Development manual planning scheme policy (PSP)
SC6.4.22 Waste management

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SC6.4.22 1 Introduction

(1) Purpose

The purpose of the waste management guidelines is to:

(a) ensure development provides for the functional management of waste in a manner which is environmentally acceptable, safe, and efficient and that does not have adverse amenity impacts on external properties or internal development;

(b) provide general guidelines and advice about achieving waste management outcomes of the Townsville City Plan and satisfying any assessment criteria which identifies this planning scheme policy section as providing that guidance or advice;

(c) state standards for waste management, storage and servicing identified in assessment criteria and whichidentifies this planning scheme policy section as providing the standards; and

(d) provide guidelines about the preparation of a waste management plan.

(2) Reference and source documents

Reference and source documents that must be read in conjunction with this section are as follow:

(a) SC6.4 Development manual planning scheme policy sections:

Section SC6.4.2 Development application guidelines

Section SC6.4.5 Road network infrastructure, Clause SC6.4.5.3 Public transport facilities,

Section SC6.4.5 Road network infrastructure, SC6.4.5.4 Car parking

Section SC6.4.5 Road network infrastructure, SC6.4.5.5 Driveways

Section SC6.4.12 Landscaping and open space

Section SC6.4.6 Road works and traffic control, Clause SC6.4.6.1 Geometric road design

(b) Townsville City Council:

Trade Waste Policy

Water Supply (Safety & Reliability) Act 2008.

Trade Waste Management Plan 2019

(c) Legislation:

Waste Reduction and Recycling Regulation 2023

Environmental Protection Regulation 2019

Environmental Protection (Water and Wetland Biodiversity) Policy 2019

ESR/2015/1571 Guideline: Clinical and related waste

(d) Australian Standards:

AS/NZS 3816 *Management of clinical and related waste (Set)*

AS/NZS 2890 *Parking facilities (Set)*

AS 4123 *Mobile waste containers (Set)*

SC6.4.22.2 Waste management plans

(1) Submission of waste management plans

Where proposed developments are likely to generate unusual or large amounts of waste, a waste management plan (WMP) may be required in demonstration of providing appropriate waste storage and waste servicing.

(a) Council may require submission of a waste management plan for development involving the following development thresholds:

(i) a residential use with more than 10 dwellings;

(ii) a business/commercial/industrial use with a gross floor area greater than 500 m² or any use likely to generate large or unusual amounts of waste, including educational establishment, rooming accommodation, hotel major sport, recreation, and entertainment facility;

(iii) an environmentally relevant activity (as defined by Schedule 2 of the *Environmental Protection Regulation2019)* and/or development involving the use of a hazardous materials or chemicals;

(iv) operational works involving substantial waste materials resulting from removal and construction of newinfrastructure or demolition and major earthworks; and

(v) another use or activity, where identified as having significant waste management requirements.

(b) Where WMPs are required to support a development application, it should be tailored to the needs of the proposal.

(c) Short term activities or small scale, uncomplicated developments require relatively simple and short WMPs.

(d) Larger proposals will require detailed plans covering the different stages of the development, operations orworks program.

(2) Information required in waste management plan

A WMP should be submitted detailing how the proposal will meet the requirements of the Townsville City Plan and consider the following issues:

(a) Residential applications:

(i) types and amounts of waste that may be generated based on number of dwellings;

(ii) how the waste will be disposed including number of mobile storage bins or nomination of asuitable size bulk bin;

Editor's Note - All residential waste must be removed by council.

(iii) access and egress for council waste collection vehicles;

Editor's Note - Applicants should refer to Sections SC6.4.5 Road network Infrastructure Clauses SC6.4.5.4 Car Parking, SC6.4.5.3 Public Transport Facilities, and SC6.4.5.5 Driveways for additional information on design and access requirements.

(iv) screening of waste facilities by landscaping or other suitable means and where required, nomination of separation distances to property boundary or other residential buildings;

Editor's Note - Applicants should refer to Section SC6.4.12 Landscaping and open space for additional information regarding landscape treatments.

(v) design of facility incorporating requirements from Clause SC6.4.22.3 Waste management

standards for development, and Table SC6.4.22.1 General Requirements;

1. sensitivity of the receiving environment and neighbouring residents (adequate setbacks of waste areas from adjoining property boundaries to prevent odour, dust or noise nuisance);and
2. designated bin wash down facilities to be identified for the contained cleaning of waste bins.

Editor's Note – Bin washing water is not to be disposed of into stormwater facilities.

(b) Commercial and industrial applications:

(i) types and amounts of waste that may be generated by the authorised activities;

(ii) how the waste will be dealt with, including a description of the types and amounts of waste that will be dealt with;

(iii) procedures for identifying and implementing opportunities to minimise the amount of waste generated, promote efficiency in the use of resources, and otherwise improve the waste management practices employed, including recycling;

(iv) details of waste management practices that are congruent with Queensland *Waste Management and Resource Recovery Strategy* and targets;

(v) access and egress for those disposing waste and for waste collection vehicles;

Editor's Note - Applicants should refer to Section SC6.4.5 Road network infrastructure, Clauses relating to SC6.4.5.4 Car parking, SC6.4.5.3 Public transport facilities, and SC6.4.5.5 Driveways for additional information on design and access requirements.

Editor's Note - If the waste is stored in a secured underground shelter, then the waste must be taken out and presented toTownsville Waste Services on collection day.

(vi) noise management considerations;

(vii) screening of waste facilities by landscaping when used in combination with other suitable means and where required, nomination of separation distances to property boundary or other sensitive land uses;

Editor's Note - Applicants should refer to Section SC6.4.12 Landscaping and open space for additional information regarding landscape treatments.

(viii) details of any accredited management system employed, or planned to be employed, to deal with thewaste;

(ix) how often the performance of the waste management practices will be assessed;

(x) the indicators or other criteria on which the performance of the waste management practices will beassessed;

(xi) staff training on matters relevant to waste management;

(xii) details of the responsible person for implementing the WMP;

(xiii) procedures for dealing with accidents, spills, and other incidents;

(xiv) sensitivity of the receiving environment, and neighbouring residents (adequate setbacks of waste areas from adjoining property boundaries to prevent odour, dust, or noise nuisance);

(xv) management of odour;

(xvi) extent and life of the proposed activities;

(xvii) details of bunding arrangements to contain waste where appropriate; and

(xviii) designated bin wash down facilities to be identified for the contained cleaning of waste bins.

Editor's Note - Bin washing water is not to be disposed of into stormwater facilities.

(c) Council may request other reasonable management strategies in relation to individual developments.

(d) The WMP must be implemented during construction and at commencement of the use or the signing of thesurvey plan.

(e) WPMs should take into account any staging of a development.

(f) Consideration of screening treatments will include ensuring structural safety, and durability to minimise whole of life costs, and where practical, integration into the building design and constructed from similar materials used in the building design (integration). Screening must be to a minimum of the height of the bins used and should ensure screening addresses adjoining uses and public spaces.

(g) Any amendments to a WMP must not be implemented until approval from council is received.

SC6.4.22.3 Waste management standards for development

(1) General requirements

(a) The waste management standards for development are identified in the following section and in Table SC6.4.22.1 General Requirements.

(b) In addition to the requirements of Table SC6.4.22.1 General Requirements, the following standards shall be considered for development:

(i) access for a waste collection vehicle to an on-site or kerbside bin or a compactor is maintained at all times; or

(ii) "No Standing Any Time" signs are to be installed in designated waste truck turning areas including residential developments, cul-de-sacs and other locations to enable safe access for waste vehicles; or

(iii) a development application is to indicate the days and times that a waste removal service is to operate. If evidence from a waste collection contractor indicates that collection will occur outside normal service/delivery or business times, it may be permissible to allow a waste collection vehicle to utilise service bays or parking spaces on the site for access; or

(iv) where applicable, development is to provide the vertical and horizontal clearances for the service to operate safely, and efficiently. Unless otherwise stated in Table SC6.4.22.1 General Requirements, the minimum vertical clearance required for movement of a waste collection vehicle is 6.5 m. Larger operational clearance dimensions may be required depending on site specific requirements; or

(v) where applicable, a development that proposes to utilise a waste collection system requiring clearances less than 6.5 m for vehicle movement is to include a written confirmation from the proposed waste collection provider giving full details of the proposed system, bin sizes, number of bins, frequency of collection and the waste collection vehicle size; or

(vi) all waste collection for residential development is to be collected by Council, whilst office waste may be collected by the council or a private operator and retail, shop, or industrial waste collection may be collected by a private operator; or

(vii) whether domestic waste collection is from a bulk storage area or bins located throughout a unit development, all circulation and access roads utilised by a waste vehicle are to be a minimum of 6.5 m wide; or

(viii) where a development has access onto a road, all waste collection is from within the site. For access to a road the waste truck is required to enter and leave the site in a forward direction; or

Editor's Note - Applicants should refer to Section SC6.4.5. Road network infrastructure for additional information.

(ix) industrial development is to indicate the location of the waste collection area in the development application and provide an indication of the proposed method of disposal of waste, including trade waste. Where disposal of industrial or commercial liquid waste by discharge to a road tanker application is necessary, the road tanker is able to stand totally on-site, and comply with all other relevant regulations; or

(x) the owner/occupier must keep bins clean, in good repair and securely covered; or

(xi) the property must be designed to store the bin/s at ground level, and generally located towards the rear of the premises or, if not, out of site of the general public, except when put out for collection (one day maximum); or

(xii) where required, the property must be designed to facilitate the placing of the bin/s out (on the specified collection day) as follows:

1. on, or as close as possible to, the kerb adjacent to the premises, with the bin axle away from theroad;
2. with no structure or obstacle preventing the waste/ recycling crew from picking the bin up; and
3. with at least 500 mm spacing between the bins; or

(xiii) particular serviced premises may be required to keep the bin on an elevated platform or an imperviouslypaved area, enclosed and/or with drainage; or

(xiv) Council may also instruct certain residential premises to dispose of their waste by an approvedenvironmental licensed authority.

(c) Applications must ensure that adequate unhindered access for waste collection vehicles is possible, ensuring that not only the road reserve widths accommodate a waste collection vehicle, but that vehicles can safely and efficiently collect kerb side waste.

(d) Waste collection from properties in cul-de-sac heads or hammer heads may require kerb side concrete hardstand areas to be constructed to ensure that kerb side collection remains possible. Clause SC6.4.22.5 Concrete hardstand design for wheelie bins provides the design specification for kerb site domestic wheelie bins.

Editor's Note - Applicants may be asked to submit a plan demonstrating the location of waste collection points.

(e) Waste collection from a laneway is only permitted when the laneway has through access, sufficient width to accommodate the waste collection vehicle and the identification of wheelie bin collection points. Overhead services also need to be clear of the waste collection area.

(f) Private access handles where multiple lots may be serviced from, are not accessible by a waste collection vehicle. In such instances, a safe designated kerb side collection point is to be nominated. Clause SC6.4.22.5 Concrete hardstand design for wheelie bins provides the design specification for kerb side domestic wheelie bins.

Editor's Note - Applicants may be asked to submit a plan demonstrating the location of waste collection points.

(g) Where waste collection points are nominated away from the property being serviced (cul-de-sacs, laneways, access handles), nominated collection points are not permitted adjacent to a park, and are not to compromise the safe use or access to pedestrian, or other utility service.

Editor's Note - Applicants may be asked to submit a plan demonstrating the location of waste collection points.

(h) Where staged residential estates result in temporary no through connection roads (for example, until subsequent stage construction is complete), a compacted gravel (or equivalent) turnaround is required to be created at the end of a constructed road within a public tenure (I.e., road reserve).

Editor's Note - Waste collection vehicles will not be permitted to use privately owned land to turnaround.

(i) In instances where roads terminate to adjoining land and adjoining land is in separate/different ownership or not subject to the development application, applicants will need to provide a turnaround area within the development site until future through connection can be established. In this instance, the turnaround area will need to be constructed of durable material.

(j) If a rear lot, the frontage is to include an additional truncated area to provide sufficient space for the servicing of mobile waste containers. These truncated collection points are to avoid obstructing any driveway or encroachment onto neighbouring frontages.

(k) If there are two or more rear lots, no more than two adjoining truncated areas are provided for the servicing ofmobile waste containers.

(l) Collection points are not located:

(i) near intersections;

(ii) near roundabouts or traffic calming devices (or other traffic management devices);

(iii) on arterial road frontages;

(iv) in narrow lanes (where waste collection vehicle access is difficult or impossible);

(v) near bus stops; and

(vi) near pedestrian crossings.

(m) Where on street (kerbside) waste collection is proposed for standard domestic waste containers sufficient kerbside space is provided adjacent to the frontage of the premises for the required number of bins and such space is:

(i) clearly separated from car parking bays, loading bays and other similar no standing areas;

(ii) clear of overhanging branches, awnings, and other such hindrances to servicing by a lifter arm;

(iii) clear of footpaths and pedestrian access connections to the road;

(iv) not in front of shop entrances or private residential premises;

(v) not blocking the vision of vehicles using the roadway or entering and exiting the property;

(vi) capable of being serviced safely without the collection vehicle impeding traffic flow during servicing; and

(vii) capable of being serviced while the collection vehicle travels forward (I.e., without the vehicle needing to reverse).

SC6.4.22.4 Regulated waste guidlines

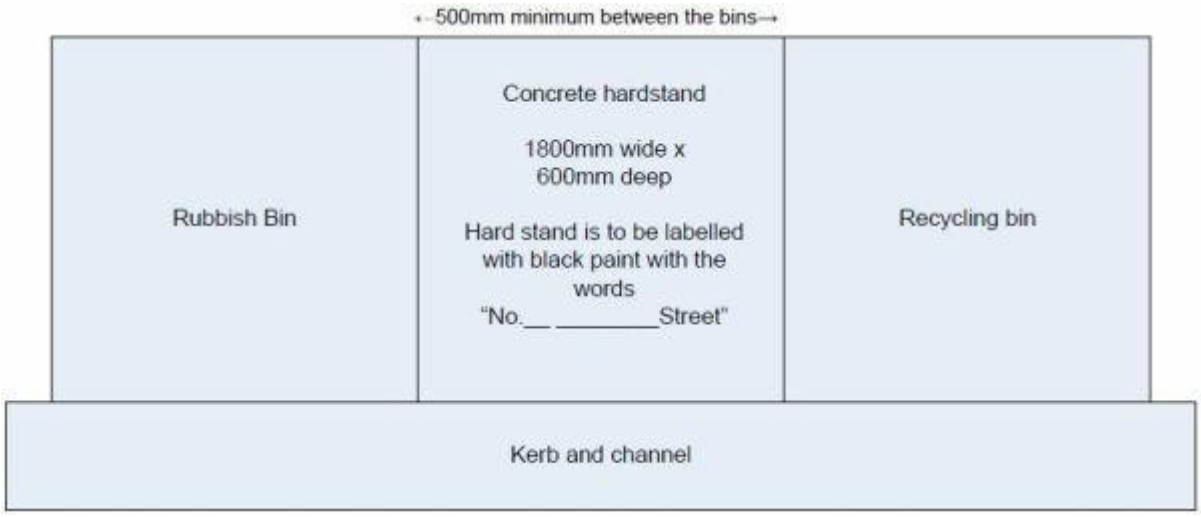
(1) Regulated waste is administered by the Department of Environment, Science and Innovation.

(2) Transport, storage, recycling, or disposal, of regulated wastes are environmentally relevant activities.

(3) Environmentally relevant activities that are prescribed activities are generally industrial activities but can also include some agricultural activities. A full list of all prescribed ERAs can be found in Schedule 2 of the *Environmental Protection Regulation 2019.*

SC6.4.22.5 Concrete hardstand design for wheelie bins

Where waste collection vehicles are unable to collect wheelie bins directly in front of a property due to access restrictions, owner/occupiers must take the bin/s to a designated collection point. The diagram below demonstrates the dimensions required for a hardstand for these bins at the designated collection point.



SC6.4.22.6 Examples of bin storage areas


FOR SALE


APARTMENTS ON YOC LANE

Figure SC6.4.22.1 Example of Concrete Hardstand for Mobile Waste Containers or a Bulk Bin

Figure SC6.4.22.2 Enclosed Concrete Hardstand for Bulk Waste and Recycling Mobile Waste Containers

SC6.4.22.7 Bulk bin specifications

Editor's Note - Refer to AS 4123 for the standard sizing of bulk bins. Bulk bins must be ordered well in advance to ensure availability.

Table SC6.4.22.1 - General Requirements

	General details	Access and collection	Locality of storage areas/design of facility

Residential (dwelling house dual occupancies)	Mobile waste containers (240 L)are used for both waste collection and recycling. Owner/occupiers may also choose to pay a small additionalcharge for a 360 L recycling bin.	Where sloping areas exist (≥15%), an adequate level hardstand area with sufficient space to accommodate all bins for collection is to be made available along the street frontage for the collection of mobile waste and recycling containers collected fortnightly. Refer to SC6.4.22.5 for an auto court concrete hardstanddesign for wheelie bins. Other arrangements may be negotiated.	Mobile waste containers mustbe stored at a location within the property boundary that avoids nuisance to neighbouring properties.

Residential (including multiple dwelling, residential care facility retirement facility and the like)	Developments containing a maximum of 10 dwellings will be issued with new mobile waste containers unless there is insufficient footpath to place the waste and recycling bins for collection. Where on street access for collection of mobile garbage (wheelie) bins is not available, ormultiple dwellings contain more than 10 dwelling (or similar) thedeveloper must provide bulk waste facilities. Refer to SC6.4.22.7 for more information on bulk bin collections. Recycling bins will be allocated at the rate of: 1-4 dwellings 1 bin per dwelling 5-10 dwellings 5 bins More than 10 dwellings 1 bin per 2 dwellings Addition recycle bins may be requested.	Access roads must be designed and constructed to accept vehicle loadings of notless that G.V.M. 33 tonnes. If the road system is incapable of allowing waste vehicle access, tailored solutions will be negotiated with the developer in association with the Waste Services Division. Vehicles must be capable of exiting the site in a forward gear. A turning circle of 25 m is required. Waste collection facilities are to be located within the curtilage of the premises in an accessible location to receive the service. Facilities should be sited in front of any entry gates to thebuilding. Where security gatescross the driveway restricting vehicular access to the site, bin storage areas are to be located within property boundaries on the street side of the gate. A minimum overhead clearance of 6.5m is required (with an additional 2mif located near power lines). This must be unobstructed byanything overhead such as trees, wires, sails, awnings, fascia, or other structures. Where sloping areas (≥15%) such as steep road reserves exist, an adequate level hard stand area with sufficient space to accommodate all bins for collection is to be made available along the street	For multiple dwellings where there is sufficient room for each dwelling to store their mobile waste containers; the resident of each dwelling is responsible for the storage of their bins (including recycling bins). Where there is insufficient space for individuals to accommodate their bins, a common waste storage area must be provided of a sufficient size to accommodate all bins (including recycling bins). Storage areas must provide convenient access for owners, tenants, and collection vehicles. Refer to SC6.4.22.6 for examples of bin storage areas. Facilities must provide a suitable level enclosure with a concrete slab floor, graded, and drained through an approved sediment/silt trap to a legal sewer connection. A hose cock and hose must be fitted in close proximity to the enclosure. Enclosure dimensions for bulk bins must exceed the size of the nominated bin size by at least 300 mm at the rear and both sides and 600 mm at the front; and be oriented to allow convenient access for collection. Where mobile wastecontainers are in use, an adequate storage area must be provided. Facilities must be enclosed/screened such that

		frontage for the collection of mobile waste containers (collected weekly) and recycling mobile waste containers (collected fortnightly).	they are not visible from any street frontage.

Commercial and business industrial	The proprietor is to arrange for the removal of waste from the premises by a suitably licensedwaste transport contractor. Putrescible waste arising from activities undertaken on this development must be collectedand removed at periods not exceeding seven days. (a) The collection of waste isto be undertaken to minimise, as far as reasonably practicable, excessive noise to neighbouring occupants. The collection method must ensure that waste is adequately managed to prevent escape or contamination. (b) Where the development has the potential to generate or handle clinical and regulated waste material; clinical and medical related waste is to be handled in accordance with AS/NZS3816; and the *Environmental Protection Regulation2019*. (c) Where practicable, all loading and unloading shall take place within	Access roads and driveways must be designed and constructed to accept vehicleloadings of not less that G.V.M. 33 tonnes. Vehicles must be capable of exiting thesite in a forward direction. A turning circle of 25 m is required. A minimum overhead clearance of 6.5 m is required (with an additional 2 m if located near power lines). Thismust be unobstructed by anything overhead such as trees, wires, sails, awnings, fascia, or other structures.	Facilities are to be located within the curtilage of the premises in an accessible location to receive the service. Facilities should be sited in front of any entry gates to the building. Where security gates cross the driveway restricting vehicular access to the site, bin storage areas are to be locatedwithin property boundaries on the street side of the gate. Adequate provision must be made for the collection of the waste storage containers withinthe premises. Storage of waste must notcause odour, dust, or noise related nuisance to neighbouring properties. Facilities must provide a suitable level enclosure with a concrete slab floor, graded, and drained through an approved sediment/silt trap to a legal sewer connection. A hose cock and

	the containment area (storage area). This area is to be constructed in such a way that any spills from loading or unloading are not permitted to escape to areas exposed to storm water.		hose must be fitted in close proximity to the enclosure. Bulk bin enclosure dimensions must exceed the size of the nominated bin size by at least 300 mm at the rear and both sides and 600 mm at the front; and be oriented to allow convenient access by thecollection vehicle. Where mobile waste containers are inuse, an adequate storage areamust be provided. Facilities must be enclosed/screened such thatthey are not visible from anystreet frontage.

	(d) Trade Waste is to be managed in accordance with Council's Liquid Trade Waste Management Plan 2019		

Table SC6.4.22.2 Bin/Wheelie Bin Equivalency

Bin Volume	No. of equivalent bins
660L	3 x 240L
1100L	5 x 240L
1500L	6 x 240L
3000L	12 x 240L

Table SC6.4.22.3 Bin Allocations for Types of Development

Recycling and Waste bins available for units, multi dwelling units and commercial units
240 L plastic
360 L plastic (recycling)
Bulk Recycling and Waste bins available for multi dwelling units and commercial units
660 L plastic/metal
1100 L plastic/metal
Bulk Waste bins available for multi dwelling units and commercial units
1 m^3 metal
1.5 m^3 metal
3.0 m^3 metal

Table SC6.4.22.4 - Waste Bin Types and Dimensions

Bin type	Capacity	Dimensions (width x height x depth in mm)
Side lift	140L 240L	535 x 915 x 615 585 x 1060 x 730
Rear lift	140L 240L 660L	535 x 915 x 615 585 x 1060 x 730 1260 x 1235 x 780

	1100L	1280 x 1340 x 1080
Front lift	1100L 1500L 3000L	1480 x 1300 x 1040 2080 x 1300 x 1040 2080 x 1538 x 1505
Roll on-roll off	10/15/30m^3	Various