



CITY OF BAYSWATER

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Waste and Recycling Guidelines for Residential and Mixed Use Development

CONTEXT

To assist landowners and developers in designing their proposed development, the City has prepared this information sheet as a guide to the waste and recycling requirements which apply for **residential or mixed use developments containing 10 or more dwellings**.

PLANNING APPROVAL REQUIREMENTS

For residential or mixed use development containing 10 or more dwellings, 1100 litre bins will be used for waste and recycling.

To assist in the provision of an adequate bin store area and vehicle manoeuvring as part of the planning application process, the following is required:

Bin Compounds

- 1100 litre bins measure 1.36m x 1.28m x 1.465m (2m² per bin).
- Bin compound areas should be based on 2m² per bin plus sufficient area to walk around and manoeuvre the bins.
- The bin compound is to be provided with a permanent water supply and drainage facility for washdown. The bin area is to be screened by a gate and brick walls (or other suitable materials) to a height not less than 1.8m.
- All bins are to be located on-site (not on the verge) and screened from any street frontage.
- The bin area is to be accessible via a suitably constructed service road that will allow heavy vehicle movement.

Waste Trucks

- Waste trucks will be rear lift.
- Waste trucks will need a 18.5m turning circle (9.25m radius).
- Waste trucks must enter and exit the site in a forward gear, with all manoeuvring done on-site.
- Rear lift waste trucks will need a clearance height of at least 4 metres clear of awnings, upper floors etc.
- Waste trucks will need an accessway width of at least 3.0 metres.

Waste Capacity

Waste capacity per development, will be determined using the following formula:

Waste Capacity Formula

No. of Bedrooms in Dwelling	Waste Requirement	Recycling Requirement
1 Bedroom	0.08 m ³	0.08 m ³
2 Bedrooms	0.16 m ³	0.16 m ³
3+ Bedrooms	0.24 m ³	0.24 m ³

Notes: 0.24 m³ = 240 litres

The total waste or recycling requirement is to be rounded up to the nearest 1100 litre bin (refer to examples)

Mixed Use Development

The above mentioned waste capacity formula will also apply for the residential component of any mixed use development.

The waste capacity for the commercial component of the development may vary depending on the proposed land uses and scale of development.

FURTHER INFORMATION

Green waste will also need to be catered for onsite, depending on the scale and nature of the development. A Waste Management Plan may also be required.

The above information is provided as a guide only.

It is recommended that initial discussions with the City's Planning and Development Services and Technical Services should be held to address waste management at the early stages of the development proposal.

Should you require any further information, please contact the City's Planning and Development Services.

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Example 1

A development proposing 4 x single bedroom dwellings, 4 x two bedroom dwellings and 2 x three bedroom dwellings would require:

No. of Bedrooms in Dwelling	No.	Waste Requirement	Recycling Requirement	Bin Compound Manoeuvring	Total Bin Compound Area
1 Bedroom	4	0.32 m ³	0.32 m ³	-	-
2 Bedrooms	4	0.64 m ³	0.64 m ³	-	-
3+ Bedrooms	2	0.48 m ³	0.48 m ³	-	-
Total Capacity	10	1.92 m³	1.92 m³	-	-
No. of Bins Required		2 x 1100 litre bins	2 x 1100 litre bins	-	-
Space Required		4m²	4m²	2m²	10m²

Example 2

A development proposing 18 x single bedroom dwellings, 18 x two bedroom dwellings and 10 x three bedroom dwellings would require:

No. of Bedrooms in Dwelling	No.	Waste Requirement	Recycling Requirement	Bin Compound Manoeuvring	Total Bin Compound Area
1 Bedroom	18	1.44 m ³	1.44 m ³	-	-
2 Bedrooms	18	2.88 m ³	2.88 m ³	-	-
3+ Bedrooms	10	2.4 m ³	2.4 m ³	-	-
Total Capacity	46	6.72 m³	6.72 m³	-	-
No. of Bins Required		7 x 1100 litre bins	7 x 1100 litre bins	-	-
Space Required		14m²	14m²	2m²	30m²

Waste Requirements for mixed use development will utilise the same formula for any residential component of the development. The waste requirements for the commercial component will be determined based on the proposed land use and scale.