SC6.26 Refuse planning scheme policy

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1 Introduction

1.1 Relationship to the planning scheme

This planning scheme policy:

1. provides information the Council may request for a development application;
2. provides guidance or advice about satisfying an assessment benchmark which identifies this planning scheme policy as providing that guidance or advice;
3. states a standard for the assessment benchmarks identified in the following table.

|  |  |  |
| --- | --- | --- |
| Column 1 –Section or table in the code | Column 2 –Assessment benchmark reference | Column 3 –Planning scheme policy provisions |
| Commercial character building (activities) overlay code |
| Table 8.2.7.3 | AO13 | All |
| Centre or mixed used code |
| Table 9.3.3.3.A | AO61.1 | All |
| Table 9.3.3.3.A | AO61.2 | All |
| Community facilities code |
| Table 9.3.5.3.A | AO19 | All |
| Indoor sport and recreation code |
| Table 9.3.11.3.A | AO1.5 | All |
| Industry code |
| Table 9.3.12.3.A | AO15.2 | All |
| Multiple dwelling code |
| Table 9.3.14.3.A | AO43.1 | All |
| Table 9.3.14.3.A | AO43.2 | All |
| Service station code |
| Table 9.3.21.3.A | AO3.2 | All |
| Small-scale non-residential uses code |
| Table 9.3.23.3 | AO15.1 | All |
| Special purpose code |
| Table 9.3.24.3.A | AO17 | All |
| Specialised centre code |
| Table 9.3.25.3.A | AO29 | All |
| Tourist park and relocatable home park code |
| Table 9.3.27.3 | AO5 | All |
| Infrastructure design code |
| Table 9.4.4.3.A | AO8.1 | All |
| Table 9.4.4.3.A | AO8.2 | All |
| Subdivision code |
| Table 9.4.10.3.A | AO4.1 | All |
| Transport, access, parking and servicing code |
| Table 9.4.11.3 | AO19.3 | All |

1.2 Purpose

This planning scheme policy provides guidance and advice to satisfy assessment benchmarks for the provision of adequate and appropriate refuse 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:

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

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

mobile garbage bin: a bin used for the temporary storage of refuse that is from 140L up to 360L in capacity and may be used in kerbside refuse collection or on-site collection

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

refuse collection vehicle: a vehicle that is specifically designed for collecting and emptying refuse bins and refuse compactors

Note—Standard refuse collection vehicle specifications are in Table 3.

refuse compactor: a receptacle that provides for the mechanical compaction and temporary storage of refuse, to reduce bin numbers and collection frequency

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

storage area: an area designated for storing refuse bins or a refuse compactor within the property

2 General requirements

1. A written design proposal for waste collection is to be provided giving full details of the number of refuse bins and the storage and collection areas.
2. The collection of refuse is to be considered during the planning phase of development. This includes the physical manoeuvring area for the refuse collection vehicle and the bin storage areas and collection points. Access for other road users including pedestrians, cyclists, motorists and other service providers (e.g. postal) is to be maintained.
3. Uses with high trip-end densities provide a transport impact assessment report in accordance with the Transport, access, parking and servicing planning scheme policy with an assessment of refuse storage and collection included.
4. The waste collection system is to achieve the following outcomes:
5. both the customer and service provider can access the bin storage area and collection point conveniently;
6. the location, design and operation of the bin storage and collection system do not have unreasonable adverse acoustic, odour or visual impacts on the development, surrounding properties or the streetscape;
7. the supply and servicing of either mobile garbage bins or bulk bins or refuse compactors complies with the requirements of this planning scheme policy.

Note— Where alternative waste servicing solutions are proposed, advice may be sought directly from Council's waste service area prior to lodgement of the development application.

3 Access and manoeuvrability

1. If refuse collection is from an on-site bin storage area for multiple dwellings or from mobile garbage bins located throughout a development, the pavement/carriageway trafficked by the refuse collection vehicle is a minimum 6.5m wide.
2. For detached dwellings on rear lots, pavements/carriageways trafficked by a refuse collection vehicle have a minimum width of 5.5m.
3. The pavement/carriageway has a minimum crossover width of 6.5m and is free from overhanging gardens or trees.
4. If the collection point is at the kerbside of the internal private road, it is preferred that mobile garbage bins are placed in front of each dwelling. If there are short dead-end streets off the main internal circulating road, sufficient level areas are to be provided beside the main internal circulating road (near the intersection) for a collection point for the mobile garbage bins required for those dwellings.
5. Turning and manoeuvring facilities for refuse collection vehicles are provided to meet design requirements for the vehicles identified in Table 3.
6. Subdivision layouts are to provide for the safe and efficient operation and manoeuvring of a side loading refuse collection vehicle. Layouts that require a refuse collection vehicle to reverse more than two truck lengths are to be avoided. If a temporary turnaround is provided, an easement in favour of Brisbane City Council for this purpose will be required over any turning area located within private property. The temporary turnaround is to be constructed to a standard that is satisfactory to Council.
7. Adequate lift clearances are provided to overhanging trees and wires in accordance with Table 3.
8. For mobile garbage bins, if it is necessary to wheel them to a collection point from a bin storage area:
9. the distance does not exceed 50m;
10. for a retirement facility, the distance does not to exceed 25m;
11. the mobile garbage bin transfer path is free of steps or other obstructions and does not exceed a 1:14 grade.
12. In instances where the gradient of the on-site manoeuvring area is greater than 5% (1:20), the pad that the collection vehicle will stand on while accessing refuse bins at the collection point, is to have a maximum gradient of 2% (1:50).

Note—Access arrangements, including maximum gradients are contained in the Transport, access and parking planning scheme policy.

4 Residential refuse collection

1. Residential development is to provide sufficient capacity for 240L of refuse and 240 or 340L of recycling per dwelling, allowing for one collection per week.
2. Residential development is to utilise kerbside collection where the locations for both the bin storage area and kerbside collection point can be appropriately accommodated in accordance with section 4.1.

Note—This applies to kerbside collection from a dedicated road frontage and from an internal circulation road where it can accommodate a refuse collection vehicle.

1. On-site collection of bulk bins is typically provided for in the following cases:
2. the development cannot accommodate kerbside collection; or
3. the development comprises greater than 10 dwellings; or where the road verge is not properly shaped to the standard 1:50 gradient and a minimum of 2.5m wide or where the longitudinal road gradient is greater than 1:10.
4. Refuse and recycling collection for a mixed use development ensures residential and commercial bins are stored separately with separate access to each.

4.1 Kerbside collection (mobile garbage bins)

1. The number and location of mobile garbage bins presented for kerbside collection does not negatively impact on streetscape character, pedestrian and vehicular movement and safety or access for other service providers and utilities (e.g. bus stops).
2. Turnaround facilities for a refuse collection vehicle exist or are provided for where involving staged subdivision developments or where development is located on a no through road.
3. Kerbside collection points for lots with road frontage are to be accommodated on the footpath frontage of the subject site. Each dwelling's collection point is to comprise of a minimum of 2 areas, each with a minimum area of 0.81m2 (i.e. 0.9m x 0.9m) to accommodate mobile garbage bins. These areas can be located together or separately.
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. If 2 or more rear lots, no more than 2 adjoining truncated areas are provided for the servicing of mobile garbage bins.
5. Collection points are not located:
6. in a way that obstructs the use or safety of any driveway;
7. within 10m from the tangent point of the kerb radius of a non-signalised intersection or 20m from the tangent point of the kerb radius of a signalised intersection;
8. within 10m from the tangent point of the kerb radius of a roundabout;
9. on arterial road frontages;
10. on verges where the adjacent traffic lane is less than 3m wide;
11. 9m before and 1.5m after a bus stop marker sign;
12. in any other no stopping zone.
13. Where collection is from an internal private road, if there are short no through roads off the main internal circulating road, sufficient level areas are to be provided beside the main internal circulating road (near the intersection) for a collection point for the mobile garbage bins required for those dwellings.

Note—Internal roads that are to be used by refuse vehicles must meet minimum width requirements.

1. The storage area for mobile garbage bins:
2. if contained within the lot: can accommodate 2 areas of 0.81m2 (i.e. 0.9m x 0.9m) and is outside the dwelling; or
3. if in a common area: are located in an external enclosure that allows adequate access for residents to all bin(s) and for the bins to be manoeuvred for servicing; or
4. if stored in an enclosed room (other than within a dwelling); are provided with natural or temperature controlled ventilation.
5. Environmental best practices may also include the installation of a trapped waste connection to the sewer system and providing a roof canopy over the designated storage area.

4.2 On-site collection (bulk bins)

1. In accordance with section 4, development will avoid adverse impacts to residents, pedestrians and roads users by limiting the number of collections required per week while ensuring sufficient refuse and recycling capacity is provided to meet the needs of residents. Table 1 provides details of bulk bin volumes and the number of standard 240L kerbside bins their capacity is equivalent to. These are to be used when identifying the required refuse arrangements.
2. The type of refuse service that is to be used (domestic or commercial) is identified, including whether the refuse collection vehicle is to be front loading, side loading or rear loading (sufficient height must be available).
3. A written design proposal for waste collection is to be provided, giving full details of the proposed system, bin sizes, number of bins, storage and collection areas, frequency of collection and the refuse collection vehicle size. Table 2 provides the dimensions and types of bulk bins.
4. The manoeuvring of the refuse collection vehicle is undertaken in a safe and efficient manner, without detrimental impacts to pedestrian amenity or safety, Council or private infrastructure or the function of the road network.
5. For multiple dwelling developments fronting a local, neighbourhood, district or suburban road, the refuse collection vehicle may enter the site in a reverse gear in a single movement. An onsite dedicated pedestrian route is provided and is separate from the required vehicle manoeuvring area to ensure pedestrian safety is protected. The pedestrian route is to provide access from the site's frontage to the development and will have a minimum width of 1.2m. The refuse collection vehicle is to leave the site in a forward gear.
6. For multiple dwellings developments fronting an arterial road, or where the refuse collection vehicle cannot reverse onto the site in a single movement, the refuse collection vehicle must enter and leave the site in a forward gear.
7. All entry and exit points are of a width and design that allows for sufficient ingress and egress for the refuse collection vehicle including a 6.5m crossover.
8. To maximise safety, the distance required for refuse collection vehicles to reverse on-site is minimised. Where on-site turnaround of the refuse vehicle cannot be achieved, the bin storage area and collection point is located within 30m of the street frontage.
9. Access for a refuse collection vehicle to the collection point is maintained at all times.
10. The required vertical and horizontal clearances are provided for the service to operate safely and efficiently. Operational clearance dimensions are shown in Table 3 for various types of collection arrangements.
11. Bulk bins of 1.1m³ or less are positioned so that collection personnel do not have to move them more than 5m. If a gradient is evident, speed bumps are provided to stop bulk bins from rolling away from the collection point.

Note—Standard design arrangements, including gradients are contained in the Transport, access and parking planning scheme policy.

1. 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 constraints, then the bulk bins are not moved more than 3m from the storage to the collection point.
2. The storage areas for bulk bins are:
3. contained in an enclosure or room of sufficient size for the bulk bin quantity required;
4. easily accessible for residents and for the required servicing of bins;
5. screened from neighbouring properties for odour, amenity and noise;
6. protected from the environment;
7. provided with natural or temperature-controlled ventilation if in an enclosed room;
8. 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;
9. kept clear of other amenities such as air-conditioning units, hot water systems or electrical hubs where located in a bin room.
10. If a refuse or recycling chute is provided:
11. it is to be constructed to allow refuse to fall into the centre of the bin;
12. it is to have a door / lid to ensure clean changeover of bins;
13. separate chutes and bulk bins are to be used for each waste stream;
14. the room containing the chute and bin or compactor excludes all but authorised personnel.
15. Environmental best practices may also include the installation of a trapped waste connection to the sewer system and providing a roof canopy over the designated storage area.

5 Non-residential refuse collection

1. The requirements for refuse bins or refuse compactors for non-residential development will be assessed case by case, 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 and Resource Recovery Services for advice on the number and size of bins.

1. Sufficient information is provided to demonstrate that refuse collection can occur in an efficient and safe manner on site without adverse impact on amenity (acoustic, odour or visual impacts) and pedestrian and vehicular traffic.
2. This information may include evidence from a refuse collection contractor to demonstrate that collection will occur outside normal service/delivery or business times, where seeking permission to allow a refuse collection vehicle to use service bays or parking spaces on the site for access.
3. If proposing to use clearances less than the minimum vertical clearances in Table 3, a 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 is to be provided.
4. If the gross floor area of a freestanding food and drink outlet, shop or office is less than 200sqm a dedicated service bay is not required for a refuse collection vehicle.
5. Provision is made for on-site refuse collection for Short-term accommodation if an accommodation hotel or motel.
6. Where disposal of industrial or commercial liquid waste by discharge to a road tanker, the road tanker is to be wholly on-site during collection.
7. The storage areas for industrial bins are to be either within a building or enclosure.

Table 1—Bin capacity equivalency

|  |  |
| --- | --- |
| Bin volume | No. of equivalent bins |
| 660L | 3 x 240L |
| 1000L | 4 x 240L |
| 1100L | 5 x 240L |
| 1500L | 6 x 240L |
| 2000L | 8 x 240L |
| 3000L | 12 x 240L |
| 4500L | 18 x 240L |

Table 2—Refuse bin types and dimensions

|  |  |  |
| --- | --- | --- |
| Bin type | Capacity | Dimensions(width x height x depth in mm) |
| Side lift | 140L 240L | 535 x 915 x 615585 x 1060 x 730 |
| Rear lift | 140L240L660L1100L | 535 x 915 x 615585 x 1060 x 7301260 x 1235 x 7801280 x 1340 x 1080 |
| Front lift | 1000L1500L 2000L3000L4500L | 1480 x 1300 x 10402080 x 1300 x 10402080 x 1300 x 12552080 x 1538 x 15052080 x 1675 x 1845 |
| Roll on-roll off | 10w–25m3 | Various |
| Compaction system | Carousel 5m3–4 m3 | Various |

Table 3—Collection vehicle specifications

|  |  |  |
| --- | --- | --- |
| Vehicle type and description | Specifications | Measurements |
| Rear loading collection vehicleCommonly used for domestic garbage and recycling collections from multiple dwellings. Rear loading collection vehicles can be used to collect waste stored in mobile garbage bins or bulk bins, particularly where bins are not presented on the kerbside | Length overall | 10.24m |
| Width overall | 2.5m |
| Operational height | 3.6m |
| Travel height | 3.6m |
| Turning circle kerb to kerb | R9.5m |
| Turning template  | As per BSD-3008-2 |
| Rear loading RORO / compactor vehicleUsed for collecting bulk bins from high density residential and commercial developments. The truck is required to reverse onto the bin which is removed from the site, emptied and then returned to the site. | Length overall | 10m |
| Width overall | 2.5m |
| Operational height | 7.1m |
| Travel height | 3.8m |
| Length in operation | 16.5m |
| Turning circle kerb to kerb | R22.1m |
| Side-loading collection vehicleThe most commonly used vehicle for domestic garbage and recycling collections. It is only suitable for collection of mobile garbage bins up to 360L. | Length overall | 10.3m |
| Wheelbase  | 5.5m |
| Rear overhang | 3.3m |
| Turning circle kerb to kerb | R9m |
| Turning circle wall to wall | R10.5m |
| Front of vehicle to collection arm | 3.8m |
| Maximum reach of side arm | 3.0m |
| Travel width | 2.5m |
| Travel height | 4m |
| Operational height | 4.5m |
| Turning template  | As per BSD-3004 |
| Front-lift loading collection vehicleMainly used for collecting commercial and industrial waste, and is only suitable for bulk bins with front-lift pockets (not mobile garbage bins). | Length overall | 10.52m |
| Wheelbase  | 5m |
| Turning circle kerb to kerb | R11m |
| Turning circle wall to wall | R12m |
| Travel width | 2.5m |
| Travel height | 4.2m |
| Operational height | 7m |
| Turning template  | As per BSD-3009 |