

WASTE MANAGEMENT SERVICES FOR RESIDENTIAL FLAT BUILDINGS AND MULTI DWELLING HOUSING

FACT SHEET

Purpose

This Fact Sheet outlines changes to Council's Waste Management Strategy for Residential Apartment Buildings (RFB's) and Multi Dwelling developments. The new strategy means that Council can now provide bulk waste and increased collection services for RFB's and other similar high density residential development.

Definitions

Residential Flat Building – a building containing 3 or more dwellings, but does not include an attached dwelling or multi dwelling housing (as defined by the Liverpool Local Environmental Plan 2008).

Objectives of the new Waste Strategy

In light of the growing number of high rise developments in the Liverpool City Centre and other areas earmarked for high density development within the LGA, there is a growing demand for Liverpool Council to provide services which adequately manage the large volumes of waste generated from these developments. Council can now provide a suitable waste collection service, including a variety of bin sizes along with increased collection (maximum of two collections per week), to cater for all scales of high density development.

Waste Specifications

While a new Waste Services Policy is yet to be implemented, a Waste Services Specifications sheet has been developed, endorsed by Council and is currently in effect. The design specifications summarise the variety of bin sizes available, frequency of pick-ups, method of waste collection and storage requirements.

Determining suitable waste management arrangements

The most appropriate waste management arrangement for each development should be determined by the Applicant and described in the Development Application and its supporting documentation. The Development Application should indicate the number and size of bins required for the development (which will determine the frequency of waste collection services per week); and identify a designated and clearly labelled waste storage area that is capable of accommodating the number of proposed bins and can be accessed by the appropriate waste collection vehicle, without impeding on the amenity of the future occupants of the development or the wider locality.

Any Development Application for a residential flat building seeking a waste collection arrangement with Council that falls outside of the attached design specifications; requires the Applicant to consult with Council's Waste Planning & Policy Department prior to the determination of a Development Application, to confirm whether alternative arrangements can be accommodated.

Generally, a residential flat building application must make arrangements for the bulk storage and collection of waste, to minimise the number of individual bins for a development, which ensures convenient waste disposal services for future occupants; and to minimise the number of bins along the street frontage.

WASTE MANAGEMENT SERVICES FOR RESIDENTIAL FLAT BUILDINGS AND MULTI DWELLING HOUSING

FACT SHEET

Design Specifications

Currently Liverpool Council provides the following allowance:

Garbage 120 litres/unit/week

Garbage Bin Types	Bin Allocation for Proposed Units-Weekly Service	Bin Allocation for Proposed Units- Twice weekly Service	Truck Required
240 litre mobile bin*	1 per 2 units	1 per 4 units	Side lift
660 litre bulk plastic bin	1 per 6 units	1 per 12 units	Rear Lift

*Mobile bins must be presented to kerb for collection

Recycling 120 litres/unit/week

Recycling Bin Types	Bin Allocation for Proposed Units-Weekly Service	Bin Allocation for Proposed Units- Twice weekly Service	Truck Required
240 litre mobile bin (i)	1 per 2 units	1 per 4 units	Side lift
660 litre bulk plastic bin (ii)	1 per 6 units	1 per 12 units	Rear Lift

- (i) Mobile bins must be presented to kerb for collection
- (ii) 660L onsite collection refer to conditions on page 3 of 3 in this document

Waste Storage areas or enclosures must be of sufficient size to cater for the required number of bins.

Below are the dimensions and footprint for each type of bin available. When designing waste storage areas, consideration needs to be made for accessing and manoeuvring of bins.

Bin Receptacle	Length (mm)	Width (mm)	Height (mm)	Bin Footprint (m2/bin)
140L	640	535	920	0.27
240L	730	580	1060	0.42
660L	1420	780	1210	1.16

For onsite collection of bulk bins, below are collection vehicle specifications:

WASTE MANAGEMENT SERVICES FOR RESIDENTIAL FLAT BUILDINGS AND MULTI DWELLING HOUSING

FACT SHEET

Note: Static compaction units will not be supplied nor maintained by Council. Any proposal seeking to utilise

Vehicle	Length	Width	Height	Servicing height	Weight (loading)	Turning Radius
Side	9.5m	2.5m	3.5m	3.5m	23.0t	Kerb to kerb 10.3m Wall to Wall 11.0m
Rear	9.9m	2.5m	3.4m	3.4m	22.5t	Kerb to kerb 10.5m Wall to Wall 11.5m

Conditions:

- All buildings requiring onsite vehicle collection of waste and recyclables must have vehicle access and loading facilities designed in accordance with the above specifications.
- All buildings requiring onsite vehicle collection of waste and recyclables must have bin storage areas located at ground level or first underground level for safe and easy access by waste collection vehicles.
- The bin storage area opening and access path for onsite collection must have clearance of all other vehicles and obstacles for safe and easy access by waste collection vehicles. Signage to this effect is necessary.
- All buildings requiring onsite vehicle collection of waste and recyclables must have access driveways to be of a thickness and structural integrity to withstand the weight loading of the relevant vehicle as specified above.
- Waste collection vehicles must be off the road at all times for collection of bins onsite.
- Waste collection vehicles must be able to enter and leave the site in a forward direction with minimal or no need for reversing.
- Agreement must be made to indemnify, and keep indemnified Council and its contractors from and against all actions, claims, demands and other proceedings which may be made or recovered in respect of any damage to property, personal injury or death which relates to carrying out the service on site.
- Static compaction units should be considered for larger units to reduce the number of bins required. Typically the compaction ratio is set at 2:1; however, provision of such units is not the responsibility of Council. It should also be noted that if compaction units are used this will be on a weekly service only.

a static compaction unit is required to be provided and maintained privately. This requirement would be imposed by way of a restriction on the title of the land.