

WASTE AND RECYCLING GUIDE FOR HIGHER DENSITY DEVELOPMENT

City of Mitcham



Document verification

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Waste and recycling guide for higher density development

The shape of Adelaide is continually changing, and the density of our suburbs is increasing as more dwellings are built within the existing footprint. This can make providing waste and recycling services more challenging.

Waste management is a key service the City of Mitcham (Council) provides its community who expect reliable and efficient services that contribute to the amenity of their neighbourhood.

Delivering these services requires a variety of design and operational considerations to be met and these need to be considered in the design of new residential dwellings and developments.

Purpose of this guide

This guide informs property developers of what they need to consider about waste management and resource recovery when planning higher density developments and the information required to accompany their development application.

The information in this guide is suitable for:

- small allotments (less than 400 m²)
- allotments with narrow frontage
- hammerhead developments
- subdivisions with multiple or group dwellings
- residential flat buildings.

The guide is a reference point for the community and for Council staff and includes:

- the waste and recycling services Council provides
- the requirements for these services and their impact on the housing and urban design, and immediate neighbourhood.

Other design input and information specifically for multi-unit dwellings (high-rise mixed used or residential buildings) are outlined in the [*South Australian Better Practice Guide for Waste Management in Residential & Mixed Use Developments*](#).






Council's standard kerbside waste and recycling service

The City of Mitcham provides a standard three-bin waste and recycling service to occupied residential dwellings.

Bin entitlements

Each residential dwelling is eligible for the following bins to be collected by Council and its contractor East Waste:

	Bin size	Collection frequency
 Waste to landfill	140 litre	Weekly
 Comingled recycling	240 litre	Fortnightly
 Food Organics and Garden Organics (FOGO) recycling	240 litre	Fortnightly

The occupants of the dwelling are responsible for managing the bins in line with this guide, Council's Waste Management Policy and Waste Management Bylaw.

A benchtop kitchen caddy and roll of compostable bags to help recycle food organic material are also available for residents to collect from the Council.

Bin storage areas

All bins must be stored within the property boundary and screened from public view. The storage area must be:

- a minimum of 1.8m wide and 0.8m deep (Figure 1), with additional space to access and move bins
- accessible for people with a disability
- at least 3m from windows and doors and not within a garage
- no more than 30m from the kerbside presentation/collection area.

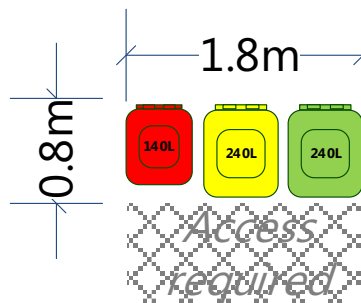


Figure 1: Minimum space required to store bins



Bin transfer pathway

Residents must transfer the bins from the storage area to the kerbside presentation area for collection. This transfer pathway must:

- be at least 0.9m wide
- not have steps, obstructions, or a slope greater than 1:10
- not pass through any interior living areas of the dwelling (transfer through a garage is acceptable).

Bin presentation area

The collection vehicle will only collect bins from public roads. The bins must be presented directly adjacent the allotment (the front, side, or rear facing the public road).

Bins are typically presented on the kerbside verge. They may also be placed in a driveway (e.g. due to significant street parking) but vehicle access must be maintained to dwellings (especially shared driveways).

In extreme cases, there may be an opportunity for parking restrictions, but this will be subject to community consultations and a review by Council's Traffic and Transport Team.

The bins must:

- have a minimum 30cm space on either side
- maintain one (1) metre of space from street infrastructure (signs, trees, stobie poles etc.)
- allow direct access from the street and not obscured by on street carparking
- not block pedestrian use of footpaths.

An example of bin presentation areas is outlined in Figure 2

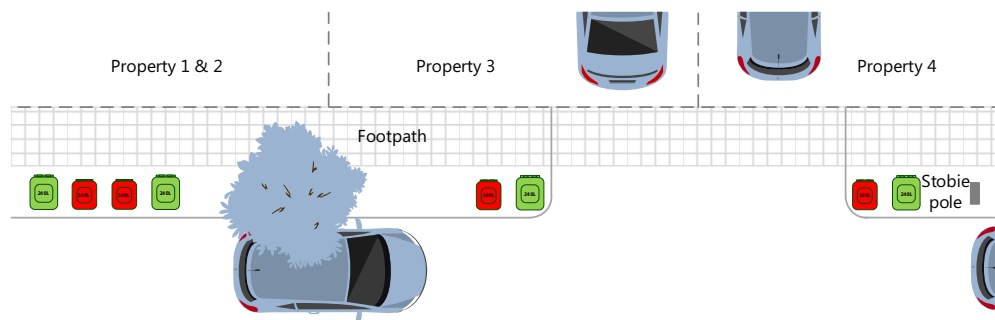


Figure 2: Example of appropriate bin presentation areas

Each dwelling requires enough space for a maximum of two bins to be collected every week (Table 1). Additional space may be required if the dwelling has additional bins or street infrastructure is near the bin presentation area.

Table 1: Minimum kerb space requirements for presentation of bins

Dwellings on site	Max. bins presented per week	Min. kerb space required*
1	2	2.0 m
2	4	4.2 m
3	6	6.2 m
4	8	8.1 m
5	10	10.1 m

Waste management plan

Council's Planning Officers may request that a Waste Management Plan is submitted with the Development Application. It must clearly outline the intended bin storage area(s), transfer pathways and bin presentation area(s).

Developments with a larger number of proposed dwellings are more likely to need a plan, however it may be needed for sites that have complex access or other site-specific considerations.

Collection vehicle requirements

The collection vehicles must be able to access and collect bins from a public road. The collection vehicle drivers are to remain within the vehicle whilst collecting bins. Therefore, they are unable to move bins from private roads or property to a public street to facilitate the collection of bins.

Any new public roads included within the Development Application must be wide enough to allow access and bin collection. It must also be designed to support the regular use of collection vehicles.

Table 2: Approximate collection vehicle dimensions and requirements

Side lift collection vehicle dimensions	3.8m minimum (height) × 2.8m (width) × 9.5m minimum (length)
Operational height clearance required	Up to 4.2m
Operational width required	2m minimum (<i>total width required including vehicle is 4.8m minimum</i>)
Approx. vehicle weight	23 tonne
<small>Note: Vehicle width dimensions are based on Australian MRV standard specifications - AS 2890.2-2002. Vehicle length and heights are based on common collection vehicles operating in the South Australian market. Waste and recycling collection vehicles are custom designed and can differ from these specifications.</small>	

Variations to Council's standard service

All new developments should be designed to meet the requirements of Council's standard kerbside waste and recycling service.

Specific circumstances may identify the need to consider slight variations to allow the safe, convenient, and effective delivery of waste and recycling services. This requires early consultation with Council.

Council is not required to approve non-standard options. There must be:

- a proven need and community benefit to providing variations to the standard service
- no reduction in the potential performance of the waste and recycling system because of the variation.

Non-standard bin entitlements

An individual set of bins for each dwelling is Council's default and preferred option.

Shared bins

Shared bins may be considered in some circumstances. These arrangements must be detailed in a Waste Management Plan that is reviewed and approved by Council's Waste Management Officer.

The plan must be outlined in formal development approval correspondence so future occupants are aware of the waste and recycling services for the property. The information will specify the responsibilities for managing the bins, including:

- moving bins for collection
- returning bins to the bin area
- managing issues of contamination
- the processes to communicate with residents.

Alternative bin presentation areas

An alternative bin presentation area may be considered if bins cannot be presented on the kerbside verge adjacent the allotment and safely accessed from a public road.

These developments will be referred to Council's Waste Management Officer to help identify if an alternative presentation area is available that does not negatively impact other residents, ratepayers, or the public. This is in accordance with the City of Mitcham's Waste Management Bylaw 7.

If a suitable alternative bin presentation area is not available, then the development may need to be redesigned or arrange a private commercial service (outlined below).



Commercial bin services

Developments will need to arrange for a private commercial service in the rare circumstances where Council's standard or a varied service cannot be accommodated.

Note, Council does not encourage private commercial services as residents are locked into higher cost services.

The [SA Better Practice Guide for Waste Management in Residential & Mixed Use Developments](#) provides guidance to help determine the appropriate size and frequency of waste and recycling services for the development.

If private commercial services are needed, they must still meet the Council's standard of services, including:

- appropriate bin storage areas and transfer pathways (see above)
- onsite collection of bins, if appropriate on-street loading areas are not available
- entry and exit of the collection vehicle to the development in a forward direction (for onsite collection)
- no traffic impact on roads adjacent to the development (i.e. collection vehicle cannot block the roadway during collection).

A development that nominates private commercial collection should submit a Waste Management Plan with their development application that outlines:

1. Development details (e.g. number of dwellings/apartments, type and area of other land uses)
2. Proposed waste system (e.g. size and number of bins, frequency of collection and associated supporting evidence)
3. Bin storage area design
4. Bin presentation/collection area
5. Collection vehicle access
6. Roles and responsibilities for managing the waste system
7. Access to private land (if applicable).



Development application checklist

Council can use this checklist when assessing development applications.

Developers can also use it to determine if they have considered all requirements to achieve Council's standard kerbside waste and recycling service and included the information in their development application.

Development details		
Applicant/Proponent:		
Phone:		
Email:		
Development address:		
Development ID <i>(Council use)</i>		
Signature of Applicant/Proponent:		
Date:		
Waste system checklist		
Bin storage area (on property):		Comments
Screened from public view?	<input type="checkbox"/> Y <input type="checkbox"/> N	
Min. 1.8 x 0.8m?	<input type="checkbox"/> Y <input type="checkbox"/> N	
Accessible for residents?	<input type="checkbox"/> Y <input type="checkbox"/> N	
Min. 3m away from windows/doors?	<input type="checkbox"/> Y <input type="checkbox"/> N	
Storage area is separate to allocated car parking space and not in a garage?	<input type="checkbox"/> Y <input type="checkbox"/> N	
Max. 30m from kerbside presentation area and a reasonable distance from neighbouring dwellings?	<input type="checkbox"/> Y <input type="checkbox"/> N	
Area clearly shown on the site plans?	<input type="checkbox"/> Y <input type="checkbox"/> N	
Bin transfer pathway:		Comments
Min. 0.9m wide?	<input type="checkbox"/> Y <input type="checkbox"/> N	
No steps, obstructions, or slope >1:10?	<input type="checkbox"/> Y <input type="checkbox"/> N	
External to living areas?	<input type="checkbox"/> Y <input type="checkbox"/> N	
Path clearly shown on the site plans?	<input type="checkbox"/> Y <input type="checkbox"/> N	
Bin presentation area:		Comments
Are bins accessible from a public road (Including size of collection vehicles?)	<input type="checkbox"/> Y <input type="checkbox"/> N	
Enough space for all bins <i>(see Table 1)</i> ?	<input type="checkbox"/> Y <input type="checkbox"/> N	
No conflict with street infrastructure?	<input type="checkbox"/> Y <input type="checkbox"/> N	
Does not block driveways?	<input type="checkbox"/> Y <input type="checkbox"/> N	
Does not block footpaths?	<input type="checkbox"/> Y <input type="checkbox"/> N	
Unlikely to be blocked by parked cars?	<input type="checkbox"/> Y <input type="checkbox"/> N	
Area clearly shown on the site plans?	<input type="checkbox"/> Y <input type="checkbox"/> N	

Variations to Council's standard service		
Bin entitlements		<i>Comments</i>
Proposing shared bins?	<input type="checkbox"/> Y <input type="checkbox"/> N	
Has a Waste Management Plan been developed? (<i>Attach to application</i>)	<input type="checkbox"/> Y <input type="checkbox"/> N	
Provide details:		
Collection from private roads		<i>Comments</i>
Can bin collection only take place from a private road with a private waste contractor?	<input type="checkbox"/> Y <input type="checkbox"/> N	
Can the roadway accommodate a private waste collection vehicle (operating width, height and weight)? (<i>Attach evidence to application</i>)	<input type="checkbox"/> Y <input type="checkbox"/> N	
Can the private waste collection vehicle enter and exit in a forward direction?	<input type="checkbox"/> Y <input type="checkbox"/> N	
How will private waste collection be communicated to future occupants?		
Council review		
		<i>Comments</i>
Meets Council's standard service requirements?	<input type="checkbox"/> Y <input type="checkbox"/> N	
Variations to the standard service requested?	<input type="checkbox"/> Y <input type="checkbox"/> N	
Is a Waste Management Plan required?	<input type="checkbox"/> Y <input type="checkbox"/> N	
Further information required?	<input type="checkbox"/> Y <input type="checkbox"/> N	
Additional input required:		
Waste Management Officer	<input type="checkbox"/> Y <input type="checkbox"/> N	
Traffic	<input type="checkbox"/> Y <input type="checkbox"/> N	
Other	<input type="checkbox"/> Y <input type="checkbox"/> N	
Recommendation:		
Further information required?	<input type="checkbox"/>	
Approve	<input type="checkbox"/>	
Approve with conditions (<i>detail below</i>)	<input type="checkbox"/>	
Refuse (<i>detail</i>)	<input type="checkbox"/>	
Approval conditions		
1.		
2.		
3.		





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