6.3 BIN STORAGE AREAS

Objectives
- To provide sufficient space for the storage of bulk refuse bins; and
- To ensure that bin areas are screened from the street and are in harmony with the materials and finishes of the building.

Applications Subject of this Policy
This Policy applies to Grouped, Multiple Residential Development applications containing 13 or more dwelling units and all non-residential development.

Development Provisions
Bin Storage Area Size
Residential Zones
- Bin storage areas for bulk bins in residential zones shall have the following minimum sizes:
  - width: 3.5m per bulk bin; and
  - depth 2.5m

Non Residential Zones
- Bin storage areas in non-residential zones shall have the following minimum sizes:
  - Size 10m²*; and
  - Width 3.5m.

Note: *A larger area may be required for the turning of a refuse tuck.

Location of Bin Storage Area
- shall be located behind the building setback line; and
- shall ensure that adequate space is available for the bulk refuse truck to access the bin area and manoeuvre.

Design of Bin Storage Area
- shall be screened from view to a minimum height of 1.8m so that it is not be visible from the street;
- materials shall match with the building;
- shall be sealed and regularly cleaned and maintained; and
- stormwater and effluent drainage facilities shall be contained within this area.

Bulk Bin Sizes
- For residential developments containing 13 or more dwelling units provision is required to be made for a bulk refuse bin of 1.53m³, plus 0.38m³ per three dwellings in excess of 13. *

Note: *Alternative arrangements may be made for the use of MGB’s (Green Bins) in consultation with the City's Sanitation Unit.
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Local Planning Scheme No.3 – Local Planning Policy History: