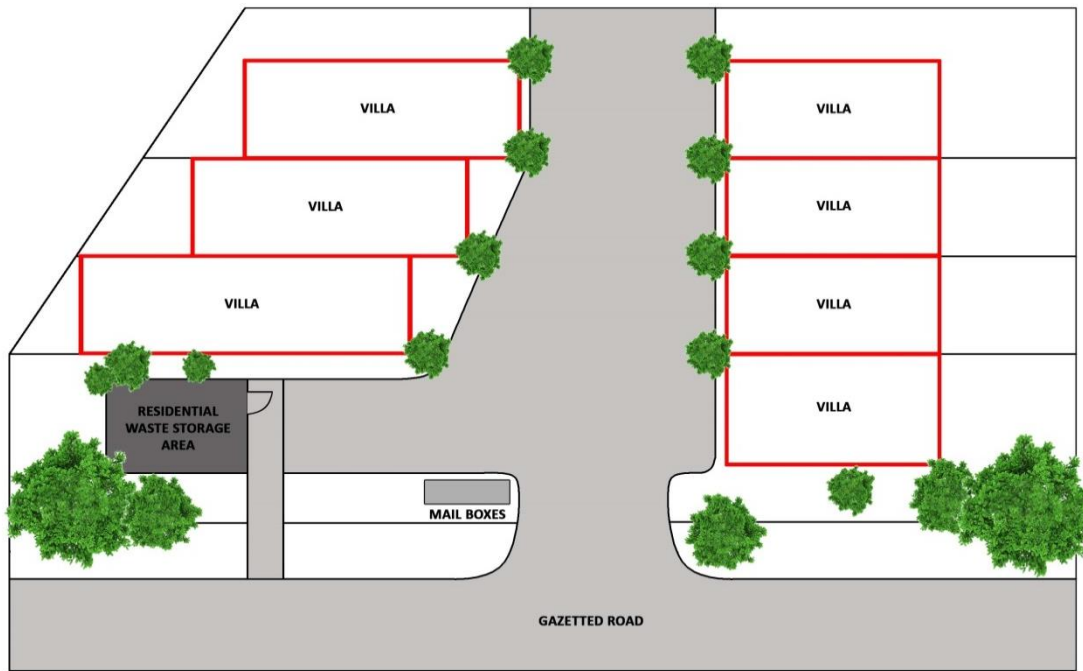


Figure 1: Example of a kerbside (on-street) Waste Collection Area

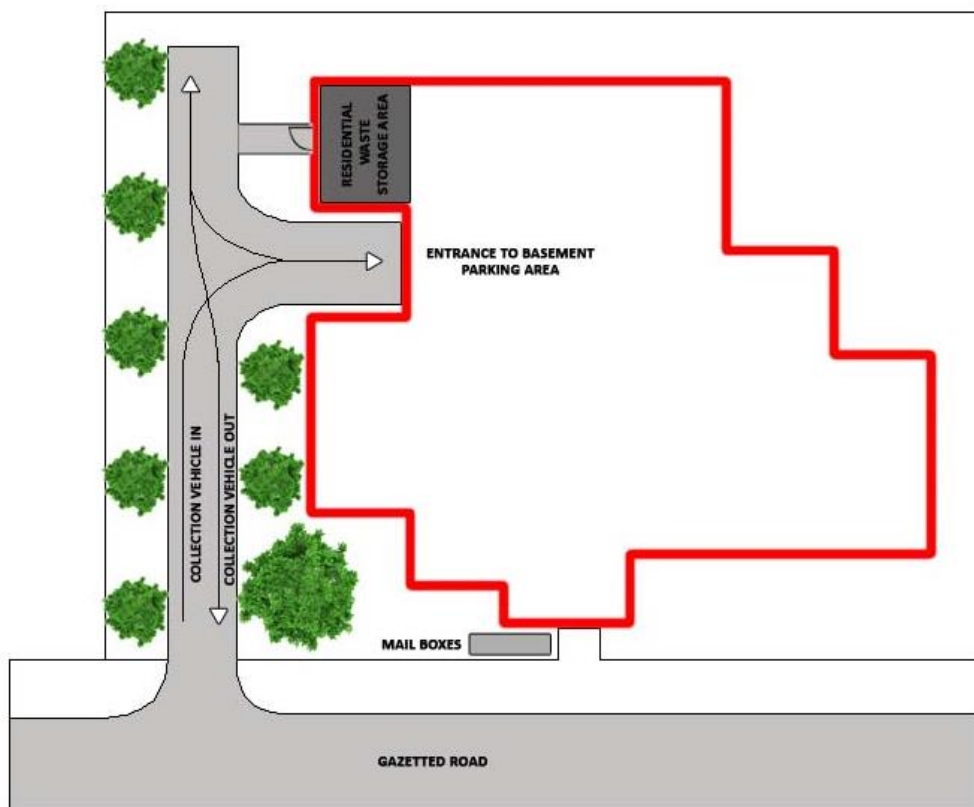


Figure 2: Example of an on-site (off-street) Waste Collection Area

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Chapter 5 – On-going waste management for non-residential developments

Effective Date: 1 November 2016

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This Chapter covers the on-going waste management requirements for proposed non-residential developments.

Applicants must complete ‘Section 5 – On-going Stage waste management for non-residential developments’ of the Waste Management Plan in accordance with this Chapter.

5.1. Outline of non-residential development types

In Northern Beaches, non-residential development includes but is not limited to:

- Commercial premises means any of the following
 - Business premises
 - Office premises
 - Retail premises
- Industry means any of the following
 - General industry
 - Heavy industry
 - Light industry

But does not include

- Rural industry
 - Extractive industry
 - mining
- Tourist and visitor accommodation means a building or place that provides temporary or short-term accommodation on a commercial basis, and includes any of the following:
 - Backpackers' accommodation
 - Bed and breakfast accommodation
 - Farm stay accommodation
 - Hotel or motel accommodations
 - Serviced apartments

But does not include

- Camping groups
- Caravan parks
- Eco-tourist facilities

Note: See the Northern Beaches LEPs for definitions of the above development types.

5.2. Waste Storage Area design requirements

The applicant must ensure the design of the Waste Storage Area will be:

- a) A designated area to accommodate waste, recycling containers, crates, pallets and other reusable items.
- b) A minimum floor space capable of managing the proposed commercial development's waste generation rate. See Chapter 5.4 for non-residential waste generation rates.
- c) In accordance with the BCA, relevant AS and other legislation detailed in Chapter xii of the Introduction to the Waste Management Guidelines.
- d) Graded and drained to a Sydney Water approved drainage system.
- e) Easily kept clean and tidy at all times.

5.2.1. Liquid Waste Storage Area design requirements

Where liquid waste will be generated, the applicant must also ensure the design will be:

- a) A designated and separate area, bunded and drained to a grease trap in accordance with Sydney Water requirements.

The applicant must ensure that the liquid waste from grease traps is removed by licensed waste contractors approved by Sydney Water and the NSW Office of Environment and Heritage.

5.2.2. Refrigeration requirements

Where waste generated contains either 20% by weight or volume of seafood, poultry or meat, or generates 50L of seafood, poultry or meat in total per day, the applicant must ensure the waste is collected daily or refrigerated until it is collected.

5.3. Waste Storage Area location requirements

The applicant must ensure the location of the Waste Storage Area will be:

- a) Incorporated entirely within the site boundary, not visible to the public and landscaped to reduce visual impact and clutter.
- b) No closer than 3m from any dwelling openings.
- c) Clear of any stormwater system and prevent waste water from entering the system.

5.4. Estimating non-residential waste generation rates

Council encourages non-residential premises to apply waste minimisation principles and adhere to Council's Single Use Plastic policy, where applicable. Council may request evidences from business operators that recycling is occurring onsite and considering alternatives to plastic bags for the purposes of carrying items purchased from the premises

The table below provides estimates of likely waste generation rates for non-residential development types.

Type of premises	Garbage generation rate	Recycling generation rate
Assembly Rooms		
• Social	50L/100m ² floor area/day	10L/100m ² floor area/day
• Recreational	50L/100m ² floor area/day	10L/100m ² floor area/day
• Religious	50L/100m ² floor area/day	10L/100m ² floor area/day
• Entertainment	0.25L/100m ² floor area/day	0.05L/100m ² floor area/day
Automotive repair and service	3350L/100m ² floor area/day (combined garbage and recycling)	
Backpackers accommodation	6L/100m ² floor area/day	3L/100m ² floor area/day
Banks	5L/100m ² floor area/day	25L/100m ² floor area/day
Boarding houses		
Book shop	40L/100m ² floor area/day	20L/100m ² floor area/day
Building societies	5L/100m ² floor area/day	25L/100m ² floor area/day
Camera shop	130L/100m ² floor area/day (combined garbage and recycling)	
Car parks	2L/100m ² floor area/day	0L/100m ² floor area/day
Chemist	50L/100m ² floor area/day	10L/100m ² floor area/day
Childcare	250L/100m ² floor area/day	120L/100m ² floor area/day
Clothing	50L/100m ² floor area/day	10L/100m ² floor area/day
Community centres	300L/100m ² floor area/day	240L/100m ² floor area/day
Department stores	100L/100m ² floor area/day	20L/100m ² floor area/day
Domestic appliance retailing	50L/100m ² floor area/day (combined garbage and recycling)	
Domestic hardware and houseware	40L/100m ² floor area/day (combined garbage and recycling)	

Dry cleaners	70L/100m² floor area/day	20L/100m² floor area/day
Electrical goods shop	50L/100m² floor area/day	10L/100m² floor area/day
Fabric & other soft goods retailing	40L/100m² floor area/day (combined garbage and recycling)	
Factories	40L/100m² floor area/day	20L/100m² floor area/day
Florist – Plant shop	1170L/100m² floor area/day (combined garbage and recycling)	
Food		
• Butcher	80L/100m² floor area/day	50L/100m² floor area/day
• Cafe	300L/100m² floor area/day	200L/100m² floor area/day
• Delicatessen	80L/100m² floor area/day	50L/100m² floor area/day
• Fish and chip shop	80L/100m² floor area/day	50L/100m² floor area/day
• Greengrocer	240L/100m² floor area/day	120L/100m² floor area/day
• Restaurants	660L/100m² floor area/day	200L/100m² floor area/day
• Takeaway shop	150L/100m² floor area/day	150L/100m² floor area/day
Guest houses	9L/100m² floor area/day	3L/100m² floor area/day
Hairdresser	60 L/100m² floor area/day	60 L/100m² floor area/day
Hotels/Motels	5L/bed/per day	5L/bed/per day
Licensed club	50L/100m² floor area/day	50L/100m² floor area/day
Newsagent	80L/100m² floor area/day (combined garbage and recycling)	
Office	10L/100m² floor area/day	10L/100m² floor area/day
Retail store (food trading)	20L/100m² floor area/day	0L/100m² floor area/day
Retail store (non-food)	50L/100m² floor area/day	50L/100m² floor area/day
Supermarkets	660L/100m² floor area/day	240L/100m² floor area/day
Theatres	25L/seats/screening	5L/seats/screening
Warehouses	30L/100m² floor area/day	30L/100m² floor area/day

The above information has been sourced from Randwick City Council's Waste Management Plan Guidelines, City of Melbourne Council's Commercial Waste Generation Rate and NSW DECC Better Practice Guide for Waste Management in Multi-unit Dwellings.

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Chapter 6 – On-going waste management for mixed-use developments

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This Chapter covers the on-going waste management requirements for mixed-use developments.

6.1. Outline of mixed use development types

In Northern Beaches, mixed-use developments consist of both residential and commercial premises. This can include but is not limited to combinations of development types outlined in:

- Chapter 3 – On-going waste management for one or two dwellings
- Chapter 4 - On-going waste management for three or more dwellings
- Chapter 5 – On-going waste management for non-residential developments

Applicants proposing these types of developments must ensure the commercial and residential Waste Storage Areas are separated.

6.2. Non-residential components of mixed-use developments

For the non-residential components of the development, applicants must refer to 'Chapter 5 – On-going waste management for non-residential developments' and complete section 5 of the Waste Management Plan.

6.3. Residential components of mixed-use developments

For the residential components of the development, applicants must refer to 'Chapter 3 On-going waste management for one or two dwellings,' or, 'Chapter 4 - On-going waste management for three or more dwellings' and complete section 3 or 4 of the Waste Management Plan.

6.4. Examples of acceptable Waste Storage Areas

Below are two examples of appropriate Waste Storage Areas for mixed-use developments.

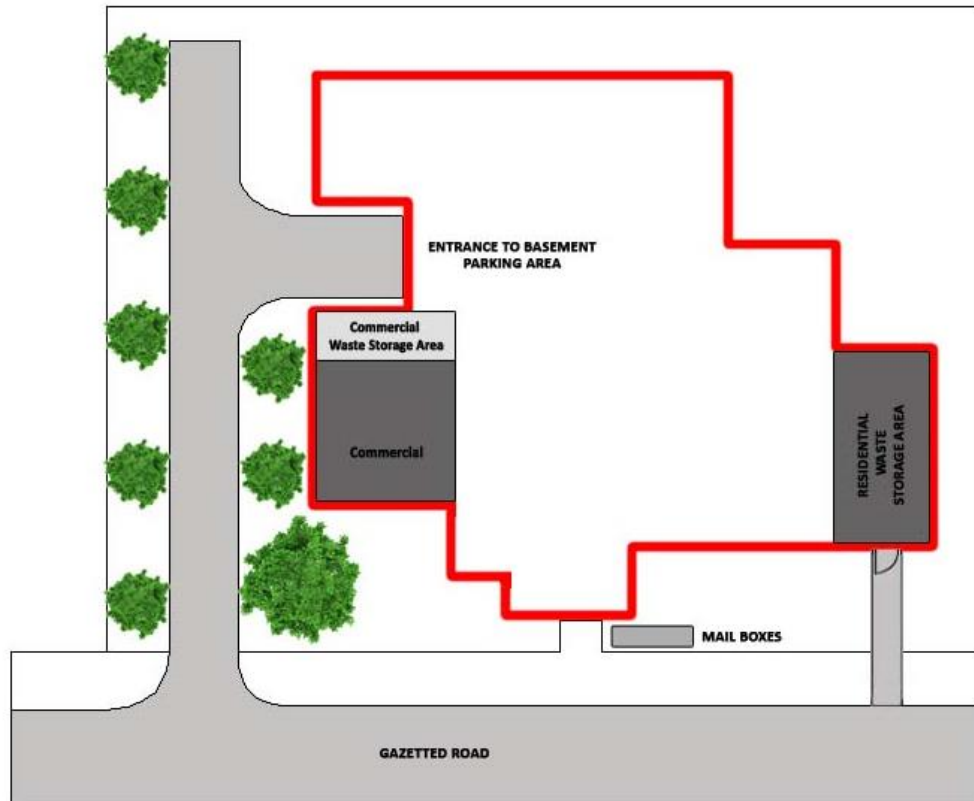


Figure 1: Example of an acceptable kerbside (on-street) Waste Storage Area

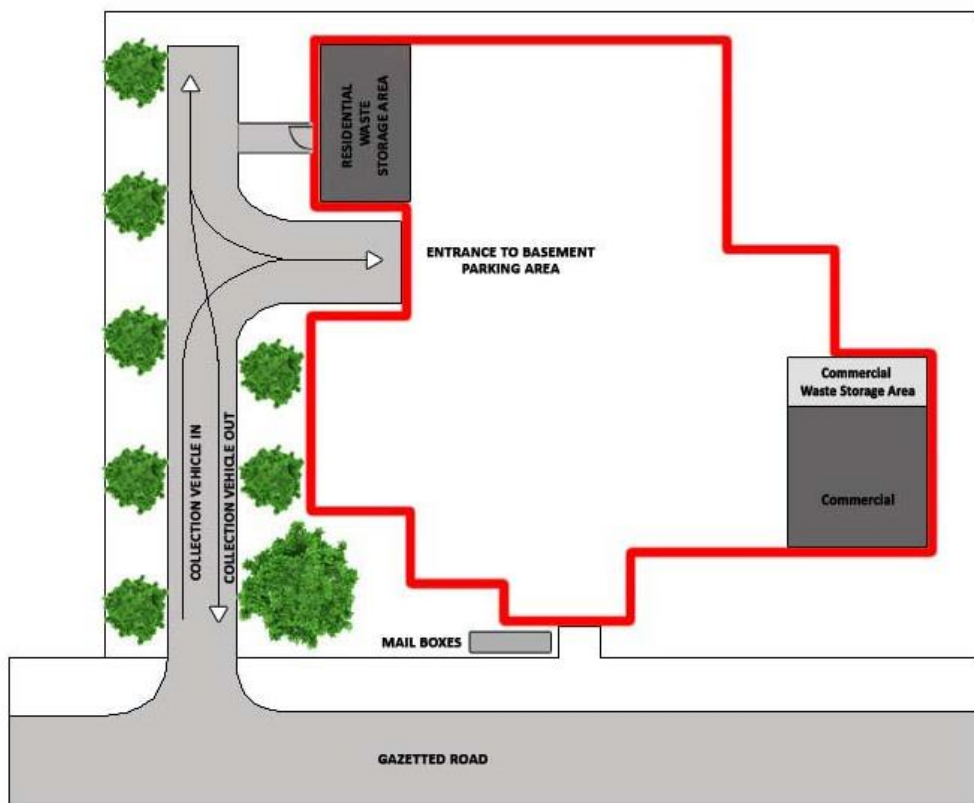


Figure 2: Example of an acceptable on-site (off-street) Waste Storage Area

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Chapter 7 – Private roadway developments

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This Chapter covers the requirements for any proposed sub-divisions, community title and/or private roadway developments.

Applicants must complete ‘Section 6 – Private roadway developments’ of the Waste Management Plan in accordance with this Chapter.

7.1. Outline of development types

In Northern Beaches, private roadway developments include but are not limited to:

- Sub-divisions
- Community title roadways
- Private roadways

A private road is one that is at least 6m wide.

Where a sub-division does **not** include a private road, the applicant must provide a shared Waste Storage Area. The Waste Storage Area must comply with ‘Chapter 4 – On-going waste management for three or more dwellings’ of the Waste Management Guidelines.

Where a sub-division includes a private road, on which waste collections are to be made, the private road must comply with the requirements below.

7.2. Road design requirements for waste vehicles

The applicant must ensure access and bin placement comply with the following:

- a) Collection vehicles must be able to enter and leave the property in a forward direction. The use of a turn table is not acceptable.
- b) Council’s waste vehicles should only be expected to make a three-point turn to complete a U-turn.
- c) The shape of a cul-de-sac head is to be either a bowl, ‘T’ or ‘Y’ shaped arrangement to allow collection vehicles (Heavy Rigid Vehicle) to turn.
- d) Security estates must provide unhindered access to Council and its contractors for the collection of waste.
- e) The nature strip (including the footpath, if there is one) must be a minimum of 1.5m wide and higher than the road level to allow space for residents to put their bins out.
- f) Roadways must be free from obstructions such as street furniture, vegetation and poles,
- g) A minimum working clearance of 4.5m above the road pavement must be provided for aerial cabling, street lightning, etc.

- h) An area for the presentation of waste and recycling containers for collection must be provided above the kerb outside each dwelling (if the collection point).
- i) Adequate space behind the kerb must be provided for the occupant of each of the premises to present the allocated number of bins and other waste materials to be collected by Council.

The applicant must ensure roadways and turning circles comply with the following:

- a) A maximum desirable gradient of 10% for turning heads.
- b) A maximum longitudinal road gradient of 16%.
- c) A minimum kerb radius of 9m at the outside of turn where there is to be no kerbside collection.
- d) A minimum kerb radius of 10m at outside of turn if there is to be a kerbside collection.
- e) The road must be wide enough to allow a minimum 6m wide carriageway that is clear at all times of on-street parking or any other obstructions.
- f) The pavement design for a private access road must be designed on a minimum traffic volume of 60,000 ESA in accordance with Councils' Au spec design specification
- g) Any suspended concrete pavement is to be designed for a minimum wheel loading of 8 tonnes in order to accommodate waste collection trucks.
- h) Vehicular crossings (driveway entry on public land) are to be a minimum 180mm thick reinforced concrete with SL82 mesh 80mm below top of concrete with 150mm thick compacted road base (DGB 20).

7.3. Waste Storage Area requirements

Where the waste and recycling containers are **not** to be serviced from a private road, the applicant must provide a Waste Storage Area. The Waste Storage Area must comply with 'Chapter 4 – On-going waste management for three or more dwellings' of the Waste Management Guidelines.

7.4. Indemnity Requirements

The applicant will need to indemnify Council and its contractor/s from and against all claims, actions, costs, expenses, loss or damage while providing the waste service. See appendix for Indemnity templates (Positive Covenant). The template/s that must be completed will be included as a condition of consent in the approved DA.