

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 Flat (Apartment) Building (RFB) 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. It is to be read in tandem with the Liverpool DCP, as amended.

Definitions

Multi dwelling housing - 3 or more dwellings (whether attached or detached) on one lot of land, each with access at ground level, but does not include a residential flat building.

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.

Design Specifications

WASTE MANAGEMENT SERVICES FOR RESIDENTIAL FLAT BUILDINGS AND MULTI DWELLING HOUSING

FACT SHEET

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, including adequate space for manoeuvring and access to bins. This must be considered when designing waste storage areas.

Below are the dimensions and footprint for each type of bin available.

Bin Receptacle	Length (mm)	Width (mm)	Height (mm)	Bin Footprint (m ² /bin)
140L	640	535	920	0.27
240L	730	580	1060	0.42
660L	1420	780	1210	1.16

Two new bin sizes will be available at the start of the new waste contract, which commences on July 1st, 2021. The dimensions and footprint of these bins is shown overleaf.

WASTE MANAGEMENT SERVICES FOR RESIDENTIAL FLAT BUILDINGS AND MULTI DWELLING HOUSING

FACT SHEET

Bin Receptacle	Length (mm)	Width (mm)	Height (mm)	Bin Footprint (m ² /bin)
360L	904	670	1116	0.61
1100L	1088	1196	1310	1.31

Please note that bin sizes must be the same for both general waste and recycling, e.g. if 660 litre bins have been selected for general waste, then it is a given that 660 litre bins will be provided for recycling also. For onsite collection of bulk bins, below are collection vehicle specifications:

Vehicle lift type	Length	Width (at cab and mirror to mirror)	Height (inc. safe clearance)	Weight (loading)	Turning Radius
Side	9.5m	2.5m, 3.0m	3.9m	24.0t	Kerb to kerb 10.3m Wall to Wall 11.0m
Rear	9.9m	2.5m, 3.0m	3.9m	23.5t	Kerb to kerb 10.5m Wall to Wall 11.5m

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

Green (Garden) Waste Services to RFBs

Council-provided green waste services to RFBs are available, but the available bin size is 240 litres only and the collection days for those bins will follow the green waste timetable for the single residential properties in that collection zone. Also, if a Council green waste service for an RFB is desired, then a secure, lockable enclosure must be provided, of an appropriate size for the desired number of green bins, which is to be accessible only to the individuals or company that is responsible for carrying out grounds' maintenance at the RFB. No other persons are to be able to access the green bins to put waste in them, this is to prevent contamination of the bins.

If these requirements are not suitable, then Council will require as a DA consent condition that all green waste is to be removed from site as it is generated by the contractors responsible for grounds' maintenance, and disposed of lawfully.

Bulky Household Waste Storage Requirements

As stated in the Liverpool DCP, there is a requirement that for multi dwelling housing or RFBs of more than 25 dwellings, a designated space shall be provided for temporary storage of disposed household bulky items awaiting Council clean up or contracted removal.

The minimum allocated dedicated space for a development of 26 units must be 6m², with a minimum unobstructed height of 2m, and double door access to facilitate the storage of mattresses and larger furniture items. The area provided for this function must be scaled according to the number of units in the

WASTE MANAGEMENT SERVICES FOR RESIDENTIAL FLAT BUILDINGS AND MULTI DWELLING HOUSING

FACT SHEET

development e.g. 52 units will require twice the dedicated bulky household storage area of a building containing 26 units.

For larger developments, more than one bulky household waste storage room may be supplied, as long as the total floor space supplied meets the required total. Signage to such storage rooms must convey the purpose of the space, and the arrangements necessary to be made with building management and their agents to place household items in the storage room.

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 preferably at ground level, or if that is not possible, at 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 are to have access driveways of a thickness, structural integrity, profile, and gradients to both withstand the weight loading of the relevant vehicle, and permit its passage into the building without scraping.
- Waste collection vehicles must be off the road, and not protruding across the footpath or any kerbside area used as a public thoroughfare, during the collection of bins onsite.
- Waste collection vehicles will, for preference, be able to enter and leave a site in a forward direction with minimal or no need for reversing. Where reversing into a site is necessary, the path of travel must be straight, i.e. reverse straight back to the waste collection area, and then drive straight out. Complex, convoluted paths of travel for waste trucks are not permitted, as they raise the likelihood of collision with structures, other vehicles or possessions stored in parking areas, or people.
- Access through any roller shutter, gate or barrier is to be via a pin-code, the code to be provided to Council and Council's waste contractor.
- 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 developments to reduce the number of bins required. The maximum compaction ratio is set at 2:1 for plastic bins and 3:1 for metal high-volume bins. For larger developments of greater than 100 units, and mixed developments containing a range of use types including residential, early consultation with Council about the waste aspects of the project and the features, facilities, and collection arrangements to be provided, are strongly advised.
- Consultation with the Council's Planning section as to solutions to mitigate any streetscape issues with on-site waste collection bays, and improve their appearance, is strongly advised.