


# RESIDENTIAL WASTE MANAGEMENT GUIDELINES





As adopted by  
Stonnington City Council  
7 May 2012

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# 1. INTRODUCTION

**These guidelines have been prepared to assist planning permit applicants in addressing the residential waste storage and disposal requirements of the City of Stonnington.**

In Stonnington waste management is assessed as part of the planning permit application process. This is to ensure that buildings are designed to accommodate waste storage and facilitate disposal in a manner that protects the health, safety and amenity of residents.

The amount of information required to support a planning permit application will vary and be determined following an assessment of:

- the nature and location of the proposal; and
- the capacity of the public realm to accommodate the transfer of garbage and recycled materials into disposal vehicles.

A **Waste Management Plan** will be required in cases when the volume of waste likely to be generated, or the constraints of the site and surrounding locality, warrant a coordinated and sustained approach to management. The details of Waste Management Plans will be assessed as part of the planning permit application process.

Where required, a Waste Management Plan will continue to apply as a working reference document for the life of the development. **Planning permit conditions** will be used to both enforce the plan and provide for its amendment and refinement in the event that circumstances change or adverse amenity or safety issues need to be addressed.

If a Waste Management Plan is not required, planning permit conditions may be used to reinforce standard waste storage and disposal requirements; or address any site-specific issues that may impact on waste management.

Waste Management Plans and planning permit conditions will be drafted to ensure ongoing compliance with the objectives and provisions of the Stonnington City Council *General Local Law 2008 (No. 1)*.

## 2. WASTE AND RECYCLING SERVICES

The City of Stonnington provides a range of standard and user-pays waste and recycling services.

These guidelines will assist in determining whether or not a standard bin-based service is available for a particular development.

Standard bin collection services are not available to higher density developments.

The following standard residential waste and recycling services are available for most single dwelling and medium density developments:

- Weekly garbage collection (120 litre green coloured bin)
- Fortnightly recycling collection (240 litre black coloured bin with blue lid)
- Biannual hard waste and garden pruning collection.

A full self-funded, user-pays fortnightly garden waste collection is also available (120/240 litre burgundy coloured bin). This is not a standard service and will not be relevant to most high density developments.

Connection and service fees apply to garbage and garden waste collections. Residents of single dwellings can apply to upsize garbage and/or garden waste bins to 240 litres, subject to additional fees.

Residents of multi-dwelling developments can apply to share a 240 litre garbage bins at a discounted rate.

The recycling service is free of charge and residents can apply for a second 240 litre bin.

Collections operate on weekdays, including public holidays.

Details of waste and recycling collection days are available on the City of Stonnington website:

[www.stonnington.vic.gov.au/residents-and-services/waste-and-recycling/](http://www.stonnington.vic.gov.au/residents-and-services/waste-and-recycling/)

A range of other waste, recycling and education services are also available.

### 3. LOCAL LAW

Stonnington's *General Local Law 2008 (No 1)* regulates the way in which waste receptacles (bins) are supplied and used; and waste is collected. The following is a summary of the key provisions. Full details about the local law are available on Council's website.

All land owners and occupiers must:

- Make appropriate waste receptacles available on the land;
- Ensure that all wastes are deposited in a waste receptacle;
- Maintain waste receptacles and storage areas in a clean and sanitary condition. (Clause 900(1))

In addition, the owners of land containing more than one premises must:

- Construct an area for the storage of waste receptacles.
- Ensure that the area is screened from view and maintained in a clean and sanitary condition. (Clause 900(2))

For developments where Council's standard and user-pays bin-based services are available, relevant provisions include:

- Only approved waste receptacles may be used;
- Receptacles placed out for collection must not weigh more than 60 kg;
- No more than the approved number of receptacles for the land may be placed out for collection;
- Receptacles must be placed for collection adjacent to the kerb at the front of the land;
- Receptacles must be placed outside the land no earlier than 3:00pm on the day prior to, and no later than 4:00pm on the day of collection. (Clause 901)

Waste collected by a private waste collector is regarded as 'commercial' and must only be collected and removed between the following hours:

- Monday to Saturday – 7:00am and 10:00pm; and
- Sundays and Public Holidays – 9:00am and 10:00pm (Clause 901(12)).

Waste receptacles collected by a private waste collector must be removed from the road as soon as possible in accordance with the local law, and no later than 24 hours after collection (Clause 901(6)).

Full details about the local law are available on the City of Stonnington website: [www.stonnington.vic.gov.au/your-council/local-laws/](http://www.stonnington.vic.gov.au/your-council/local-laws/)

The provisions of the local law should be taken into account when preparing a planning permit application or a Waste Management Plan.

## 4. PLANNING PERMIT APPLICATION INFORMATION REQUIREMENTS

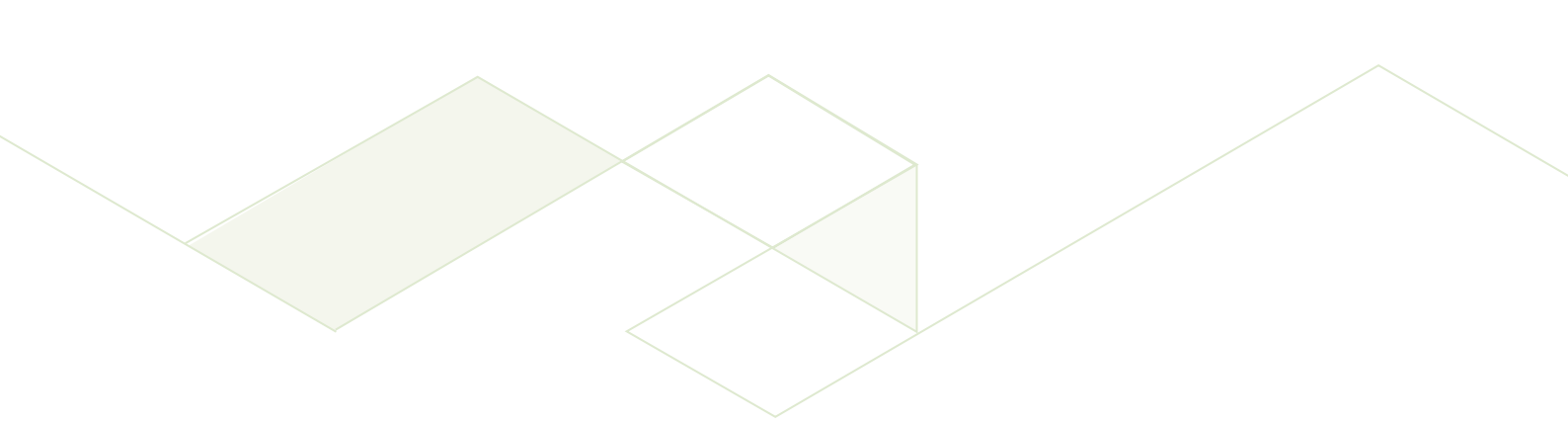
The *Stonnington Planning Scheme* contains a variety of provisions relating to residential waste disposal and recycling.

This guideline is intended to assist applicants in determining the type of information that needs to be submitted with applications.

Table 1 outlines the level of information required to be submitted with planning permit applications according to application type.

**TABLE 1: Planning permit application requirements**

APPLICATION TYPE	REQUIREMENTS
<p><b>One dwelling</b></p> <p>Located on a lot of 500 sqm or more.</p>	<p><b>No waste management information</b> required with application.</p> <p>Standard waste and recycling services and local law provisions apply (see above).</p> <p>Occupants are responsible for placing bins out for collection in accordance with the Local Law.</p>
<p><b>One dwelling</b></p> <p>Located on a lot of less than 500 sqm.</p> <p>Property fronts a street accessed by Council's waste and recycling vehicles.</p>	<p>The <b>site description and design response</b> (PS Clause 54.01-1) must demonstrate that there is sufficient space:</p> <ul style="list-style-type: none"> <li>On the land, to store standard garbage and recycling receptacles in a location that is screened from adjacent streets;</li> <li>On the kerb in front of the site, to place standard receptacles for collection.</li> </ul> <p>If insufficient space is available on or off site Council may apply <b>planning permit conditions</b> or restrict the number of receptacles permitted for use under the <b>local law</b>.</p> <p>Occupants are responsible for placing bins out for collection in accordance with the Local Law and any planning permit conditions.</p>
<p><b>One dwelling</b></p> <p>Located on a lot of less than 500 sqm.</p> <p>Property fronts a laneway or right-of-way that is not used by Council's waste and recycling vehicles.</p>	<p>The site description and design response (PS Clause 54.01-1) must demonstrate that there is sufficient space on the land to store standard garbage and recycling receptacles in a location that is screened from adjacent public areas.</p> <p>The planning permit application must describe how and where bins will be placed out for collection by Council.</p> <p>Council may apply planning permit conditions or restrict the number of receptacles permitted for use under the local law.</p> <p>Occupants are responsible for placing bins out for collection in accordance with the Local Law and any planning permit conditions.</p>



APPLICATION TYPE	REQUIREMENTS
<p><b>Two or more dwellings on a lot and residential buildings</b></p>	<p>The <b>site description and design response</b> (PS Clause 55.01-1) must demonstrate that there is sufficient space:</p> <ul style="list-style-type: none"> <li>• On the land, to store standard garbage and recycling receptacles in a location that is screened from adjacent streets;</li> <li>• On the kerb in front of the site, to place standard receptacles for collection.</li> </ul> <p>The <b>ResCode assessment</b> must also address <i>ResCode</i> Standard B34 for site services.</p> <p>A <b>Waste Management Plan</b> must be submitted with the application if the placement of waste receptacles in a single row on the kerb in front of the site would occupy more than 75% of the 'available kerbside property frontage' (see <i>Calculating available kerbside property frontage over</i>).</p> <p>Occupants or the Owners' Corporation are responsible for waste management and collection in accordance with the Local Law and any planning permit conditions or waste management plan.</p>
<p><b>Residential development of four storeys or more</b></p>	<p>A <b>Waste Management Plan</b> must be submitted with the application.</p> <p><i>Design Guidelines for Higher Density Development</i> (2004) Objective 4.6 and Design Suggestion 4.6.1 must be taken into account in preparing the plan.</p> <p>The Owners' Corporation is responsible for waste management and collection in accordance with the Local Law, the waste management plan and any planning permit conditions.</p>
<p><b>Residential development in commercial areas</b></p> <p><b>Mixed use developments</b></p> <p><b>Student housing</b></p>	<p>A <b>Waste Management Plan</b> must be submitted with the application.</p> <p>The <i>Residential Development in Commercial Areas or Student Housing</i> local policy (whichever is applicable) must be addressed.</p> <p><i>Design Guidelines for Higher Density Development</i> (2004) Objective 4.6 and Design Suggestion 4.6.1 must be taken into account in preparing the plan, if relevant.</p> <p>The Building Manager is responsible for waste management and collection in accordance with the Local Law, the waste management plan and any planning permit conditions.</p>



APPLICATION TYPE	REQUIREMENTS
<p><b>Developments within planning overlays</b></p>	<p>In addition to the above, the provisions of several planning scheme overlay schedules, including Design and Development Overlay Schedules 5 and 7, contain specific provisions regarding waste management. For example, DDO7 requires the submission of a <b>Waste Management Plan</b>.</p> <p>Occupants or the Owners' Corporation are responsible for waste management and collection in accordance with the Local Law, the waste management plan and any planning permit conditions.</p>

### Calculating 'available kerbside property frontage'

The number of bins placed on the kerbside, and the manner in which they are stored for collection, can impact upon the efficiency and safety of collection and the amenity of the locality.

A Waste Management Plan may therefore be required where there is insufficient space available on the kerb in front of the lot to present the number of bins to be collected.

For the purposes of these guidelines, Council allows for 75% of the 'available kerbside property frontage' to be used for bin presentation on collection days. This can be calculated by:

- Measuring the total distance of the kerb immediately in front of the property (if the property is on a corner you will need to consult with Council about which frontage should be used for bin collection); and
- Subtracting the amount of space taken up by driveways, transport stops and shelters, street trees, signs and any other street furniture; and
- Subtracting a further 300 mm on either side of driveways.

Bins must be stored in a single row with a 100 mm gap between bins within the 'available lot frontage'.



## 5. WASTE MANAGEMENT PLANS

This section outlines the information that will be required to be included in a Waste Management Plan.

Council recognises that it may be impractical to prepare a fully detailed Waste Management Plan at the time the planning permit application is lodged, particularly as details of the application may change over time.

To address this, these guidelines divide the information requirements into two categories:

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- a) Information that must be submitted with the planning permit application so that the adequacy of building design and disposal arrangements can be assessed; and
  - b) More detailed information that can be submitted at a later date, potentially as a condition of permit, but which is still essential in order to ensure effective ongoing management.
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Although information in category (b) need not be supplied at the application stage, applicants are encouraged to include it in their Waste Management Plans as this will help to streamline subsequent approval processes.

### 5.1 OVERVIEW

A Waste Management Plan prepared in support of a planning permit application must contain the following elements. Elements marked 'A' must be provided at the time of application. Elements marked 'B' need not be provided at the time of application, but must be provided and approved prior to occupation.

Additional details and useful links are provided in Section 5.2 below.

#### A. Information required with planning permit application

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- A1 Land use details
- A2 Waste generation
- A3 Waste systems
- A4 Bin quantity and size
- A5 Bin storage area or room
- A6 Bin access, waste sorting and bin movement
- A7 Collection arrangements
- A8 Scaled drawings showing the above.

#### B. Information required prior to occupation

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- B1 Responsibility for plan implementation
- B2 Collection days and times
- B3 Health, safety and amenity
- B4 Waste reduction strategies
- B5 Waste management rules for occupants
- B6 Plan revisions

## 5.2 INFORMATION REQUIREMENTS

### A. Required at the time of the application

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#### A1 Land use details

Provide a summary of the proposed development:

- Number of residential dwellings;
- Number and floor area of commercial tenancies;
- Number of floors and basement levels;
- Names of adjoining streets;
- Dimensions of street frontages (excluding vehicle and pedestrian crossovers);
- Location of vehicle access points.

#### A2 Waste generation

A calculation of potential waste generation must be prepared.

Details of Stonnington's standard garbage and recycling services are provided above. Higher density residential developments typically generate less waste than the standard bin sizes. For the purpose of calculating waste generation quantities, allow 180 litres of waste and recycling material per dwelling each week (nom. 120 litres of waste plus 60 litres of recycling) for multi-dwelling developments.

Provision must also be made for the storage of the following waste streams:

- Cardboard, generated by residents moving into the development and occasional purchases of household items;
- Green waste, for developments with garden areas;
- Hard waste, for large scale apartment developments;
- Commercial waste that cannot be handled by regular Council services, e.g. medical waste.

To estimate commercial waste generation, refer to the *Best Practice Waste Management Guide for Waste Management in Multi Unit Developments 2010* at [www.sustainability.vic.gov.au](http://www.sustainability.vic.gov.au).

#### A3 Waste systems

Details of waste systems must be described in writing and infrastructure shown on the application plans.

Systems should be designed to encourage residents to recycle materials.

Developments of four storeys or more should include facilities at each floor for garbage and recycling.

Refer to the *Best Practice Waste Management Guide for Waste Management in Multi Unit Developments 2010* at [www.sustainability.vic.gov.au](http://www.sustainability.vic.gov.au) for information about waste system options.

#### **A4 Bin quantity and size**

A calculation of the quantity and dimensions of bins must be made.

Applicants should use these calculations to demonstrate the adequacy of bin storage areas and (where relevant) street frontages to accommodate bin storage and collection.

The standard approximate dimensions of Council-supplied bins are provided in Table 2.

**Table 2: Standard approximate bin dimensions (waste and recycling)**

SIZE	WIDTH	DEPTH	HEIGHT
120 litres (standard)	0.5m	0.6m	1.0m
240 litres	0.6m	0.8m	1.1m

#### **A5 Bin storage area or room**

Details of bin storage must be provided. Bin storage areas must be located entirely within the property and must not be visible from the street or any external public vantage point.

Bin storage areas must provide for the safe and convenient:

- depositing of waste or recycling materials by residents; and
- transfer of bins to the street or removal vehicles.

The following details must be provided:

- bin room or bin area dimensions;
- bin layout;
- ventilation;
- vermin prevention\*;
- noise management measures\*;
- stormwater pollution prevention\*.

*\* Full details need not be provided at the application stage, but will be required prior to occupation.*

#### **A6 Bin access, waste sorting and bin movement**

Explain how residents will access bins, sort waste, and how bins will be transported from the bin storage area to the point of collection.

#### **A7 Collection arrangements**

The Waste Management Plan and application plans must demonstrate how bins are to be transferred to collection vehicles. Plans must show the location and configuration of bins at the point of collection.



### **Option A: Council collection service**

Council's standard waste and recycling and collection services may be utilised where:

- A weekly garbage and fortnightly recycling collection service is sufficient to service the expected volume of waste generated;
- The presentation of bins for collection in a single row with a 100mm gap between bins on the kerb in front of the property does not occupy more than 75 per cent of the available kerbside property frontage (bins must not obstruct driveways, laneways, footpaths or street furniture);
- Bins can be stored on the kerb in a manner that does not obstruct sight lines of vehicles leaving the property or at adjacent intersections;
- Bins can be collected directly from the kerb without the need for the vehicle to enter private property.

### **Option B: Private collection service**

Private collection arrangements will be required if any of the above conditions cannot be met.

If private collections cannot be undertaken from the street, buildings and accessways will need to be designed to accommodate the transfer of materials to collection vehicles from within the property boundaries. The Waste Management Plan will specify maximum waste collection vehicle dimensions and these dimensions must conform with:

- Contemporary waste collection vehicle design; and
- The application's building plans.

If the property has access to a laneway collection directly from the laneway may be considered provided the time taken for transfer does not obstruct access by other users.

The following guidelines will be applied to private waste collection arrangements where collections are undertaken from a public space, or a private open space that is viewable from a public space or any habitable window:

- All waste streams should be collected on the same day.
- No more than one collection vehicle for each waste stream should service the development per day.
- If collection is permitted from the kerbside, collection vehicles should not remain standing on the road for more than 15 minutes at a time per waste stream.
- The frequency of waste collection per stream should be limited to once or twice weekly.
- A collection frequency of more than twice per week will be discouraged, unless in exceptional circumstances (for example, where collection includes commercial food waste or more than 200 tenements); notwithstanding four 'waste collection free' days must be maintained per week.

Private waste collections undertaken wholly from within an acoustically secure location within the confines of a building will not be subject to the above.

## **A8 Scaled drawings**

Drawings submitted with the application must show the location and dimensions of:

- Waste management systems – refer to A3 above for further details;
- Bin storage areas (including bin configuration) – refer to A5;
- Bin collection points (including bin configuration) – refer to A6;
- Waste collection vehicle loading areas (where relevant) – refer to A6, Option B.

If a private collection service is required, plans must demonstrate that there is sufficient:

- Headroom (including on ramps and within basements) to allow the passage of waste collection vehicles;
- Turning space for waste collection vehicles to drive out of basements and/or the property in forward motion;
- Space to ensure that no part of collection vehicle protrudes beyond the property or obstructs driveways during loading.

If collection is to be undertaken from a basement sections must be submitted to enable an assessment of ramp gradients and clearance heights.

## **B. Required Prior to Occupation**

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### **B1 Responsibility for plan implementation**

Nominate who will be responsible for the ongoing operation and maintenance of the Waste Management Plan and systems, e.g. Building Manager, Owners' Corporation.

### **B2 Collection days and times**

If Council's collection service is to be utilised, confirm the days and hours when bins will be placed out for collection.

If a private collection service is to be utilised, confirm the days and range of hours for collection.

### **B3 Health, safety and amenity**

Measures to protect the health, safety and amenity of residents and the general community must be explained. Matters to be addressed include:

- Bin types and colour codes (if Council standard not used);
- Maintenance and cleansing of the storage room and bins;
- Litter management;
- Prevention of stormwater pollution;
- Ventilation;
- Vermin prevention;
- Signage (templates are available at [www.sustainability.vic.gov.au](http://www.sustainability.vic.gov.au)).

**B4**

**Waste reduction strategies**

Consistent with Victoria's *Toward Zero Waste Strategy*, plans should outline how residents will be encouraged to recycle materials and avoid and reduce waste disposal.

**B5**

**Waste management rules for occupants**

Waste management rules or guidelines should be prepared for all multi-dwelling developments outlining relevant components of the Waste Management Plan. These should be adopted by the Owner's Corporation and displayed at the point(s) where residents access disposal facilities.

**B6**

**Plan revisions**

The plan must include mechanisms for future revision in the event of changes to legislation or the Stonnington General Local Law.

A revision of the plan may also be required if it is not being implemented to the satisfaction of the responsible authority with respect to:

- Compliance with planning permit conditions or the General Local Law; or
- The maintenance of health and amenity standards.

## 6. PLANNING PERMIT CONDITIONS

Stonnington's Planning Services Unit has a range of standard conditions addressing waste management. These address:

- Compliance with the General Local Law;
- Provision for storage and collection of waste and recyclables being made prior to the commencement of use or occupation of the building;
- Time restrictions on waste and rubbish removal;
- Submission of, and compliance with, a Waste Management Plan (if applicable);
- Compliance with Environment Protection Authority noise standards.

It is expected that site-specific waste management issues will be addressed by the Waste Management Plan. Where this is not achieved non-standard permit conditions may be applied.

## 7. USEFUL RESOURCES

Stonnington's waste and recycling services:

[www.stonnington.vic.gov.au/residents-and-services/waste-and-recycling/](http://www.stonnington.vic.gov.au/residents-and-services/waste-and-recycling/)

Stonnington's General Local Law:

[www.stonnington.vic.gov.au/your-council/local-laws/](http://www.stonnington.vic.gov.au/your-council/local-laws/)

Stonnington Planning Scheme:

[planningschemes.dpcd.vic.gov.au/stonnington/home.html](http://planningschemes.dpcd.vic.gov.au/stonnington/home.html)

Higher density residential development guidelines:

[www.dpcd.vic.gov.au/planning/urbandesign/guidelines/guidelines-for-higher-density-residential-development-four-or-more-storeys](http://www.dpcd.vic.gov.au/planning/urbandesign/guidelines/guidelines-for-higher-density-residential-development-four-or-more-storeys)

Sustainability Victoria (2010) *Guide to Best Practice for Waste Management in Multi-unit Developments*:

[www.sustainability.vic.gov.au/resources/documents/Waste\\_Management\\_in\\_multiunit\\_developments1-1.pdf](http://www.sustainability.vic.gov.au/resources/documents/Waste_Management_in_multiunit_developments1-1.pdf)

**CITY OF STONNINGTON**

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