

Waste Management Statements & Assessment

Objectives

The objectives of a Waste Management Report or Statement are:

- to determine any proposed waste strategies are adequate for the site.
- to ensure proposed bin bays are adequate and accessible.
- to ensure health and safety issues have been addressed.

Waste Management Statement

Smaller developments of up to 12 units can provide a Waste Management Statement. Details of reasonable bin storage areas and vehicular movement for onsite removal are to be shown on the site plan, where applicable. Statements and plans are to address the following:

1. Is each unit to be assigned a bin that the individual resident is responsible for?
 - This requires each unit have a space to store the bin.
 - Is each resident responsible putting the bin out?
 - Will removal of rubbish be via placement of bins on the verge?
 - Provide the frequency of rubbish removal.
2. Is there is a single area for bins that one individual is responsible for?
 - This will require a bin compound (Built to conform as diagram provided.)
 - Will there be a caretaker or particular person who will be responsible for waste management?
 - This requires a regular program for cleaning bins compound etc. and this program must meet health standards.
 - Provide details of vehicular access to the compound.
 - Provided details for the frequency of rubbish removal from the site.

Waste Management Strategy Report

Larger developments of 13 units or more require a full waste management strategy. Details of reasonable bin storage areas and vehicular movement for onsite removal are to be shown on the site plan, where applicable. Statements and plans are to address the following:

1. Do you propose to have 240L bins?
 - Demonstrate how these will be placed on the verge, if applicable.
 - Who is responsible for the bins?
 - How will the bins be managed? (In practice, the easiest bin to access will be the full while others remain empty.)

2. Will skip bins be used?
 - Will contractors be employed for waste management where, using “skip” bins?
 - How often will these be emptied?
 - Can the vehicle used to empty the bins be able to access the bin compound?
 - Will residents be required to empty their rubbish into the large bins directly? Or will there be internal small bins that are emptied into the large bin?
 - How will health and safety issues be managed?
 - Is there a better alternate solution?

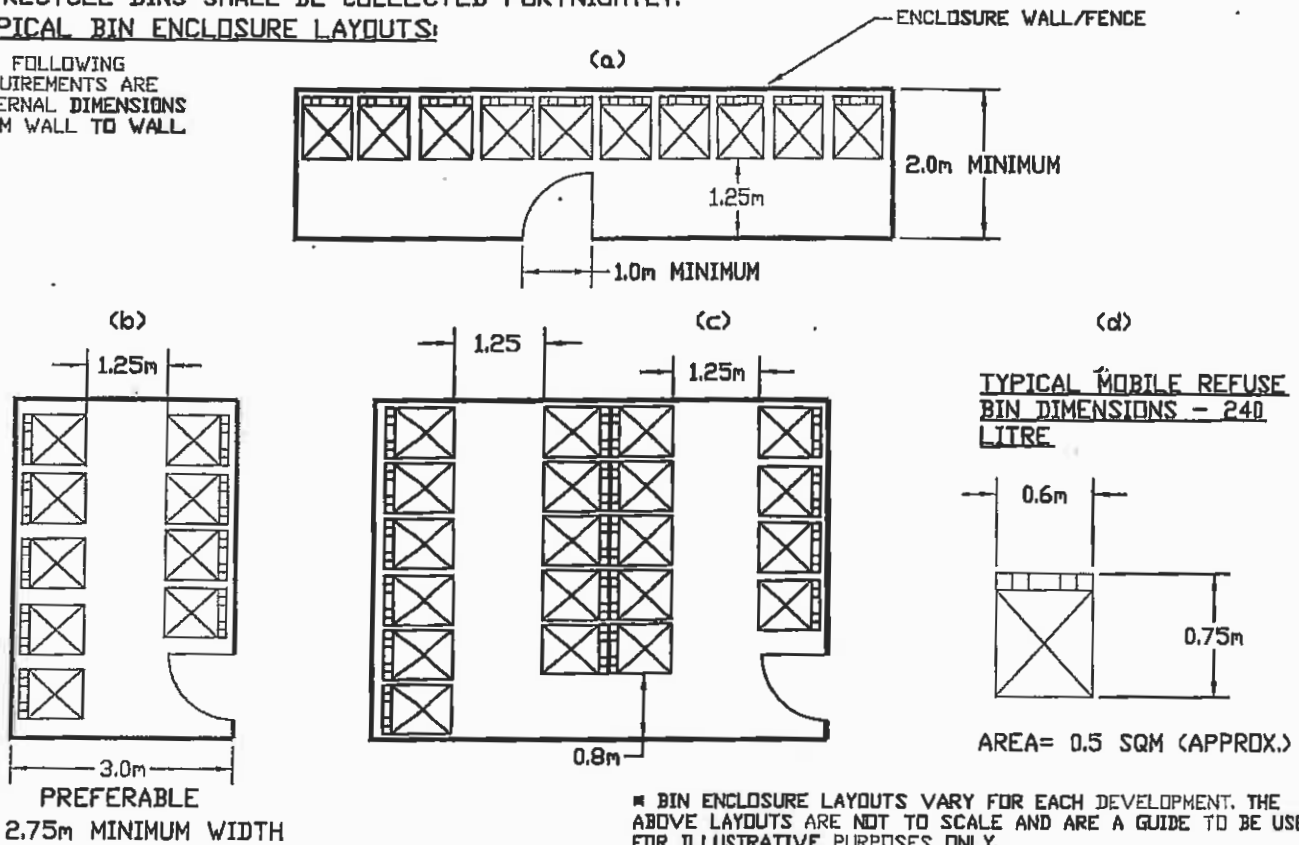
For further information on Waste Collection Services, please contact Waste Management on (08) 9158 9700.

A SUMMARY OF THE TOWN'S WASTE MANAGEMENT REQUIREMENTS ARE AS FOLLOWS:

- (1) BIN COMPOUNDS TO BE CONSTRUCTED IN ACCORDANCE WITH THE TOWN'S HEALTH LOCAL LAW 2004. BIN COMPOUNDS ARE TO BE DIVIDED INTO COMMERCIAL AND RESIDENTIAL AREAS AND SIZED TO CONTAIN:
 - (i) RESIDENTIAL (>5 Units):
 - 2 BEDROOM AND OVER
 - 1x MOBILE GENERAL GARBAGE BIN PER UNIT
 - 1x RECYCLE BIN PER UNIT.
 - 1 BEDROOM UNITS
 - (ii) 1/2 WASTE BIN PER UNIT
 - 1/2 RECYCLING BIN PER UNIT
- COMMERCIAL:
 - 1x MOBILE GENERAL GARBAGE BIN PER UNIT, OR PER 200 SQM OF FLOOR SPACE
 - 1x RECYCLE BIN PER UNIT, OR PER 200 SQM OF FLOOR SPACE
 - ADDITIONAL WAISTE AND RECYCLE BINS CAN BE PROVIDED FOR A FEE BY TOV IF REQUIRED
- (2) EACH BIN ENCLOSURE MUST BE OF SUFFICIENT SIZE TO ACCOMMODATE ALL RECEPTACLES (240 LITRE BINS) USED ON THE PREMISES, BUT IN ANY EVENT HAVING A FLOOR AREA OF NOT LESS THAN 3 SQUARE METRES. IF SPACE IS AN ISSUES ROLLER DOORS MAY BE ACCEPTABLE. IT SHALL ALSO HAVE WASHDOWN FACILITIES AND BE DRAINED TO THE SEWER SYSTEM.
- (3) A MINIMUM AISLE WIDTH OF 1.25m MUST BE PROVIDED FOR ACCESS, TURNING AND MOVEMENT OF BINS FOR COLLECTION. THIS AISLE IS TO BE KEPT FREE OF OBSTRUCTIONS.
- (4) EQUAL ACCESS MUST BE PROVIDED TO ALL BINS.
- (5) BINS SHALL BE PLACED 1.0m FROM THE KERBSIDE WITH THE WHEELS AND HANDLES FACING AWAY FROM THE STREET. THE BIN SHOULD REMAIN CLEAR OF ANY OBSTRUCTION SUCH AS POWER POLES, SIGNS OR STREET TREES. BINS SHALL NOT OBSTRUCT FOOTPATHS FOR PEDESTRIANS OR MOBILITY IMPAIRED.
- (6) WITH PRIOR ASSESSMENT AND APPROVAL, ToV WILL PROVIDE COLLECTION OF BINS MORE THAN ONCE PER WEEK IN EXCEPTIONAL CIRCUMSTANCES ONLY.
- (7) RECYCLE BINS SHALL BE COLLECTED FORTNIGHTLY.

TYPICAL BIN ENCLOSURE LAYOUTS:

THE FOLLOWING REQUIREMENTS ARE INTERNAL DIMENSIONS FROM WALL TO WALL



TOWN OF VINCENT
244 VINCENT STREET LEEDERVILLE, 6007
TECHNICAL SERVICES

TYPICAL BIN ENCLOSURES FOR MULTIPLE RESIDENTIAL AND COMMERCIAL DEVELOPMENTS

SCALE: N.T.S.	DRAWN: BC	DRAWING NO: 2503-SD-1
DATE: 16.11.06	CHECKED: CW	