



Information Sheet - Waste Collection

The purpose of this document is to provide guidance on the assessment and determination of applications for subdivision or development where the future use will require waste collection to be undertaken by the City.

1. Terms Used:

The following terms are used throughout this information sheet:

- *Bin* means a receptacle used to temporarily store waste that is generated at a property.
- *Bin Collection Area* means the presentation location where bins are temporarily placed for collection on nominated bin collection days, and are typically located on verge areas.
- *Bin Pad* means a hardstand bin collection area
- *Communal Bin Enclosure* means an on-site, hardstand communal area that is used to store multiple refuse and recycling bins between collections. This may be a bin room or compound.
- *Rubbish Truck* means a Heavy Rigid Vehicle used to undertake waste and recycling collections by the City or its appointed contractors, and as shown in Attachment 2.
- *Turnaround Facility* means road pavement which allows for a rubbish truck to turn around by making a maximum three-point turn.
- *Verge* means land in a road reserve located between a property boundary and the road pavement.
- *Waste* has the same meaning as defined by the City of Gosnells Health Local Laws 1999 and the *Waste Avoidance and Resource Recovery Act 2007*, and includes material that is intended for recycling.

2. Requirements for residential properties

General

- 2.1 Waste generated by or emanating from residential premises must be collected by the City and/or its appointed contractors.
- 2.2 Sites that accommodate a Single House or Grouped Dwellings will be allocated one 240L rubbish bin and one 240L recycling bin per dwelling.
- 2.3 Council will not support the creation of residential lots or residential development where a dwelling is more than a 150m walk from a communal bin enclosure or bin collection area, or a 100m walk in the case of aged or dependent persons' dwellings.

Verge Collection

- 2.4 Only 240L bins will be permitted to be presented at a bin collection area for waste collection. The City and/or its appointed contractors will only collect 660L and 1,100L bins from a communal bin enclosure provided on site.
- 2.5 Occupiers of dwellings or a caretaker equivalent will be responsible for presenting and retrieving 240L bins. Bins must not be visible from public street(s) except when temporarily presented at a bin collection area for waste collection.



- 2.6 Where a subdivision involves the creation of roads which terminate, but are proposed or likely to be extended in the future, Council will require:
- (i) A temporary turnaround facility for a rubbish truck in accordance with the template contained in Attachment 1. This facility must be contained within road reserve or private property.
 - (ii) An easement and a caveat over any affected lot(s), so as to (i) provide for legal right of access over the lot(s); and (ii) set out responsibilities for the maintenance of the temporary turnaround facility. The easement and caveat are to be prepared to the City's satisfaction and will only be removed when the road has been appropriately extended. All associated costs are to be borne by the applicant.
- 2.7 Where a subdivision involves the creation of lots with laneway access, Council will recommend to the Western Australian Planning Commission that it imposes a condition requiring a Local Development Plan to stipulate bin collection areas for those lots.
- 2.8 Where waste collection will occur from the verge, Council must be satisfied that adequate space to form the bin collection area is available on that verge to accommodate the required number of bins for each dwelling, in accordance with the requirements and specifications listed in Attachment 3. Where there is inadequate verge space available to accommodate a bin collection area, waste collection may need to occur on-site in accordance with the provisions of this Policy.
- 2.9 Council will require bin pads to be constructed in accordance with the standards listed in Attachment 3, where one or the more of the following circumstances apply:
- The ground for which the bins will be placed is unstable
 - Waste collection will occur from a laneway
 - Waste collection will occur from a distributor road
 - Waste collection is not from a verge immediately adjoining the property

On-Site Collection

- 2.10 Waste may be required to be collected from a private property where one or the more of the following circumstances apply:
- Where there is insufficient space (see Clause 2.8, above); or
 - The communal bin enclosure or bin collection area is located more than 20m from the street boundary; or
 - The site fronts a primary or district distributor road.
- 2.11 Where waste collection is required to occur on site, including where a rubbish truck is proposed and/or required to enter a site to perform waste removal services, Council may require and/or impose conditions on approvals:
- (i) If applicable, the submission of a plan demonstrating that a communal street can accommodate a rubbish truck safely entering, manoeuvring around and exiting the site in forward gear in accordance with the template contained in Attachment 2.



- (ii) A Waste Management Plan in accordance with the requirements outlined in Attachments 3 and 4;
- (ii) A legal agreement indemnifying the City of Gosnells and its appointed contractors for any potential damage that may occur within the site as a result of the City performing waste removal services for the occupants of the subject development. The legal agreement is to be prepared to the City's satisfaction and executed at the applicant's expense; and
- (iii) The construction of bins pads.

2.12 Where a communal bin enclosure is proposed and/or required:

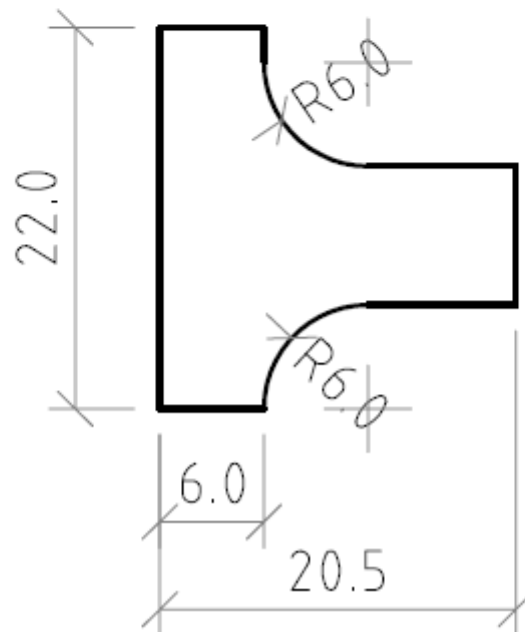
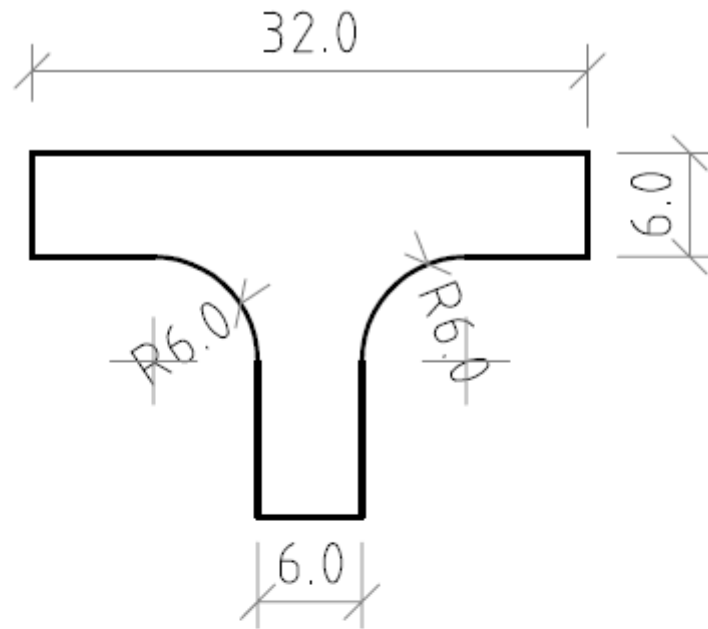
- (i) It shall be located outside any security gate where it is required to be accessed by the City and/or its appointed contractors;
- (ii) It shall be located no closer to the street than the dwelling; and
- (iii) It shall be designed in accordance with the specifications outlined in Appendix 4 and the City of Gosnells Health Local Laws 1999.

3. Requirements for industrial or commercial properties

- 3.1 The City and/or its appointed contractors may collect 240L bins containing waste generated by or emanating from commercial or industrial premises. All other bins must be collected by a private contractor, arranged separately by the owner and/or occupier(s) of the development.
- 3.2 Provision shall be made for a bin enclosure that is suitable in size to accommodate the required number of bins to service the use.
- 3.3 The construction specifications of the bin enclosure shall accord with the requirements specified in the City of Gosnells Health Local Laws 1999 and, where applicable, Clause 5.9.2(e) of Town Planning Scheme No. 6.
- 3.4 The bin enclosure shall be in such a position that service vehicles have direct access to it by a paved internal service road.
- 3.5 Where waste is proposed to be collected by the City and/or its appointed contractors, a Waste Management Plan should be provided with an application for planning approval in accordance with the requirements outlined in Attachments 3 and 4.



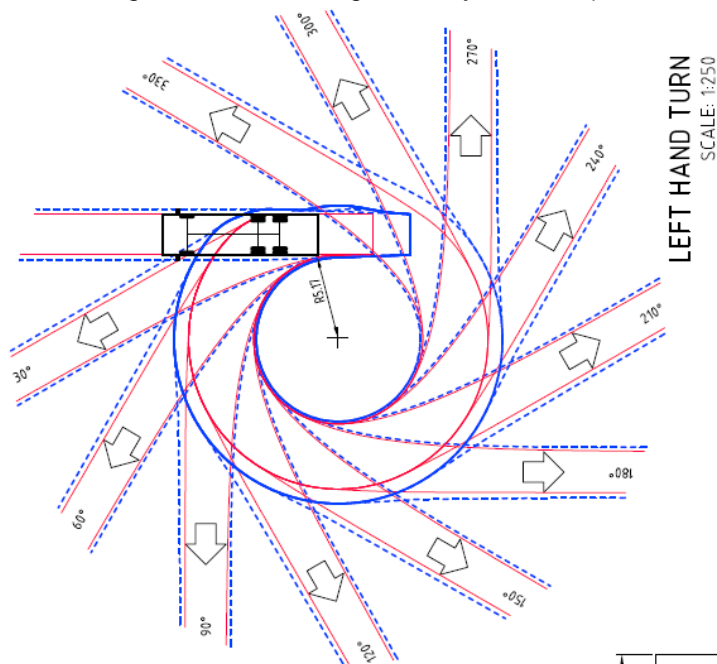
ATTACHMENT 1
TURNAROUND FACILITY TEMPLATE





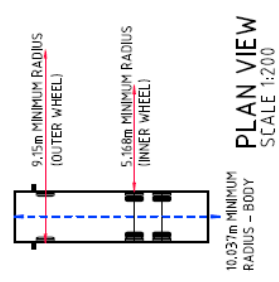
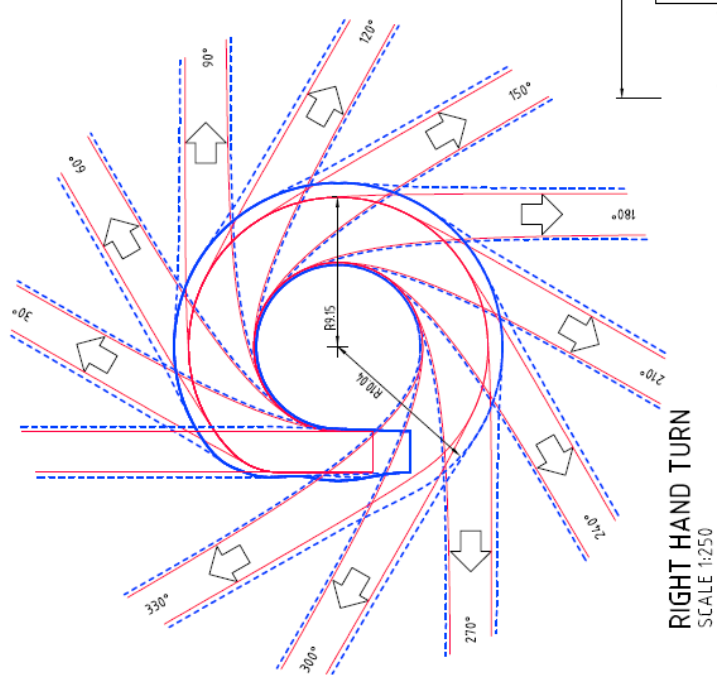
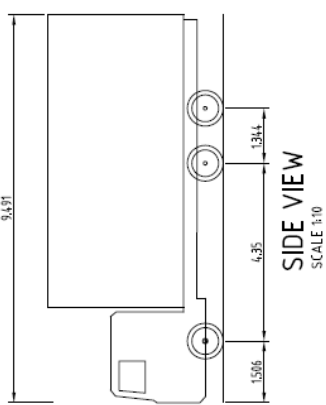
ATTACHMENT 2 RUBBISH TRUCK SPECIFICATIONS AND TURNING CIRCLE

(Note: the scaled drawing is available through the City's website).



NOTES:
 CITY OF GOSNELLS WASTE SERVICES IVECO ACCO F2350G - EURO 4
 OVERALL LENGTH 9.49m
 OVERALL WIDTH 2.500m
 OVERALL BODY HEIGHT 4.300m
 MINIMUM BODY GROUND CLEARANCE 0.427m
 TRACK WIDTH 2.500m
 LOCK TO LOCK TIME 4.00seconds
 KERB TO KERB TURNING RADIUS 9.150m

KEY:
█ BODY TRACK
█ WHEEL TRACK





ATTACHMENT 3 BIN STORAGE STANDARDS AND WASTE GENERATION RATES

Waste Generation Rates

Residential

Waste Stream	Dwelling Size	Waste Generation Rate
General Waste	1 Bedroom or Studio	80L/week
	2 Bedrooms	160L/week
	3+ Bedrooms	240L/week
Recycling	1 Bedroom or Studio	80L/fortnight
	2 Bedrooms	120L/fortnight
	3+ Bedrooms	240L/fortnight

Commercial/Industrial

Type of Premises	General Waste (per day)	Recycling (per day)
Food Retail		
Food Retail (Butcher, Delicatessen, Fish Shop)	80L/100m ²	50L/100m ²
Greengrocer	240L/100m ²	120L/100m ²
Supermarket	660L/100m ²	240L/100m ²
Restaurant, Tavern	660L/100m ²	200L/100m ²
Café	300L/100m ²	200L/100m ²
Fast Food Outlet	150L/100m ²	150L/100m ²
Non-Food Retail		
Shops	50L/100m ²	50L/100m ²
Hairdresser	60L/100m ²	60L/100m ²
Other		
Showroom	40L/100m ²	10L/100m ²
Club Premises, Place of Worship, Community Purpose, Recreation - Private	50L/100m ²	50L/100m ²
Educational Establishment (training facility only)	5L/100m ²	5L/100m ²
Child Care Premises	250L/100m ²	120L/100m ²
Offices (including ancillary offices associated with industrial uses), Consulting Room, Medical Centre, Veterinary Centre	10L/100m ²	10L/100m ²
Hotel, Motel	5L/bed	5L/bed
Serviced Apartment	35L/apartment	35L/apartment
Boarding House	60L/occupant	20L/occupant

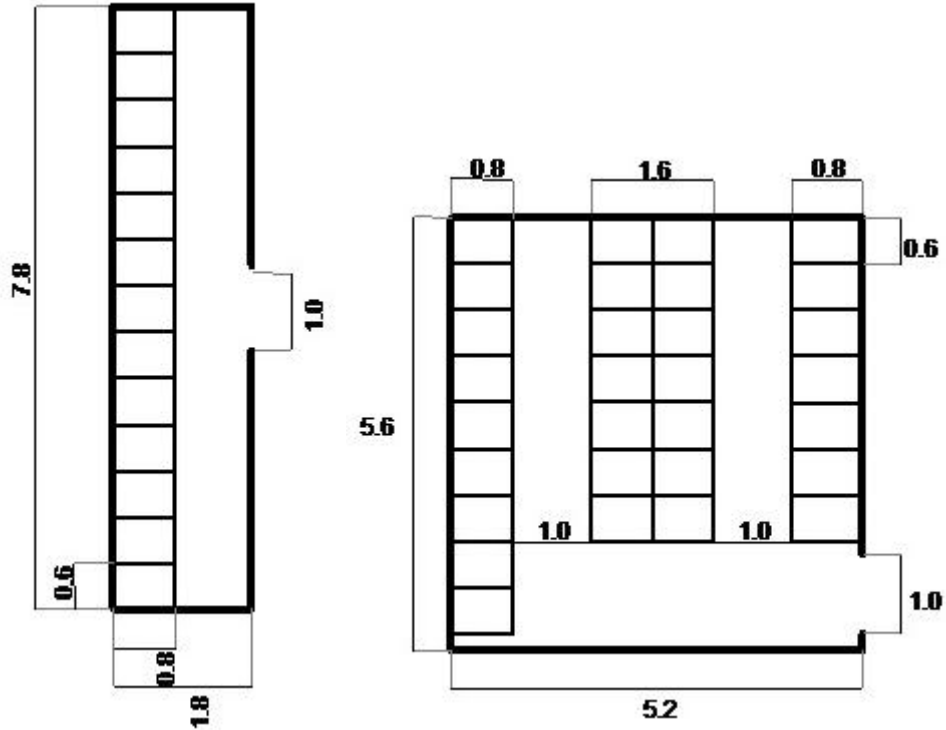
Standard Bin Capacity and Dimensions

Bin Size (L)	Height (mm)	Depth (mm)	Width (mm)	Footprint (m ²)	Access Width (mm)
240L	1,100	800	600	0.48	1,000
660L	1,200	850	1,370	1.17	1,600
1,100L	1,500	1,300	1,400	1.82	1,600

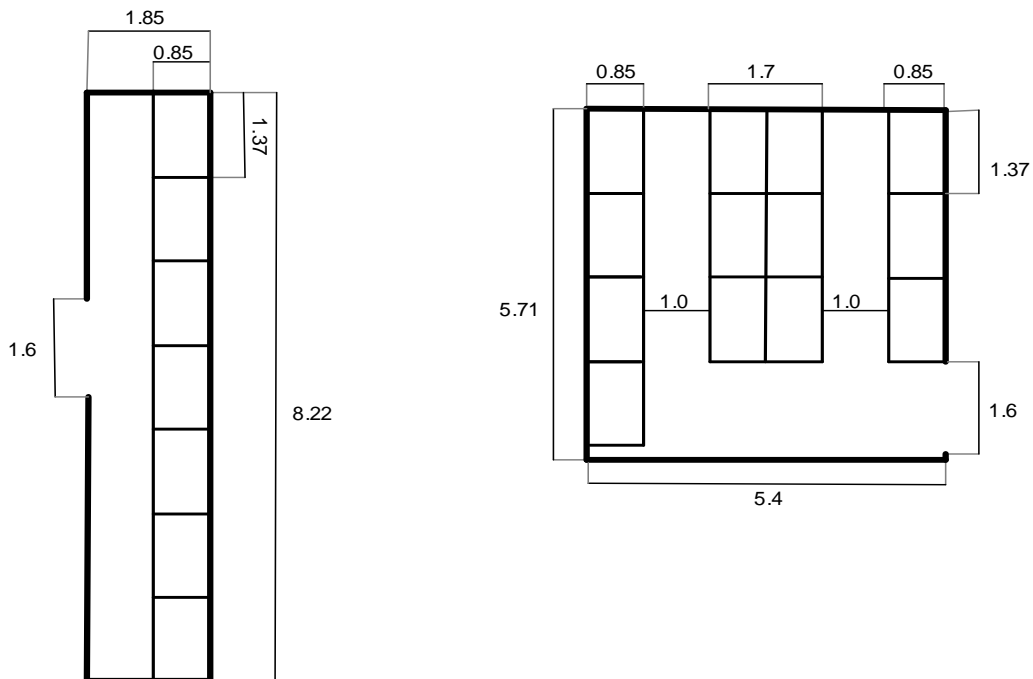


Circulation Space for Bin Enclosures

240L Bin Enclosure Layout

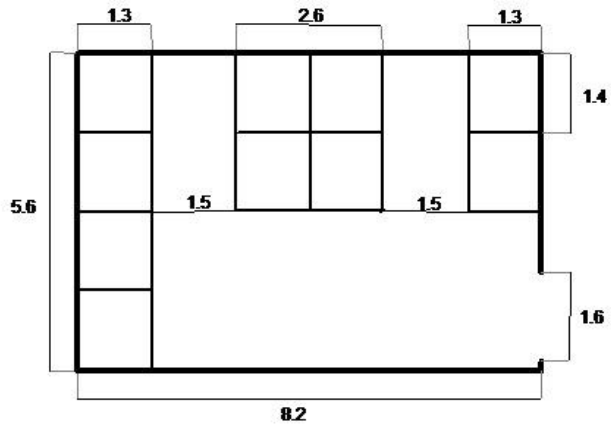
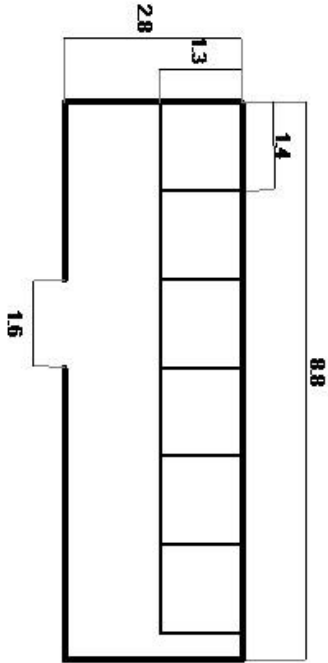


660L Bin Enclosure Layout





1,100L Bin Enclosure Layout





Bin Collection Area Requirements

1. The dimensions of a bin collection area shall be 1m x 1m per 240L bin required to be accommodated. A scaled and dimensioned plan shall be provided which shows the location and alignment of the bin collection area.
2. Where bin pads are required to be constructed, they shall be paved and level.
3. Bin collection areas shall be located parallel to the kerb and must not obstruct pedestrians and street furniture.
4. Bin collection areas shall be setback 1.5m from a vehicle access point where a driveway meets a public street and where two streets intersect to ensure adequate sight lines.

Communal Bin Enclosure Requirements

1. The communal bin enclosure shall be large enough to accommodate the required number of bins based on the available bin capacity, dimensions, waste generation rates and circulation space requirements detailed above. A scaled and dimensioned plan shall be provided which shows the communal bin enclosure and bin layout.
2. Sufficient space must be provided to allow the easy passage of bins in and out of the bin enclosure as per the access width requirements detailed above.
3. Communal bin enclosures must be fitted with a self-closing gate.
4. Communal bin enclosures shall not be fitted with a lock or similar.
5. The communal bin enclosures must have a smooth impervious floor sloped to a drain connected to the sewer system of not less than 75mm in thickness, to the satisfaction of the City.
6. The communal bin enclosure must be undercover and be designed to not permit stormwater to enter into the drain.
7. The communal bin enclosure must have enough space and be constructed of a material to facilitate the cleaning of bins inside the bin enclosure.
8. Fully enclosed communal bin enclosures must be ventilated to a suitable standard, to the satisfaction of the City. Where mechanical ventilation is used, the outlet for vented air must be in a location which will not adversely impact occupants of the dwellings on the site or adjoining residents.
9. Communal bin enclosures must have adequate lighting to the satisfaction of the City.
10. To minimise the potential of attracting vermin, communal bin enclosures are to be kept free of clutter and dumped waste and bin lids must be closed.



ATTACHMENT 4 WASTE MANAGEMENT PLAN TEMPLATE

Waste Management Plans require details to be provided on the following items:

- Summary of the Development;
- Anticipated waste generation;
- Receptacle size and quantity;
- Bin enclosure area;
- Collection method and frequency; and
- Waste service provider.

1. Summary of the Development

The summary of the development must contain the following information:

- Location of the Development;
- Number of floors (if applicable);
- Number of dwelling units by size (one, two or three bedrooms);
- Size of each commercial unit; and
- Details of the intended use of the development.

2. Anticipated Waste Generation

Details of the anticipated waste generation for refuse and recycling must be calculated using the figures contained in Appendix 4.

3. Receptacle Size and Quantity

Details of the size and quantity of receptacles to be used must be provided in accordance with the details contained in Appendix 4.

4. Communal Bin Enclosures

Design details of the communal bin enclosure(s) must be included in the Waste Management Plan covering the following:

- How waste is transported from the source to the communal bin enclosure.
- Communal bin enclosure size;
- Communal bin enclosure layout;
- Wash-down area;
- Ventilation;
- Vermin prevention;
- Noise reduction; and
- Stormwater ingress prevention.



5. Collection Method and Frequency

The Waste Management Plan must contain details on the collection method to be used in servicing the development. This will include information about the following subjects:

- Collection vehicle to be utilised;
- Movement of collection vehicle;
- Collection location;
- Transfer of waste to the collection vehicle; and
- Frequency of collection.

(Note: the above matters should have been identified at the planning application stage).

6. Waste Service Provider

For commercial and industrial development, the Waste Management Plan must nominate if the City of a private collection contractor will service the development.