



Waste, Recycling and Food Organics Garden Organics (FOGO) Collections for Multiple Dwellings, Mixed Use Developments and Non-Residential Developments

Policy Type: Local Planning Policy Policy Owner: Director Planning	Policy No. LPP 1.3 Last Review Date: 21 February 2023
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Policy Objectives

- To achieve development that is functionally designed and effectively managed in terms of waste and recycling management and collections.
- To provide guidance to Council staff and developers when considering the design of waste management facilities and the provision of waste infrastructure and collection services for Multiple Dwellings, Mixed Use Developments and Non-Residential Developments.
- To provide guidance for architects, builders, developers, designers and building managers when designing waste management facilities and services for Multiple Dwellings, Mixed Use Developments and Non-Residential Developments.
- To ensure that all residents in Multiple Dwellings developments have access to adequate waste, recycling and FOGO services.
- Promote source separation, increase recycling, and resource recovery.
- To future proof Mixed Use and Non-Residential Developments to allow these to transition to FOGO when this is rolled out in coming years.

Policy Scope

This policy relates to the following types of developments:

- Multiple dwellings.
- Mixed use developments.
- Non-residential developments.

Definitions / Abbreviations Used In Policy

R-Codes

State Planning Policy 7.3 Residential Design Codes Volume 1 and Residential Design Codes Volume 2 – Apartments.

Waste Management Plan (WMP)

A Waste Management Plan is a written document which provides the basis for the management of waste, recycling and organics material generated by the occupation of a development.

Policy Statement

1 General

The residential rate issued by the City of Melville include a waste service charge for the provision of waste services. Under the provisions of the Local Government Act 1995, and Waste Avoidance and Resource Recovery Act 2007, the ability exists for the City to continue to charge a waste service fee even where private contractors, only by approval of the City, have been contracted for the residential collection component. In view of this, the majority of residential developments utilise the City's waste collection services directly as residents would otherwise incur unnecessary additional costs.

Non-residential businesses are not charged a waste service fee in their rates for the provision of waste services. Non-residential businesses have the option to select the City or a private contractor to pick up waste for a fee.

2 Waste Management Plan (WMP)

- 2.1 All planning applications for multiple dwellings, mixed use developments and non-residential developments, must be accompanied by a WMP.
- 2.2 Once approved by the City, the management and collection of waste will be undertaken in accordance with the approved WMP.

3 Bin Types and Frequencies

140L / 240L / 360L 3-bin system

The 3-bin system was introduced City-wide by the City of Melville in 2019. This provides household organic recycling to complement the existing general waste and recycling services.

The frequency of the residential bin service collections are outlined in Table 1 below.

Bin Type	Frequency	Collection Days
General Waste	Weekly / Fortnightly	Monday - Friday
Recycling	Weekly / Fortnightly	Monday - Friday
FOGO	Weekly	Monday - Friday

Table 1: Collection Frequencies

660L / 1100L

Bulk bins may be used where the provision of smaller bins is not suitable. The use of these bins and frequency required may be used upon request and approval only from the Manager Resource Recovery and Waste or the Coordinator Resource Recovery and Waste.

Kitchen Caddy and Compostable Liners

The City provides 8L kitchen caddy liners to the residents to assist with the in-house collection and transfer of organic material into their FOGO bins.

An under-bench kitchen caddy is preferred to be incorporated into the kitchen design to accommodate the 8L kitchen caddy liners. Where this is not possible, a 7L kitchen caddy can be provided by the City, however space and provision for this must be accommodated.

Under-Bench Bins

Where possible, it is recommended that under-bench bins for general waste, recycling and FOGO, be incorporated into the kitchen design to ensure the correct waste separation and



alignment with the City's 3-bin system.

4 Waste and Recyclables Capacity

- 4.1** Developments are to be designed to incorporate suitable storage facilities for the containment of a minimum of one week's organics, and one to two-weeks waste and recycling. The following rates should be used to estimate residential waste generation in multi-unit developments as per the detailed requirements provided in Table 2 below.

Residential Waste, Recycling and FOGO Calculations			
	<i>Waste Requirement</i>	<i>Recycling Requirement</i>	<i>FOGO Requirement</i>
3 bedrooms or greater	70L/week	120L/week	30L/week
2 bedrooms	60L/week	80L/week	20L/week
1 bedroom	40L/week	60L/week	10L/week

Commercial Waste and Recycling Calculations		
<i>Type</i>	<i>Waste Requirement</i>	<i>Recycling Requirement</i>
Food Premises		
Restaurants	660L/100m ² floor area/day	200L/100m ² floor area/day
Supermarkets	660L/100m ² floor area/day	200L/100m ² floor area/day
Convenience Store	300L/100m ² floor area/day	150L/100m ² floor area/day
Cafe	300L/100m ² floor area/day	200L/100m ² floor area/day
Takeaway/Café (pre-packaged food only)	150L/100m ² floor area/day	150L/100m ² floor area/day
Butcher	80L/100m ² floor area/day	50L/100m ² floor area/day
Delicatessen	80L/100m ² floor area/day	50L/100m ² floor area/day
Fish Shop	80L/100m ² floor area/day	50L/100m ² floor area/day
Commercial (non-food)		
Education/Training (teaching space)	5L/100m ² floor area/day or 1.5L student/week	5L/100m ² floor area/day or 0.5L student/week
Offices	10L/100m ² floor area/day	10L/100m ² floor area/day
Licensed Club	50L/100m ² floor area/day	50L/100m ² floor area/day
Shops (non-food)	50L/100m ² floor area/day	50L/100m ² floor area/day
Showrooms	40L/100m ² floor area/day	10L/100m ² floor area/day
Warehouse (office)	10L/100m ² floor area/day	10L/100m ² floor area/day
Childcare	350L/100m ² floor area/day	350L/100m ² floor area/day
Gym	10L/100m ² floor area/day	10L/100m ² floor area/day
Hairdresser	60L/100m ² floor area/day	60L/100m ² floor area/day
Other Accommodation		
Boarding house/guesthouse	60L/occupant/week	60L/occupant/week



<i>Hotel/Motel</i>	5L/bed/day	5L/bed/day
<i>Serviced Apartment</i>	35L/apartment/week	35L/apartment/week
<i>Retirement Village</i>	60L/apartment/week	60L/apartment/week
<i>Independent Living Unit</i>	80L/apartment/week	80L/apartment/week
Other		
<i>Religious/Social</i>	50L/100m ² floor area/day	10L/100m ² floor area/day

Table 2: Waste, Recycling and FOGO Calculations

Waste Volume Calculator Example

A development with 2 x 3-bedroom, 14 x 2-bedroom and 8 x 1 dwellings generate 1,300 Litres per week of waste and 1,840 Litres per week of recycling. In this case no food organics is to be collected from the dwellings. Public area landscaping will be managed by a private landscape management company arranged through the building managers.

The waste volumes are calculated as follows:

Number of dwellings and bedrooms	Waste (Litres per week)	Recycling (Litres per week)	Food Organics Garden Organics (Litres per week)
2 x 3-bedroom or greater	2 x 70L = 140L	2 x 120L = 240L	Nil in this case
14 x 2 bedroom	14 x 60L = 840L	14 x 80L = 1,120L	Nil in this case
8 x 1 bedroom or studio	8 x 40L = 320L	8 x 60L = 480L	Nil in this case
Total Waste Generated	1,300L/week	1,840 L/week	Nil in this case

- 4.2** Where the waste, organics or recycling requirements outlined in Table 2 above result in a partial bin requirement, this is to be rounded up.
- 4.3** Where a collection frequency of less than once per week is proposed for non-residential developments, this is to be specified in the WMP and additional waste and recycling storage is to be provided accordingly.
- 4.4** Liquid and hazardous waste cannot be collected by the City's Waste Services. Alternative collection arrangements are required for this type of waste and are to be detailed in the WMP submitted with the application.⁹⁶⁰
- 4.5** Under the Environmental Protection (Controlled Waste) Regulations 2004 (as amended), medical waste products or sharps (needles, scalpel blades, broken ampoules; or anything which has been used on patients) which may be contaminated are not to be disposed of in general waste receptacles and should be collected by a controlled waste licensed company for collection and disposal of controlled waste. Collection methods in relation to this type of waste are to be detailed in the WMP submitted with the application.
- 4.6** Organic waste material from businesses involved in the processing, retail and/or wholesale of organic food products should be collected on no less than a weekly

basis. The storage and collection details are to be detailed within the WMP submitted with the application.

5 Bin Selection

- 5.1** Once the waste and recycling requirements for a proposed development are calculated using the above waste calculation instructions in Table 2, the appropriate waste, recycling and organic bin size can be selected with respect to the following *Table 3* below:

	General Waste	Recycling	FOGO
140L Bin	✓		✓
240L Bin	✓	✓	✓
360L Bin	✓	✓	
660L Bin	✓	✓	
1100L Bin		✓	

140L bins

The use of 140L bins is only suitable where:

- (a) On-site collection is proposed; or
- (b) There is adequate space on the verge for on-street collection

240L bins

The use of 240L bins is only suitable where:

- (a) On-site collection is proposed; or
- (b) There is adequate space on the verge for on-street collection

360L bins

The use of 360L bins is limited for use for recycling with the approval only from the Manager Resource Recovery and Waste and the Coordinator Resource Recovery and Waste. This is to assist with reducing bin profiles and not to increase waste and recycling volumes.

The use of 360L bins is only suitable where:

- (a) On-site collection is proposed; or
- (b) There is adequate space on the verge for on-street collection.

660L bins

The use of 660L bins is only suitable where on-site collection can occur.

1100L bins

The use of 1100L bins is only suitable where on-site collection can occur, and they can only be supplied for comingled recycling material.

- 5.2** Where a mixed-use development is proposed, separate bins are to be provided for the residential and non-residential portions of the development. These can be of different sizes.



6 Bin Chute and Compaction

Bin Chutes

Where Bin chutes are used;

- (a) In the event of a breakdown or ceased operation, a detailed plan of alternate method must be presented for approval; and
- (b) Servicing and maintenance plan to be supplied to the City for review and approval.

Compaction Units

Where compaction units are used:

- (a) In the event of a breakdown or ceased operation, a detailed plan of alternate method must be presented for approval; and
- (b) Servicing and maintenance plan to be supplied to the City for review and approval.

7 Bin Compounds

7.1 Bin compound(s) are to be located within the development site and are to be of sufficient size to contain all of the required bins including adequate area around the bins to access and allow manoeuvring of the bins for collection as follows:

Bin capacity	140L	240L	360L	660L	1,100L
Height (mm)	1,065	1,080	1,100	1,250	1,470
Depth (mm)	540	735	885	850	1,245
Width (mm)	500	580	600	1,370	1,370
Approximate footprint (m ²)	0.27	0.43	0.53	1.16	1.7

7.2 Where a development includes a basement or an under-croft level, bin compounds should be located within these areas where possible. An access height of no less than 4.0m is required for truck access.

7.3 Where a basement or under-croft level is not proposed to be provided, or where such areas cannot readily accommodate a bin storage compound, the bin compound is to be incorporated into the design of the development. Where this is not possible, the compound is to be surrounded by a wall or fence 1.8m in height, and is not to be located within the front or secondary street setback area.

7.4 Bin compound(s) are to be constructed to satisfy the following requirements:

- (a) Provided with a tap and connected to an adequate supply of water. The tap is to be located in a position so that it will not be susceptible to being damaged by the bins being removed for collection.
- (b) Constructed of brick, concrete, corrugated compressed fibre cement sheet or other material of suitable thickness.



- (c) Having walls not less than 1.8 metres in height and having an access point of not less than 1 metre in width for resident/tenants to access the area and fitted with a self-closing gate.
- (d) Access point for collection is to be of suitable size for the size of the bins used and the collection method proposed.
- (e) Containing a smooth and impervious floor of not less than 75 millimetres in thickness and provided with an adequate liquid refuse disposal system.
- (f) Where located within a building, the bin compound is to be ventilated in accordance with Australian Standard 1668.2: The Use of Ventilation and Air Conditioning in Buildings (as amended).
- (g) Conveniently located for disposal of waste and recyclables by residents/tenants.
- (h) Not readily accessible by the public.
- (i) Shared bin storage areas for the residential and non-residential bins must be separated by a physical barrier and not mutually accessible; and
- (j) To have no gradients or steps from the bin store to the bin service area.

8 Collection

8.1 On-street collection is preferred for all developments. On-street collection will not be supported where:

- (a) The requirements in Clause: 8.4 street collection are not satisfied;
 - (b) 660L or 1100L bins are utilised.
- Specifications of the waste collection vehicles currently utilised by the City to collect general waste, recycling and FOGO materials are available upon request.

8.2 On-site collection

8.2.1 Where on-site collection is proposed or required, all of the following requirements are to be satisfied.

- i. Suitable location for collection.
- ii. Where applicable, a minimum floor to ceiling clearance (including pipes and other services) of 4.0m in height.
- iii. Minimum access way of 4.0m in width.
- iv. The development is structurally capable of supporting the addition of a 25T waste collection truck.
- v. On-site manoeuvring space to allow for entry and egress in a forward manner for a truck with a minimum length of 10.5m.
- vi. A maximum of a three-point turn is permitted for on-site manoeuvring. Swept paths are to be indicated on the proposed development plans.



- vii. Ramps and driveway gradients are to cater for vehicles with a minimum of 10.5 metres in length.
- viii. Suitable arrangements for the City / contractor to access the bin service area; and
- ix. Bin collection points are to be within a 20m radius of the truck laydown area.

8.2.2 Where any of the above are not satisfied, compliance with AS 2890.2: *Parking Facilities: Off-Street Commercial Vehicle Facilities* (as amended) will be assessed.

8.3 *Truck turntable*

Where truck turntables are used:

- (a) *In the event of a breakdown or ceased operation, a detailed plan of alternate method must be presented for approval; and*
- (b) *Servicing and maintenance plan to be supplied to the City for review and approval.*

8.4 *Street collection*

8.4.1 Where on-street collection is proposed, a flat area of sufficient size to contain all of the waste, recycling and organic bins on collection day is required to be accessible within the verge. This may be required to be in the form of a concrete bin pad.

8.4.2 The bins are to be lined up adjacent to the kerb and suitable space between for servicing.

8.4.3 The location of the bin collection point is to take into account all of the following:

- i. Proximity to cross-overs and intersections to ensure that there are no vehicle obstructions or line of sight impairments;
- ii. Location of footpaths, to ensure pedestrian access along the street will not be impacted.
- iii. Location of existing street trees.
- iv. Location of any on-street public car parking bays; and
- v. Location of any street signs and other street furniture.

8.4.4 Where there is no suitable street collection possible, on-site collection will then be required.

9 Residential bulk and green waste collection

9.1 All residential developments are to provide a bulk waste/recycling/green organics area to allow temporary storage until scheduled collection is organised by the Body Corporate. A minimum area of 4m² is to be provided, or 0.5m² per dwelling, whichever is greater.



- 9.2** The City provides one bulk waste collection and three green organic collections per-year to residential properties. The collection of bulk waste and green organics must fall within the stipulated guidelines set out by the City. For more information, please contact the City.
The City is investigating alternative collection methodologies for the 2023 and beyond verge collections.

10 Sustainability and waste minimisation

- 10.1** Where communal outdoor spaces with landscaped areas are proposed, collection of green organics is recommended.
- 10.2** In order to minimise waste generation and increase recycling, educational signage consistent with the City's communications, is to be installed at the entrance to all bin compounds which details what materials can go in what bin.
- 10.3** The City offers a range of educational opportunities to residents in sustainability and waste minimisation. For more information, please contact the Resource and Recovery Waste team.

References that may be applicable to this Policy

Legislative Requirements:	Local Government Act 2015 Waste Avoidance and Resource Recovery Act 2007 Planning and Development Act 2005 Environmental Protection (Controlled Waste) Regulations 2004 Planning and Development (Local Planning Schemes) Regulations 2015
Procedures, Process Maps, Work Instructions:	Planning Application Procedure
Other Plans, Frameworks, Documents Applicable to Policy:	State Planning Policy 7.3 Residential Design Codes Volume 1 and Residential Design Codes Volume 2 - Apartments Various City of Melville Local Planning Policies AS 2890.2: Parking Facilities: Off-Street Commercial Vehicle Facilities Australian Standard 1668.2: The Use of Ventilation and Air Conditioning in Buildings Health Local Law 1997 WALGA "Multiple Dwelling Waste management" – Plan Guidelines Sustainability Victoria "Waste Management and Recycling in Multi-Unit Developments – A Better Practice Guide 2018" City of Monash "Multi Unit and Commercial Developments Waste Management Plan" – Guide for Applicants
Delegated Authority No:	DA – 020: Planning and Related Matters

ORIGIN/AUTHORITY

Ordinary Meeting of Council
Ordinary Meeting of Council

21/2/2023
21/10/2014

Item No.

UP23/4017
P14/3559



Reviews

Administrative Review (Council Resolution 18/6/2019)
Ordinary Meeting of Council

6/8/2019
20/09/2016

P16/3718



Attachment 1: Waste Management Plan Template

WASTE MANAGEMENT PLAN

Dated _____

For

Development _____

Address _____

This form is intended to be a template for Applicants to utilise to assess and detail the waste and recycling requirements of a proposed development. This template is based upon the requirements of Local Planning Policy LPP1.3: Waste and Recyclable Collection for Multiple Dwellings, Mixed Use Developments and Non-Residential Developments.

Where an Applicant considers that particular requirements of the Local Planning Policy are not applicable to a subject development, the justification and alternative approach can be detailed within the Waste Management Plan.



1 INTRODUCTION

This waste management plan pertains to the following:

Development:

Address:

This waste management plan is to address the operational phases of the development and is to be in accordance with Local Planning Policy LPP1.3 Waste and Recyclable Collection for Multiple Dwellings, Mixed Use Developments and Non-Residential Developments.

Once approved by the City, waste collection and disposal is to be undertaken in accordance with this Waste Management Plan, subject to any additional conditions of planning approval.

The development consists of:

☐ Residential

If yes, how many dwellings? _____

☐ Non-Residential Tenancies

If yes, complete the table below:

<i>Land Use</i>	<i>No. of Tenancies</i>	<i>Total Public Floor Area (PFA) or Gross Floor Area (GFA)</i>



2 WASTE AND RECYCLABLES CAPACITY

Pursuant to Clause 3 of the Local Planning Policy, complete the waste and recycling capacity that will be generated by the development below:

<i>Land Use</i>	<i>Total Waste Requirement</i>	<i>Total Recycling Requirement</i>
Total Residential (litres):		
Total Non-Residential (litres):		

Other Waste Requirements

Liquid or hazardous waste generated on-site? Yes / No

If Yes, please detail collection arrangements:

Medical waste products controlled by the Environmental Protection (Controlled Waste) Regulations 2004 generated on-site? Yes / No

If Yes, please detail collection arrangements:

Will processing, retail and/or wholesale of animal products occur on-site? Yes / No

If Yes, please detail collection arrangements:
