



Bankstown Development Control Plan 2015



PART B13

WASTE MANAGEMENT AND MINIMISATION



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SECTION 1 – INTRODUCTION

Bankstown Local Environmental Plan 2015 is Council's principal planning document to regulate effective and orderly development in the City of Bankstown. The LEP provides objectives, zones and development standards such as lot sizes and floor space ratios.

Part B13 of Bankstown Development Control Plan 2015 supplements the LEP by providing additional objectives and development controls to ensure the design and operation of waste management systems are consistent with Council's commitment to building and creating a sustainable city. Part B13 also provides objectives and development controls to ensure development is provided with adequate waste storage areas that have minimal impacts on the environment, and minimal impacts on the amenity of occupants within the development and adjoining properties.

Part B13 applies to all land in the City of Bankstown. Part B13 also applies to development that generate waste including:

- Demolition, earthworks and engineering works;
- Construction of buildings and structures including alterations and additions; and
- Use of premises (and change of use) across all residential, commercial, industrial and mixed use development.

Applicants must note:

- Development must comply with the other development controls of this DCP. However if applicable to a development application, the development controls of Part B13 will prevail if there is an inconsistency with any other development controls in this DCP.
- Part B13 must be read in conjunction with Council's Waste Management Guide for New Developments. The Guide provides additional information to assist in the implementation of the objectives of the DCP.
- Development applications are to be accompanied by a Waste Management Plan prepared in accordance with the Waste Management Guide for New Developments and the Bankstown Demolition and Construction Guidelines. It is mandatory to use the template provided on Council's website.

Objectives

The objectives of Part B13 of this DCP are:

- (a) To ensure development is designed to maximise resource recovery and encourage source separation of waste, reuse and recycling by ensuring development provides adequate and appropriate bin storage and collection facilities.
- (b) To ensure development incorporates well-designed and responsive bin storage and collection facilities that are convenient and accessible to occupants.
- (c) To maximise residential amenity and minimise adverse environmental and health related impacts associated with waste management such as odour from bin storage areas and noise from collection areas.
- (d) To ensure bin storage and collection facilities are designed to integrate with and meet the minimum requirements for Council's domestic waste services.
- (e) To ensure development facilitates all waste streams being handled, stored and collected in a manner to reduce risk to health and safety of all users including maintenance (such as caretakers), collection staff and contractors (and required vehicles and equipment).

SECTION 2 – DEMOLITION AND CONSTRUCTION

Objectives

The objectives are:

- (a) To assist the city achieve waste minimisation targets established within the NSW Waste Avoidance and Resource Recovery Strategy and regional waste plans.
- (b) To encourage and promote best practice and innovative techniques within the demolition and construction process that minimise waste generation and which maximise the reuse and recycling of materials.

Development controls

The development controls to achieve the objectives are:

- 1.1** All development applications are to be accompanied by a Waste Management Plan prepared in accordance with the Waste Management Guide for New Developments and the Bankstown Demolition and Construction Guidelines.

SECTION 3 – STANDARD SERVICE SPECIFICATIONS FOR RESIDENTIAL DEVELOPMENT

Table 1: Waste generation rates per residential development type

Development Type	Waste generation rates per dwelling		
	General Waste	Recycling	Garden Organics
Dwelling houses and dual occupancies	120L per week	120L per week	120L per week
Multi dwelling housing	120L/unit/week	120L/unit/week	120L/unit/week
Residential flat buildings	120L/unit/week	120L/unit/week	On request

Table 2: Bin sizes for residential developments

Residential Development Type	Waste stream		
	General Waste	Recycling	Garden Organics
Dwelling houses and dual occupancies	120L	240L	240L
Multi dwelling housing	120L / 660L / 1100L	240L / 660L / 1100L	240L
Residential flat buildings	660L / 1100L	660L / 1100L	240L

Table 3: Standard bin dimensions

Standard Bin Type	Dimensions		
	Height	Width	Depth
120L Mobile garbage bin	940mm	485mm	560mm
240L Mobile garbage bin	1080mm	580mm	735mm
660L Bulk bin	1250mm	1370mm	850mm
1100L Bulk bin	1470mm	1370mm	1245mm

Note: Dimensions are a guide only and may differ depending on the manufacturer.

Table 4: Standard service frequencies for residential developments

Residential Development Type	Service Frequency		
	General Waste	Recycling	Garden Organics
Dwelling houses and dual occupancies	One collection per week	One collection per fortnight	One collection per fortnight
Multi dwelling housing	One collection per week	One collection per fortnight	One collection per fortnight
Residential flat buildings	One collection per week*	One collection per fortnight*	One collection per fortnight

Note: Service frequency may be increased for high-density residential flat building development only after discussion and recommendation of Council's waste management assessment officers.

Table 5: Dimensions for Heavy Rigid Vehicle

Vehicle class	Overall length (m)	Design width (m)	Design turning radius (m)	Swept circle (m)	Clearance (travel) height (m)
Heavy rigid vehicle (HRV)	12.5	2.5	12.5	27.8	4.5

SECTION 4 – RESIDENTIAL DEVELOPMENT

Development controls

The development controls to achieve the objectives are:

All residential development types

- 2.1** Each dwelling is to have a waste storage cupboard in the kitchen capable of holding two days waste and recycling and be sufficient to enable separation of recyclable materials.
- 2.2** Development must provide a bin storage area. The bin storage area must be of adequate size to accommodate all allocated bins.
- 2.3** The location of the bin storage area should not adversely impact on the streetscape, building presentation or amenity of occupants and adjoining dwellings.
- 2.4** The location of the bin storage area should ensure this area:
 - (a) is screened or cannot be viewed from the public domain; and
 - (b) is away from windows of habitable rooms to reduce adverse amenity impacts associated with noise and odour.
- 2.5** The location of the bin storage area is to be convenient to use for the dwelling occupants, through reducing the bin travel distance from the bin storage area to the nominated kerbside collection point. The bin–carting route from the bin storage area to the collection point must not pass through any internal rooms of the dwelling and must avoid stairs or slopes.

Multi dwelling housing

- 2.6** In addition to clauses 2.1–2.5, where development proposes each individual dwelling to contain a bin storage area, it must be of adequate size to accommodate all allocated bins and be located:
 - (a) away from windows of habitable rooms to reduce adverse amenity impacts associated with noise and odour;
 - (b) where it is convenient to use for the dwelling occupants, through reducing the bin–carting distance from the bin storage area to the nominated collection point;
 - (c) to ensure the bin–carting route is a flat or ramped surface with a maximum grade of 1:14 (or 1:30 where 660L and 1100L bins are used) and is to be free from steps and obstacles and not pass through any internal areas of the dwelling;

- (d) to ensure the bin–carting route is direct as possible and a maximum distance of 50 metres.

2.7 Where development proposes a communal bin storage area, the location and design of this area must comply with the requirements of the Waste Management Guide for New Developments.

2.8 Multi dwelling housing development proposing individual bin storage areas are to have all allocated bins presented for kerbside collection.

2.9 Where development proposes kerbside collection, the nominated collection point must be of sufficient size to accommodate all allocated bins within the development site’s frontage. Nominated collection points must avoid arterial roads and roads with high vehicle and pedestrian traffic where possible.

2.10 Multi dwelling housing development that do not have sufficient kerbside frontage to accommodate all allocated bins are to provide a communal bin storage area that can be integrated with Council’s standard collect and return service by locating the bin storage area within 10 metres of a layback to the nominated collection point.

2.11 The bin–carting route from the bin storage area to the collection point is to be:

- (a) direct and short as possible;
- (b) paved and a minimum 2 metres wide;
- (c) non-slip, free from obstacles and steps; and
- (d) a maximum grade of 1:14 (or 1:30 where 660L and 1100L bins are used).

2.12 Where a bin storage area cannot be located within 10 metres of a layback to the nominated collection point, a separate temporary bin holding area is to be provided for the development and designed to comply with the requirements detailed in the Waste Management Guide for New Developments.

Residential flat buildings

2.13 In addition to clauses 2.1–2.5, the bin storage area of residential flat building development must be of sufficient size to accommodate all allocated bins and:

- (a) be located either at ground level or within the basement footprint of the development;
- (b) provide direct and convenient access for the occupants of the development;

- (c) allow for the safe and direct transfer of all bins from the bin storage area to the collection point;
- (d) does not adversely impact the occupants within and adjoining the development in relation to visual amenity, noise and odour; and
- (e) does not interfere with car parking, landscaping and any existing trees and vegetation.

2.14 The location and design of the bin storage area must comply with the requirements of the Waste Management Guide for New Developments.

2.15 Residential flat buildings are to provide a communal bin storage area that is designed to integrate with Council's standard collect and return service by locating the bin storage area within 10 metres of a layback to the nominated collection point.

The bin-carting route from the bin storage area to the collection point is to be:

- (a) direct and short as possible;
- (b) paved and a minimum 2 metres wide;
- (c) non-slip, free from obstacles and steps; and
- (d) a maximum grade of 1:30.

2.16 Where development is proposing on-site waste servicing and collection, the development is to be designed to integrate with Council's standard waste service and to enable all allocated bins to be collected on-site. This includes:

- (a) designing entry/exit points and internal roads to allow Council's waste collection vehicles to enter and exit in a forward direction and collect bins from with no reversing; and
- (b) the design of the waste collection vehicle route of travel (including manoeuvring areas) and loading area must comply with AS 2890.2.

2.17 Development must designate an on-site collection point that is integrated into the design of the development. The collection point can be directly from the bin storage area or a nominated holding area within the site.

2.18 The design of the on-site collection point must comply with the requirements of the Waste Management Guide for New Developments.

2.19 Provide an area that is a minimum 4m² for the storage of bulky rubbish awaiting collection (clean up, white goods, mattresses and the like), and provide screening so that this area is not visible from any street frontage. Where there are multiple buildings, provide a separate 4m² area for each building.

Residential component of mixed use development including shop top housing

2.20 The design of the residential component of mixed use development must comply with the controls for residential flat buildings.

Bin storage areas for residential and commercial components of development are to be separate and with restricted access to prevent unauthorised access and illegal dumping.

SECTION 5 – COMMERCIAL DEVELOPMENT

Development controls

The development controls to achieve the objectives are:

All commercial development types

- 3.1** Development must provide bin storage and separation facilities.
- 3.2** Development must provide an appropriate and efficient waste storage system that considers:
 - (a) the volume of waste generated on-site;
 - (b) the number of bins required for the development and their size; and
 - (c) waste and recycling collection frequencies.
- 3.3** Where development involves multiple tenancies, individual bins for each tenancy is to be provided.
- 3.4** Where development involves multiple tenancies, the design of development is to ensure each tenancy will be able to obtain a Trade Waste Licence.
- 3.5** Bin storage areas are to integrate with the overall design and functionality of development and are to locate within the building envelope to enable these areas to be screened from view from the public domain.
- 3.6** The design of the bin storage area must comply with the requirements of the Waste Management Guide for New Developments.
- 3.7** An on-site collection point is to be nominated for development. The location of the collection point must allow collection vehicles to enter and exit the site in a forward direction and allow all vehicle movements to comply with AS 2890.2. The location of the collection point must ensure waste servicing does not impact on any access points, internal roads and car parking areas.
- 3.8** Waste collection frequency is to be a minimum of once per week. Higher collection frequency may be required for development with larger waste generation rates and to ensure bin storage areas are kept clean, hygienic and free from odours.
- 3.9** Collection frequency for commercial tenancies producing more than 50 litres of meat, seafood or poultry waste must have daily waste collection or be designed to be provided with a dedicated refrigerated room for waste storage between collections.

SECTION 6 – INDUSTRIAL DEVELOPMENT

Development controls

The development controls to achieve the objectives are:

All industrial development types

- 4.1** Development must provide bin storage and separation facilities.
- 4.2** Development must provide an appropriate and efficient waste storage system that considers:
 - (a) the volume of waste generated on-site;
 - (b) the number of bins required for the development and their size; and
 - (c) waste and recycling collection frequencies.
- 4.3** Where development involves multiple tenancies, individual bin storage for each tenancy is to be provided.
- 4.4** Development is to consider potential future uses, particularly where separate waste containers may be required for industrial process type waste and bunding of bin storage areas.
- 4.5** Where development involves multiple tenancies, the design of development must ensure each tenancy will be able to obtain a Trade Waste Licence.
- 4.6** Bin storage areas are to be integrated with the overall design and functionality of the development and are to locate within the building envelope to enable these areas to be screened from view from the public domain.
- 4.7** The design of the bin storage area must comply with the requirements of the Waste Management Guide for New Developments.
- 4.8** An on-site collection point is to be nominated for development. The location of the collection point must allow collection vehicles to enter and exit the site in a forward direction and allow all vehicle movements to comply with AS 2890.2. The location of the collection point must ensure waste servicing does not impact on any access points, internal roads and car parking areas.
- 4.9** Waste collection frequency is to be a minimum of once per week. Higher collection frequency may be required for development with larger waste generation rates and to ensure bin storage areas are kept clean, hygienic and free from odours.

SECTION 7 – SPECIFIC USES

Development controls

The development controls to achieve the objectives are:

Child care centres, educational establishments and places of public worship

- 5.1** Development must provide bin storage and separation facilities.
- 5.2** Development must provide an appropriate and efficient waste storage system that considers:
 - (a) the volume of waste generated on-site;
 - (b) the number of bins required for the development and bin size; and
 - (c) waste and recycling collection frequencies.
- 5.3** Bin storage areas are to be integrated with the overall design and functionality of the development and are to locate within the building envelope to enable these areas to be screened from view from the public domain.
- 5.4** The location of the bin storage area must not adversely impact on the streetscape, building presentation or amenity of any adjoining dwellings.
- 5.5** An on-site collection point is to be nominated for development. The location of the collection point must allow collection vehicles to enter and exit the site in a forward direction and allow all vehicle movements to comply with AS 2890.2. The location of the collection point must ensure waste servicing does not impact on any access points, internal roads and car parking areas.