

5.7 Code for Waste Management for Commercial and Community Uses

PURPOSE¹

- (1) The purpose of this code is to ensure that development of commercial premises incorporates suitable provisions for the collection and storage of waste and recyclable materials which are appropriate and adequate for the type and amount of waste generated.
- (2) Waste management provisions should ensure appropriate levels of hygiene can be maintained, be easily accessed and readily serviced for both customers as well as business operators. The code aims to facilitate and encourage source separation of waste for recycling.
- (3) Access to appropriate waste disposal and recycling provisions is particularly important for mixed residential/commercial use properties.

NOTES

- (1) Performance Criteria P1 to P4 are relevant to commercial developments less than 4 storeys in height or where the Commercial premises are limited to the lower 3 floors of a multi storey building.
- (2) Performance Criteria P4 and P5 are relevant to commercial developments above 3 storeys in height.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
WASTE STORAGE P1 Premises must provide adequate areas for the storage of waste and recyclable items, in appropriate containers, which are suitably located for use, servicing and to minimise impacts on the amenity of users, occupiers and neighbours of the premises	<p>A1.1 Each commercial unit has sufficient level area provided for the permanent storage of waste and recyclable items in standard waste containers. Each such waste storage area:</p> <ol style="list-style-type: none"> (a) is easily accessed and convenient to use, and (b) has unobstructed access provided for removal of the containers to the roadside/service point for servicing, and (c) is located within 40 metres of the service point and for steep properties is located adjacent to the service point, and (d) is not located adjacent to the living, eating, working or customer areas of neighbouring properties, and (e) is located or screened such that the containers are not visible from neighbouring properties or passing vehicle and pedestrian traffic, and (f) is of sufficient area to fully contain the required number of waste containers, and (g) is a constructed hardstand area with screening, and (h) where the waste storage area caters to more than one unit, the waste storage area is located on land over which each property to which the area caters has control via access rights or ownership.

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¹ To demonstrate compliance with this code, Council may request the preparation of a waste management plan in accordance with Planning Scheme Policy No 10 Preparation of Waste Management Plans.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P1 continued</p>	<p>AND</p> <p>A1.2 Where waste services other than kerbside wheelie bin services are to be used, service points for servicing of the waste containers are provided on the site, such that:</p> <ul style="list-style-type: none"> (a) the permanent waste storage areas are also the service points and are located to allow servicing of the bins directly, or (b) a hardstand area is constructed at each service point for the temporary storage of waste containers awaiting servicing and this area meets acceptable measures A1.1(d), A1.1(f) and where servicing is more frequent than twice weekly A1.1(e). (c) Access from the permanent waste storage area to the temporary storage area/service point is paved and allows adequate space and unobstructed access for containers to be manoeuvred. <p>AND</p> <p>A1.3 Where waste areas cater to more than 2 wheelie bins or any waste containers other than wheelie bins, a waste wash-down area is provided for the regular cleaning of waste containers if the waste includes putrescible or wet waste. This waste wash-down area meets the following criteria:</p> <ul style="list-style-type: none"> (a) is incorporated into the waste storage area, or is located such that waste containers can be easily moved to the waste wash-down area, and (b) is not located adjacent to customer, eating or living areas of any unit or neighbouring property, and (c) the floor is graded to fall to a drainage point located within the wash-down area, and (d) drainage is by means of a trapped gully connected to the sewer, and (e) rainfall and other surface water can not flow into the wash-down area, and (f) a hosecock is located in the vicinity of the wash-down area.
<p>WASTE SERVICING</p> <p>P2 Waste service points and associated vehicle access, must be suited to the method of collection and be appropriately located to ensure safe and efficient servicing of containers, with minimal impact on the amenity of users, occupiers and neighbours of the premises.</p>	<p>A2.1 The kerbside is used as the service point, only for wheelie bin services and where sufficient space is provided on the kerbside, in the vicinity of the premises, to place the required number of containers, such that when the containers are placed for servicing they are:</p> <ul style="list-style-type: none"> (a) clearly separated from car parking bays, loading bays and any other similar areas, and (b) clear of overhanging branches, awnings and other such hindrances to servicing by a lifter arm, and (c) clear of footpaths and pedestrian access, and (d) not in front of shop entrances or residential premises, and (e) not blocking the vision of vehicles using the roadway or entering and exiting the property, and (f) capable of being serviced safely without the collection vehicle impeding traffic flow during servicing, and (g) capable of being serviced while the collection vehicle travels forward (ie without the vehicle needing to reverse), and (h) serviced at a maximum frequency of twice per week.

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PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P2 continued</p>	<p>AND A2.2 Waste service points which are accessed by entering the property are located so that:</p> <ul style="list-style-type: none"> (a) traffic flow during servicing is not impeded, and (b) the collection vehicle remains entirely on the property during servicing, and (c) they are clearly separated from car parking bays, loading bays and any other similar areas, and (d) for wheelie bins or front lift bins, sufficient height is allowed for servicing, and (e) noise associated with servicing is minimal at living areas on the property and neighbouring properties, and (f) clear unimpeded vision is provided for the collection driver during all vehicle manoeuvres, particularly if required to reverse out of the property. <p>AND A2.3 Where the service point is accessed by a private access roadway or entry to the property, this roadway:</p> <ul style="list-style-type: none"> (a) is constructed to allow unobstructed access to and from the service point, and (b) is constructed to withstand the fully loaded weight of the waste collection vehicles, and (c) incorporates a turn-around area suited to the waste collection vehicle, meeting the minimum design requirements or is a complete thoroughfare, and (d) is clear of overhanging branches, roofs, balconies, awnings, signs or similar structures at or below the height of the collection vehicle, and (e) minimises the need for reversing (maximum 60m depending on the site), and (f) provides clear unimpeded vision for the driver for all vehicle manoeuvres.
<p>WASTE MINIMISATION P3 Premises must accommodate source separation and segregation of wastes by providing convenient access to recycling provisions, which are adequate, easily recognised and are appropriate to the wastes generated.</p>	<p>A3.1 Each waste storage area includes recycling provisions and:</p> <ul style="list-style-type: none"> (a) has sufficient space to store all the recycling containers within the waste storage area, and (b) is signposted or otherwise marked to clearly distinguish the recycling containers from the waste container(s). <p>AND A3.2 For uses defined as a shopping complex or medical centre or other commercial use greater than 1000m² GFA, recycling provisions are in accordance with an approved Waste Management Plan, developed in accordance with Planning Scheme Policy No. 10, and which demonstrates the proposals satisfaction of the Performance Criteria.</p>

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5. CODES FOR COMMERCIAL AND COMMUNITY DEVELOPMENT AND USE

MIXED USE PREMISES P4 Provide access to appropriate waste and recycling provisions for all users and occupiers of the property.	A4 Waste storage areas for commercial waste are clearly separated from waste storage areas for residential waste.
MULTI-STOREY COMMERCIAL DEVELOPMENT P5 To provide appropriate, convenient provisions for the disposal of waste and recyclable items, which work effectively, are easily serviced and minimise impacts on the amenity of users, occupiers and neighbours of the premises	A5 Commercial developments that exceed 3 storeys in height comply with the Acceptable Measures of Element 8 of the Code for Multi-Storey Residential Premises.