

Lake Macquarie

Development Control Guidelines

Waste Management



TABLE OF CONTENTS:

1	Introduction	6
2	Operational Waste Management – for Single Dwelling Houses, Home Business and Home Industry	18
3	Operational Waste Management – for Multiple Dwelling Developments.....	48
4	Operational Waste Management – for Commercial and Retail, Recreation and Tourism Facilities.....	119
5	Operational Waste Management – for Industries	202
6	Operational Waste Management – for Events.....	239
7	Subdivision Design for Efficient Waste Management	258
8	Demolition (Deconstruction) Waste Management.....	270
9	Construction Waste Management	292

LIST OF APPENDICES

APPENDIX 1 – Dictionary	311
APPENDIX 2 – Waste collection vehicle dimensions and clearance distances	312
APPENDIX 3 – Example shared bin storage areas.....	315
APPENDIX 4 – Spacing of bins for kerbside collection	321
APPENDIX 5 – Waste chutes, compactors, balers and crushers.....	323
APPENDIX 6 – Advanced waste collection systems	326
APPENDIX 7 – Why plan for waste management?	329
APPENDIX 8 – What is a waste management plan?	331
APPENDIX 9 – Construction certificate, occupation certificate, conditions of consent	333
APPENDIX 10 – Awaba Waste Management Facility	335
APPENDIX 11 – Useful Resources for waste management planning	336

LIST OF TABLES:

Table 1 - Overview of waste management guidelines structure	10
Table 2 - Land use and appropriate WMG section.....	12
Table 3 - Location of objectives and controls between the DCP and WMG	14
Table 4 - Waste management guidelines sections relevant to DCP Parts 2-7 (Zones).....	15
Table 5 - Waste management guidelines sections relevant to developments with specific land uses covered in DCP Part 9	16
Table 6 - Waste generated by standard houses with gardens.....	40
Table 7 - Bin dimensions for standard mobile bins	42
Table 8 - Waste generated by units with small gardens.....	103
Table 9 - Waste generated by boarding houses	104
Table 10 - Types of multiple dwelling developments.....	104
Table 11 - Options for bins for multi-occupancy residential developments.....	105
Table 12 - Options for bins for strata residential developments.....	106
Table 13 - Volumes of waste generated by type of commercial business – food and retail	185

Table 14 - Volumes of waste generated by type of commercial business – accommodation and other commercial	186
Table 15 - Examples of types of wastes a business or industry may generate	188
Table 16 - Options for bin sizes for commercial-rated properties.....	189
Table 17 - Colour coded waste bins	191
Table 18 - Estimated cost savings from diverting food waste from landfill.....	192
Table 19 - Scale of viability for on-site food waste processing equipment.....	193
Table 20 - Proportions and types of waste generated by commercial and industrial businesses.....	231
Table 21 - Options for bin sizes for commercial-rated properties.....	232
Table 22 - Typical composition of houses for deconstruction	281
Table 23 - Waste avoidance potential	283
Table 24 - Sustainable house deconstruction	285
Table 25 - Waste diversion achievable.....	287
Table 26 - Dimensions of side-lift collection vehicles (for servicing 140 litre to 360 litre bins).....	313
Table 27 - Dimensions of rear-lift collection vehicles (for 660 litre or larger bins).....	314
Table 28 - Dimensions of front-lift collection vehicles (for large skip bins).....	314
Table 29 - Useful contacts	336

LIST OF FIGURES:

Figure 1 - Principles of waste management planning	9
Figure 2 - 240 litre mobile bins awaiting kerbside collection	42
Figure 3 - Examples of improper bin configuration.....	43
Figure 4 - Sample diagrams of bin storage areas	44
Figure 5 - Storage of bins under stairs	44
Figure 6 - Example of residential kerbside presentation	45
Figure 7 - 240 and 360 litre bin footprints.....	105
Figure 8 - Example of 1100 litre mobile recycling bin.....	105
Figure 9 - Clear signage aids correct sorting of waste into the correct bin	107
Figure 10 - A shared swap space where reusable goods can be passed on for others to use	107
Figure 11 - With flexible space beyond the minimum allocated, it is easy to separate wastes and divert them to recycling	108
Figure 12 - Plan for bulk waste management to avoid unsightly and obstructive bulk waste dumping	110
Figure 13 - Example of improper bin configuration inside a garage.....	111
Figure 14 - 660 litre or 1100 litre Bin collection pad for collection by rear-lift waste vehicle parked at the kerb	114
Figure 15 - 1100 litre recycling bin	189
Figure 16 - Standard bin signage	191
Figure 17 - 1100 litre recycling bin	233
Figure 18 - Difficulties for turning trucks into narrow streets, especially with parked cars.....	265
Figure 19 - Impossible to service narrow access roads with standard size waste collection vehicles.....	266
Figure 20 - Waste collection vehicles in cul-de-sacs and tight turns.....	266

Figure 21 - Creating bin collection areas along the road side 267

Figure 22 - Examples of route optimisation in subdivisions – collecting on both sides of the street (some right turns) 268

Figure 23 - Examples of route optimisation in subdivisions – collecting on left sides of street (left turns only) 268

Figure 24 - Sample diagrams of communal bin storage areas..... 318

Figure 25 - Space required for garage storage of 240 litre bins..... 319

Figure 26 - Space required under stairs for storage of 140 and 240 litre bins 320

Figure 27 - Spacing of 140 litre and 240 litre bins for kerbside collection 321

Figure 28 - 660 / 1100 litre bin collection pad for collection by rear-lift waste vehicle parked at the kerb 322

Figure 29 - Rotational MGB Carousel with compactor and bulk bin static compactor 324

Figure 30 - Schematic of automated waste collection system within a development 326

Figure 31 - Hydraulic-underground bins at Royston Street, Darlinghurst (Sydney) 327

Figure 32 - Waste minimisation hierarchy 330

Revision History

Rev. No.	Date Changed	Modified By	Details/Comments
Master	22/03/04	LMC2 Consulting Group	Master Document - adopted by Council on 22 March 2004
1	2012	Integrated Planning	Guidelines changed to DCP 2013 format. All references to Council's Development Control Plan 2004 changed to reflect the new DCP 2013. References to a Waste Management Plan changed to Site Waste Minimisation and Management Plan in line with DCP controls. References to EPA changed to NSW Office of Environment and Heritage (OEH).
2	March 2014	Stephanie King, Sustainability	
3	February 2018	Lindi Bowen and Hal Dobbins, Sustainability	Complete revision, addition of food and garden organics green waste bin, incorporation of DCP type changes, re-formatted to be more user-focused.
4	October 2018	Lindi Bowen and Hal Dobbins, Sustainability	Integrated feedback from stakeholders: re-ordered Sections; moved key WMG detailed controls back to controls in DCP and changed to guidance details in WMG;
56	May 2019	Lindi Bowen and Hal Dobbins, Waste Services	Updated to reflect SEPP changes, added diagrams in Appendices 3 (garage and under stairs) and 4 (660L and 1100L kerbside). Updated logo.

Lake Macquarie

Development Control Guidelines

Introduction



1 Introduction

1.1 Purpose of the Lake Macquarie City Council Waste Management Guidelines.....	7
1.2 How to use the waste management guidelines	10
1.3 How the waste management guidelines relate to the DCP	14

1.1 Purpose of the Lake Macquarie City Council Waste Management Guidelines

The objectives of the Lake Macquarie City Council Waste Management Guidelines (WMG) in general are to:

- apply waste avoidance, reuse and recycling in design;
- reduce the amount of waste that a development sends to landfill;
- minimise ongoing operational waste management costs to property owners, occupants and the City; and
- minimise developments' waste management impacts on occupants and surrounding areas;

and specifically are to:

- reduce demolition waste by maximising beneficial reuse of infrastructure, buildings and materials onsite;
- avoid creating construction waste wherever possible;
- enable maximum diversion of demolition and construction waste to reuse, recycling or composting;
- ensure that waste management is planned across all demolition and construction stages so that reusable resources and waste can be appropriately and effectively stored and removed safely from site without adverse impacts on local amenity;

and, for operational waste management, to:

- ensure that waste management infrastructure and operational procedures are an integral part of the development's design and ongoing management;
- ensure sufficient volume of equitably accessible, safe, hygienic and aesthetically appropriate waste storage is provided on the property to minimise negative impacts of waste management on occupants and neighbours;
- enable maximum opportunities for separation of reusable, recyclable, compostable and problem wastes from residual garbage bins;
- ensure equitable access for all occupants to opportunities to maximise diversion of waste;
- provide flexibility to expand or reconfigure waste separation systems, so that owners and occupants have options to access a range of waste services;
- ensure secure separation of commercial waste from residential waste storage and collection;
- provide unobstructed waste collection point(s) that are safely and efficiently accessible by Council waste collection vehicles wherever possible; and to
- provide unobstructed, safe access to move waste between source points (such as dwellings, businesses, buildings and public area bins) and waste storage points and to move bins and bulk waste (such as furniture and whitegoods) between storage and collection points.

Designers and developers should follow the WMG to:

- achieve development approval for the waste management components of proposed developments; and
- deliver customised and effective waste management planning and infrastructure on a property-by-property basis.

The WMG builds on the waste management provisions contained within Lake Macquarie City Council's Local Environment Plan (LEP) and Development Control Plan 2014 (DCP).

It supports the aims of the LEP:

- “(c) to promote the efficient and equitable provision of public services, infrastructure and amenities,*
- “(e) to apply the principles of ecologically sustainable development,*
- “(f) to encourage development that enhances the sustainability of Lake Macquarie City, including the ability to adapt to and mitigate against climate change.”*

The WMG provides advice on:

- how to minimise waste;
- key considerations of waste management for property development, covering the stages of:
 - demolition;
 - construction; and
 - ongoing operational use of the built property;
- waste management advice specific by property type (e.g. residential, commercial, retail, industrial) and by land use type (e.g. child care centre, aged care facility; event);
- what Council considers when assessing waste management components of development applications;
- completing the waste management planning checklists and templates;
- design and location of waste storage areas and collection points; and
- waste collection services offered by Lake Macquarie City Council.

Figure 1 shows the key principles of waste management planning.

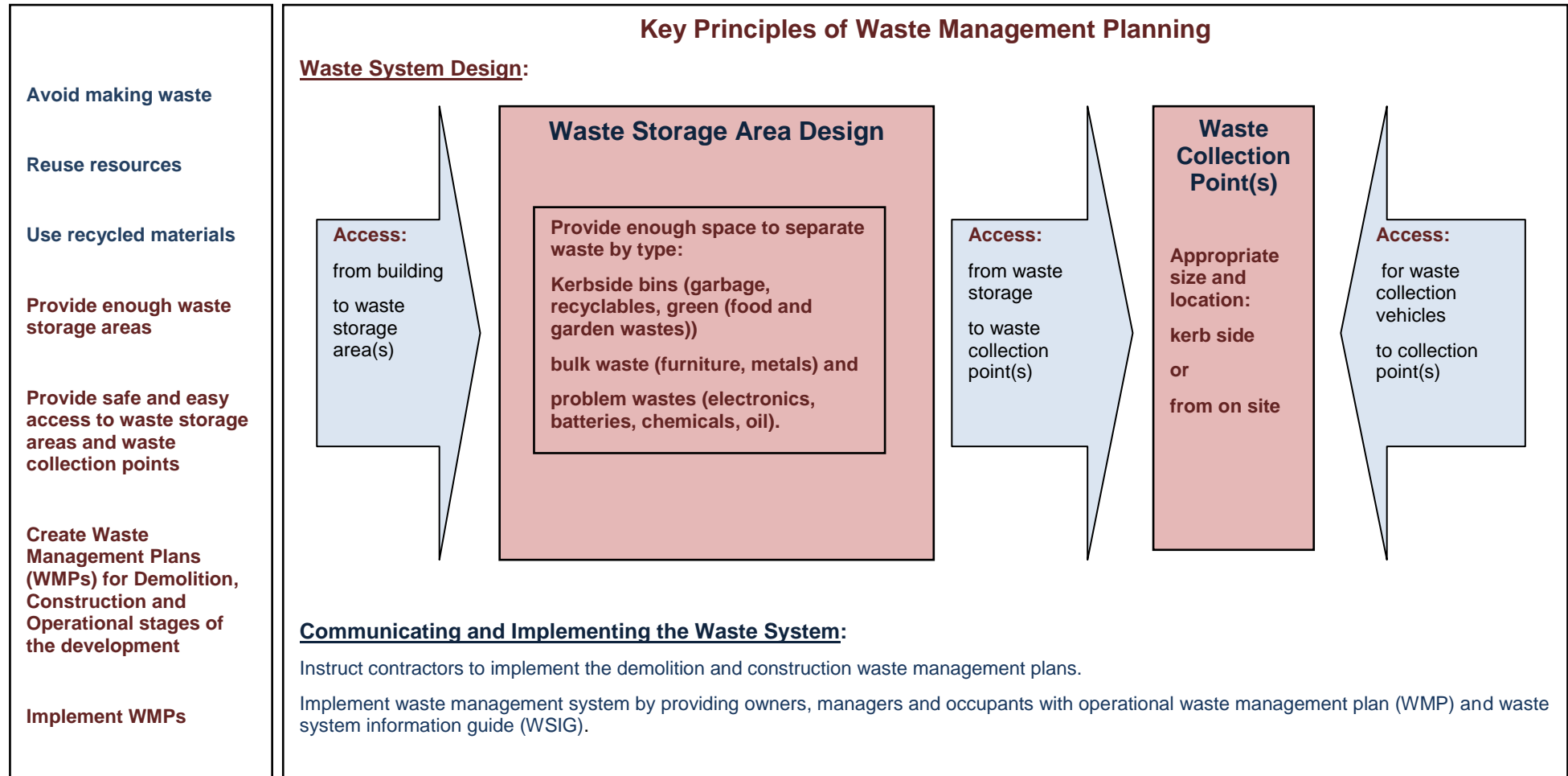


Figure 1 - Principles of waste management planning

1.2 How to use the waste management guidelines

Waste avoidance and management typically needs to be considered throughout the demolition, construction and operational use stages of developing a property.

To use the WMG, find the type of development you are planning to make in the table of contents, or in the list of specific land uses below, then refer to the corresponding section (2 to 7) that covers your type of development.

Section 8 (Demolition) and Section 9 (Construction) apply to all development types and the guidance within these sections should be followed in addition to the section(s) specific to your type of development.

An overview of the waste management guidelines structure is shown in Table 1.

Table 1 - Overview of waste management guidelines structure

- Ongoing operational use of the property (see Sections 2 to 7, by land use type)
 - Single dwelling houses and home business (Section 2)
 - Multiple Dwellings (Section 3)
 - Commercial and Retail (Section 4)
 - Industrial (Section 5)
 - Events (Section 6)
 - Subdivisions (Section 7)
- Demolition (Section 8)
- Construction (Section 9)

Specific land uses:

The WMG sections cover the following Specific Land Uses:

Section 2 – Single dwelling houses

- dwelling houses in rural and environmental zones (single dwellings);
- foreshore and Waterway Developments (single dwellings);
- home business and Home Industry; and
- housing on small and narrow lots.

Section 3 – Multiple Dwellings

- attached dwellings;
- dual occupancies;
- dwelling houses in rural and environmental zones (that are group homes and attached dual occupancies);
- foreshore and waterway developments (multiple dwellings);
- multi-dwelling housing;
- residential flat buildings;
- secondary dwellings;
- housing on small and narrow lots (multiple dwellings);
- boarding houses and hostels;
- group homes;
- short-term rental accommodation;
- social housing; and
- seniors' living developments.

Section 4 – Commercial and Retail, Recreational and Tourism

- bed and breakfast / farm stay accommodation;
- caravan parks (including camping grounds) and manufactured home estates;
- foreshore and waterway developments (commercial waterfront / jetties);
- health consulting rooms;
- places of public worship;
- service stations and highway service centres;
- sex service premises;
- signage;
- tourist and visitor accommodation (including hotels, motels, backpackers accommodation, serviced apartments and other tourist and visitor accommodation);
- retail, industrial retail outlet and wholesale supplies premises;
- office premises, business premises, banks, post offices, hairdressers, funeral homes and registered clubs;
- veterinary hospitals;
- public and private recreation;
- amusement and functions centres and entertainment facilities; and
- aged care facilities.

Section 5 – Industrial

- boat building and repair workshops (foreshore and waterways development);
- intensive agriculture;
- vehicle repair workshops and depots;
- sustainable aquaculture;
- light, heavy and general industries, hazardous, offensive and high technology industries;
- infrastructure; and
- waste management or resource recovery facilities.

Section 6 – Events

Section 7 – Subdivisions

Check which section(s) of the WMG covers the Specific Land Use(s) in Table 2:

Table 2 - Land use and appropriate WMG section

Land Use	WMG section
Aged care facilities	Section 4 – Commercial and Retail, Recreational and Tourism
Amusement centres	Section 4 – Commercial and Retail, Recreational and Tourism
Aquaculture (sustainable)	Section 5 – Industrial
Attached dwellings	Section 3 – Multiple Dwellings
Backpackers accommodation	Section 4 – Commercial and Retail, Recreational and Tourism
Banks	Section 4 – Commercial and Retail, Recreational and Tourism
Bed and breakfast accommodation	Section 4 – Commercial and Retail, Recreational and Tourism
Boarding houses and hostels	Section 3 – Multiple Dwellings
Boat building and repair workshops (foreshore and waterways development);	Section 5 – Industrial
Business premises	Section 4 – Commercial and Retail, Recreational and Tourism
Camping grounds	Section 4 – Commercial and Retail, Recreational and Tourism
Caravan parks	Section 4 – Commercial and Retail, Recreational and Tourism
Commercial and Retail, Recreational and Tourism	Section 4 – Commercial and Retail, Recreational and Tourism
Commercial waterfront / jetty	Section 4 – Commercial and Retail, Recreational and Tourism
Dual occupancies	Section 3 – Multiple Dwellings
Dwelling houses in rural and environmental zones (single dwellings)	Section 2 - Single dwelling houses
Dwelling houses in rural and environmental zones (that are group homes and attached dual occupancies)	Section 3 – Multiple Dwellings
Entertainment facilities	Section 4 – Commercial and Retail, Recreational and Tourism
Events	Section 6 – Events
Farm stay accommodation	Section 4 – Commercial and Retail, Recreational and Tourism
Foreshore and waterway developments (commercial waterfront / jetties)	Section 4 – Commercial and Retail, Recreational and Tourism
Foreshore and waterway developments (multiple dwellings)	Section 3 – Multiple Dwellings
Foreshore and Waterway Developments (single dwellings)	Section 2 - Single dwelling houses
Functions centres	Section 4 – Commercial and Retail, Recreational and Tourism
Funeral homes	Section 4 – Commercial and Retail, Recreational and Tourism
Group homes	Section 3 – Multiple Dwellings
Hairdressers	Section 4 – Commercial and Retail, Recreational and Tourism
Hazardous or offensive industries	Section 5 – Industrial
Health consulting rooms	Section 4 – Commercial and Retail, Recreational and Tourism
Heavy industries	Section 5 – Industrial
High technology industries	Section 5 – Industrial
Home business and Home Industry	Section 2 - Single dwelling houses
Hotels	Section 4 – Commercial and Retail, Recreational and Tourism
Housing on small and narrow lots	Section 2 - Single dwelling houses
Housing on small and narrow lots (multiple dwellings)	Section 3 – Multiple Dwellings

Industrial developments	Section 5 – Industrial
Industrial retail outlet	Section 4 – Commercial and Retail, Recreational and Tourism
Industries (general)	Section 5 – Industrial
Infrastructure	Section 5 – Industrial
Intensive agriculture	Section 5 – Industrial
Light industries	Section 5 – Industrial
Manufactured home estates	Section 4 – Commercial and Retail, Recreational and Tourism
Motels	Section 4 – Commercial and Retail, Recreational and Tourism
Multi-dwelling housing	Section 3 – Multiple Dwellings
Multiple Dwellings	Section 3 – Multiple Dwellings
Office premises	Section 4 – Commercial and Retail, Recreational and Tourism
Places of public worship	Section 4 – Commercial and Retail, Recreational and Tourism
Post offices	Section 4 – Commercial and Retail, Recreational and Tourism
Recreation - public and privately owned	Section 4 – Commercial and Retail, Recreational and Tourism
Registered clubs	Section 4 – Commercial and Retail, Recreational and Tourism
Residential flat buildings	Section 3 – Multiple Dwellings
Resource recovery facilities	Section 5 – Industrial
Retail	Section 4 – Commercial and Retail, Recreational and Tourism
Secondary dwellings	Section 3 – Multiple Dwellings
Seniors' living developments	Section 3 – Multiple Dwellings
Service stations and highway service centres	Section 4 – Commercial and Retail, Recreational and Tourism
Serviced apartments	Section 4 – Commercial and Retail, Recreational and Tourism
Sex service premises	Section 4 – Commercial and Retail, Recreational and Tourism
Short-term rental accommodation	Section 3 – Multiple Dwellings
Signage	Section 4 – Commercial and Retail, Recreational and Tourism
Single dwelling houses	Section 2 - Single dwelling houses
Social housing	Section 3 – Multiple Dwellings
Subdivisions	Section 7 – Subdivisions
Tourist and visitor accommodation	Section 4 – Commercial and Retail, Recreational and Tourism
Vehicle repair workshops and depots	Section 5 – Industrial
Veterinary hospitals	Section 4 – Commercial and Retail, Recreational and Tourism
Waste management facilities	Section 5 – Industrial
Wholesale supplies premises	Section 4 – Commercial and Retail, Recreational and Tourism

1.3 How the waste management guidelines relate to the DCP

The Waste Management Guidelines (WMG) forms a part of the Lake Macquarie City Council Development Control Plan 2014 (DCP).

An Operational Waste Management Plan (WMP) must be prepared in accordance with the *Lake Macquarie Waste Management Guidelines*. The guidance in the WMG is important in considering development approval under the controls listed in the DCP. Proponents may propose alternative means of meeting the intent of the development controls in the DCP, which are subject to merit-based assessment in the context of the objectives in the DCP.

The WMG provides explanatory information and additional considerations in each section to assist the applicant in achieving practical waste management outcomes.

Table 3 summarises the information sources relevant to the objectives and controls for all land uses covered in the DCP and WMG. This table is replicated as a graphic at the beginning of each subsection in Sections 2.2 – 7.2. It serves as a navigational tool using an **orange-highlighted cell** to provide the reader with a quick visual reference to the source document of the objectives, controls and guidance to meet operational controls relevant to that particular section of the WMG.

Table 3 - Location of objectives and controls between the DCP and WMG

Document	Objectives By Zone	Controls By Zone	Subdivisions	Specific Land Uses	Events
DCP	DCP Parts 2 - 7	Controls by zone – see DCP Parts 2-7	Controls – see DCP Part 8	Detailed objectives and controls for specific land uses (additional to controls by zone) - see DCP Parts 9.1-9.19	
WMG		Guidance to controls by zones – see WMG (all Sections 2-7)	Guidance to controls - see WMG Section 7	Objectives and guidance for specific land uses, such as child care and aged care, not covered in DCP Part 9	Detailed objectives and controls WMG Section 6

Table 4 provides a cross-reference for which Sections of the WMG need to be used when preparing development applications according to the land use Zones that are covered in Parts 2-7 of the DCP. Check which zone(s) your development is in (down left of table) and what type of use(s) are proposed (across the top of the table).

Table 4 - Waste management guidelines sections relevant to DCP Parts 2-7 (Zones)

DCP Part	WMG Section 2 Single Dwellings	WMG Section 3 Multiple Dwellings	WMG Section 4 Commercial, Retail, Recreation and Tourism	WMG Section 5 Industrial	WMG Section 6 Events (Temporary Use)	WMG Section 8 Demolition	WMG Section 9 Construction
2 Rural Zones	Y	Y (attached dual occupancies)	Y	Y (agricultural industries, transport facilities)	Y	Y	Y
3 Residential Zones	Y	Y	Y (café, neighbourhood shops, health consulting room) – See Section 2 for home business	N See Section 2 for home industry	Y	Y	Y
4 Business Zones	N	Y (mixed use development involving commercial, retail and residential)	Y (most types of businesses)	Y (factory, vehicle repair stations, heavy industries) – See Section 2 for home industry	Y	Y	Y
5 Industrial and Infrastructure Zones	N	N	Y (hostels, group homes)	Y (transport projects, waste management facilities, heavy and polluting industries, intensive agriculture)	Y	Y	Y
6 Recreation/ Tourist Zones	N	Y	Y (kiosks, cafes)	N	Y	Y	Y
7 EPZ (Environment protection zone)	Y	N	Y (kiosks)	N See Section 2 for home industry	Y	Y	Y

Subdivisions:

DCP Part 8 Subdivisions is covered in WMG Section 7. If the subdivision involves demolishing and constructing buildings or infrastructure then WMG Section 8 (Demolition) and Section 9 (Construction) also applies.

Specific Land Uses:

Some developments have specific land use criteria. DCP Part 9 covers these criteria. Table 5 provides a cross-reference, indicating which Sections of the WMG need to be used when preparing development applications that have specific land use criteria associated with them.

Table 5 - Waste management guidelines sections relevant to developments with specific land uses covered in DCP Part 9

DCP Part 9	WMG Section 2 Single Dwellings	WMG Section 3 Multiple Dwellings	WMG Section 4 Commercial, Retail, Recreation and Tourism	WMG Section Industrial	WMG Section 8 Demolition	WMG Section 9 Construction
9.1 Attached dwellings	N <i>See Section 3</i>	Y	N	N	Y	Y
9.2 Bed and breakfast / farm stay	N	N	Y	N	Y	Y
9.3 Caravan parks and manufactured home estates	N	N	Y	N	Y	Y
9.5 Dwelling house in rural and EPZ	Y	Y*	N	N	Y	Y
9.6 Dual occupancy	N	Y	N	N	Y	Y
9.7 Foreshore and waterway	Y	Y	Y	N <i>See Section 4</i>	Y	Y
9.8 Health consulting	N <i>See Section 2 home business for small practices</i>	N <i>See Section 2 home business for small practices</i>	Y	N	Y	Y
9.9 Home business and industry	Y	N <i>See Section 2 home business</i>	N <i>See Section 2 home industry</i>	N <i>See Section 2 home industry</i>	Y	Y
9.10 Intensive agriculture	N	N	N	Y	Y	Y
9.11 Multi-dwelling housing	N	Y	N	N	Y	Y
9.12 Public worship	N	N	Y	N	Y	Y
9.13 Residential flat buildings	N	Y	N	N	Y	Y
9.14 Secondary dwelling	N	Y	N	N	Y	Y
9.15 Service stations	N	N	Y	N	Y	Y
9.16 Sex service premises	N	N	Y	N	Y	Y
9.17 Signage	N	N	Y	N	N	N
9.18 Tourist and visitor accommodation	N	N	Y	N	Y	Y
9.19 Housing on small and narrow lots	Y	N <i>See Section 2</i>	N	N	Y	Y

Y* Only applies to multiple dwelling developments that are Group Homes (in Rural and Environment Protection Zones (EPZ)) [or Dual Occupancies (attached) in Rural Zones] since other types of multiple dwelling developments are not permitted in Rural and EP Zones.