

# Waste Management Plan

**13 Latty Street  
Fairfield NSW 2165**

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## **1.0 GENERAL**

### **1.1 General**

This document comprises a Waste Management Plan for the proposed development at 13 Latty St, Fairfield. It describes 3 stages of waste development - Demolition, Construction, and Operation - and the management of waste in each case. This report should be read in conjunction with the associated Development Application drawings & consultant reports.

### **1.2 Description of development**

The subject site is located within the Fairfield City Council local government area.

The proposed development is for a 2 storey multi-dwelling housing consisting of 4 dwellings.

The units are all connected to the ground floor level via a common stair and lobby area.

## **2.0 DEMOLITION WASTE**

### **2.1 General**

The proposal includes a small amount of excavation to level the floor plate as well as for accessibility. The existing building on site will be demolished as part of the proposal.

The majority of demolition waste material is to be transported from site, to either recycling or landfill depots off-site.

### **2.2 Off-site recycling & disposal**

Details of the Waste & Recycling depots are described in the WMP template and listed here below:

Boral Recycling  
Whetherill Park  
Ph 1300 723 999

Eastern Creek Waste Management Centre  
Whetherill Park  
Ph 1300 651 116

### **3.0 CONSTRUCTION WASTE**

#### **3.1 General**

The proposal has been designed to minimise the amount of waste generated during construction. The Construction Management Plan will be implemented to ensure only the standard amount of waste is generated throughout construction.

### **4.0 OPERATIONAL WASTE**

#### **4.1 General**

The proposed development comprises a clear & efficient operational waste management system, ensuring ease of usability to the residents, and adherence to the Fairfield City Council's Waste Management guidelines outlined in Part 5.3.8 of the Fairfield City Council DCP.

The applicant also consulted with Fairfield City Council through phone conversations for specific advice relating to the development proposal; and the proposal has been designed with these considerations in mind.

#### **4.2 Description of waste storage areas**

The bin storage for residents of the proposal is accessed directly from the backyard and has been located to assist with an easy transition to kerbside for collection. The following waste bins are provided:

4 x 240L bins for general rubbish waste

4 x 240L bins for co-mingled recycling

Total: 8 waste bins

The waste storage area is to contain a tap and hose and is to be connected to the sewer. The bin storage area will be fenced. There will be a continuous path of travel to all units, and level access to Unit 01 (adaptable unit).

For easy access and orientation, the garbage areas will be clearly signposted.

#### 4.3 Waste generation rates

The following bins per unit rates are calculated with reference to the Fairfield City Council's Waste Management Plan.

General waste

1 bin per dwelling per week = 4 x 240L

Total: 4 bins per week

Co-mingled recycling

1 bin per dwelling per fortnight = 4 x 240L

Total: 4 bins per fortnight

Total: 8 bins required

#### 4.4 Waste management strategy

The residents in the apartments will utilize the common garbage storage for all general garbage including the recyclable components of this waste. All bulky waste will be contained within the POS of dwellings until collected via council - which is greater than the required 10sqm space otherwise required.

The residents will be responsible for taking both the garbage and recycling bins out to Latty St for kerb-side collection and to return the bins to the common garbage storage area after they have been emptied.

The kerb-side collection is to be incorporated into Council's existing weekly/fortnightly collection operations.

Refer Figures 1 below for diagrams outlining operations and paths of travel.

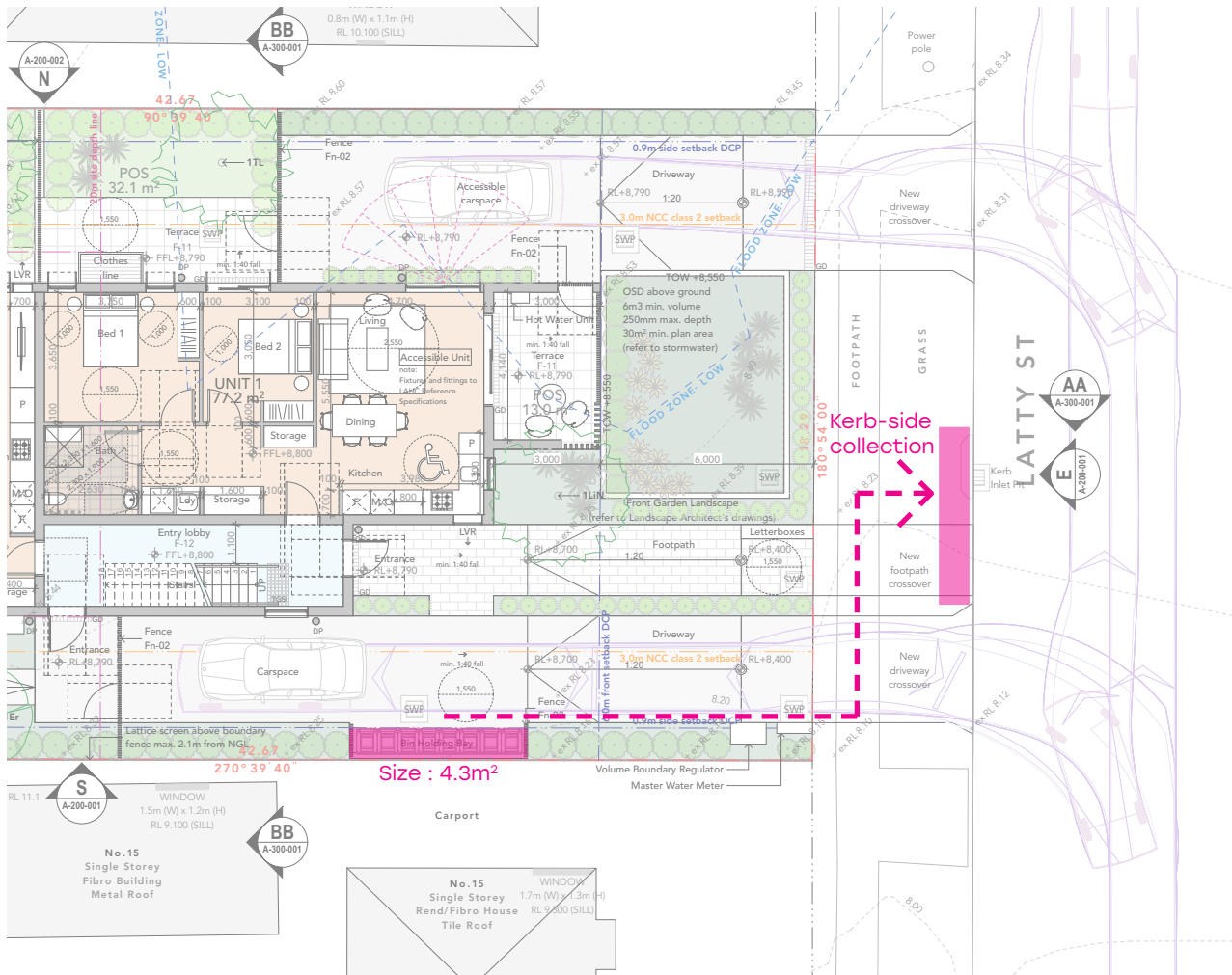


FIG. 1 - Garbage Facilities - Ground Floor

# WASTE MANAGEMENT PLAN

Demolition, Construction & Ongoing Management

Administration Centre  
86 Avoca Road, Wakeley  
Telephone: (02) 9725-0222  
Mail: PO Box 21 Fairfield NSW 1860  
Email: [mail@fairfieldcity.nsw.gov.au](mailto:mail@fairfieldcity.nsw.gov.au)  
[www.fairfieldcity.nsw.gov.au](http://www.fairfieldcity.nsw.gov.au)



The applicable sections of this form must be completed and submitted to Fairfield City Council with your Development Application.

Completing this form will assist you in identifying the types and volumes of waste that will be generated, as well as in advising Council how you intend to minimize the amount of waste produced, reuse, recycle or safely dispose of the waste.

| Proposal   |      |           |        |
|--|------|-----------|--------|
| 1. Site details  |      |           |        |
| House / unit no.   | Lot: | Section:  | DP/SP: |
| Street:  |      |           |        |
| Suburb:  |      | Postcode: |        |
| 2. Buildings and other structures currently on site (Indicate what is on the site now)     |      |           |        |
|  |      |           |        |
|  |      |           |        |
| 3. Briefly describe your proposed development (Indicate what you intend to do on the land) |      |           |        |
|  |      |           |        |
|  |      |           |        |

## Waste Management Plan - Demolition

| Type of Material                    | Amount                |                      | How will you manage this waste?   |  |  |
|-------------------------------------|-----------------------|----------------------|---|--|--|
|                                     | Estimated volume (m3) | Estimated weight (t) | Most favourable<br>Reuse on-site<br>Specify proposed reuse or on-site recycling methods | Least Favourable<br>Recycle<br>Specify contractor and recycling outlet | Landfill<br>Specify contractor and landfill site |
| Excavation material                 |                       |                      |   |  |  |
| Bricks                              |                       |                      |   |  |  |
| Concrete                            |                       |                      |   |  |  |
| Tiles                               |                       |                      |   |  |  |
| Timber (clean)                      |                       |                      |   |  |  |
| Timber (treated)                    |                       |                      |   |  |  |
| Asphalt                             |                       |                      |   |  |  |
| Plasterboard                        |                       |                      |   |  |  |
| Fibro/Asbestos contained materials  |                       |                      |   |  |  |
| Green waste                         |                       |                      |   |  |  |
| Metals – please specify             |                       |                      |   |  |  |
|                                     |                       |                      |   |  |  |
| Other waste – please specify        |                       |                      |   |  |  |
|                                     |                       |                      |   |  |  |
|                                     |                       |                      |   |  |  |
| Proposed On-Site Recycling Methods: |                       |                      |   |  |  |
| Principal Off-Site Recyclers:       |                       |                      |   |  |  |
| Principal Licensed Landfill Sites:  |                       |                      |   |  |  |



## Waste Management Plan – Construction

| Type of Material                    | Amount                |                      | How will you manage this waste?   |  |  |
|-------------------------------------|-----------------------|----------------------|---|--|--|
|                                     | Estimated volume (m3) | Estimated weight (t) | Most favourable<br>Reuse on-site<br>Specify proposed reuse or on-site recycling methods |  | Least Favourable<br>Recycle<br>Specify contractor and recycling outlet<br>Landfill<br>Specify contractor and landfill site |
| Excavation material                 |                       |                      |   |  |  |
| Bricks                              |                       |                      |   |  |  |
| Concrete                            |                       |                      |   |  |  |
| Tiles                               |                       |                      |   |  |  |
| Timber (clean)                      |                       |                      |   |  |  |
| Timber (treated)                    |                       |                      |   |  |  |
| Asphalt                             |                       |                      |   |  |  |
| Plasterboard                        |                       |                      |   |  |  |
| Fibro/Asbestos contained materials  |                       |                      |   |  |  |
| Green waste                         |                       |                      |   |  |  |
| Metals – please specify             |                       |                      |   |  |  |
|                                     |                       |                      |   |  |  |
| Other waste – please specify        |                       |                      |   |  |  |
|                                     |                       |                      |   |  |  |
|                                     |                       |                      |   |  |  |
| Proposed On-Site Recycling Methods: |                       |                      |   |  |  |
| Principal Off-Site Recycler:        |                       |                      |   |  |  |
| Principal Licensed Landfill Sites:  |                       |                      |   |  |  |

## Ongoing Waste and Recycling Management Plan

### 1. Type of Development

☐ Commercial or Industrial development

**Council does NOT provide a commercial waste service. A private contractor is to be engaged to provide a waste service for commercial premises.**

☐ Single Dwelling / Dual occupancies / Secondary Dwelling

**An Ongoing Waste and Recycling Management Plan is not required for these types of developments. These developments will be provided with one 240L garbage and one 240L recycling bin. Please contact council if you require more.**

☐ Townhouse/Villa complex with individual bin storage areas.

☐ Residential Flat Building with communal bin storage area

☐ Mixed Residential and Commercial Development

☐ Boarding house

**Council does NOT provide a waste and recycling service to boarding house. A private licenced contractor is to be engaged to provide a waste service.**

Proposed number of residential dwellings:

Proposed number of commercial dwellings:

### 2. Waste and recycling generation and bin storage areas (only required for Townhouse/Villa, Residential Flat Building, Mixed development and boarding house)

Number of bins required depends on the total waste and recycling generation rate and frequency of collection for the development. Refer to Council's generation rates at the end of the form.

| Bin type   | Size of bin | Estimated number required | Standard collection frequency |
|--|-------------|---------------------------|-------------------------------|
| Garbage bin – general waste                            | 240L        |                           | Weekly                        |
| Recycling bin – recyclables                            | 240L        |                           | Fortnightly                   |
| <b>Total estimated waste generation volume (L)</b>     |             |                           |                               |
| <b>Total estimated recycling generation volume (L)</b> |             |                           |                               |

### 3. Storage areas, temporary holding areas and bulky waste storage

|   | Please outline details   |
|---|--|
| Communal bin room:<br>- size (m <sup>2</sup> ) and location   |  |
| For mixed use developments, it is recommended that Commercial and residential waste storage rooms are separate. | <input type="checkbox"/> Yes <input type="checkbox"/> No<br>If not, please specify how you will restrict each type of tenancy from accessing the other's bin storage area to prevent cross contamination of waste. |
| Bulky waste storage<br>- size (m <sup>2</sup> ) and location  |  |
| Will you be using a chute system, service rooms and/or temporary holding areas?<br>Please provide details.      | <input type="checkbox"/> Yes <input type="checkbox"/> No   |
| Temporary holding areas:<br>- Size (m <sup>2</sup> ) and location (if applicable)                               |  |

|   |  |
|---|--|
| <b>4. Problem waste and other resource recovery</b>   |  |
| Is an area provided for collection of problem waste such as batteries, light bulbs and e-waste?<br>If so, please provide details.   | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <b>5. Collection points</b>   |  |
| Outline and provide plans of details of collection point and route from bin storage area to the collection point.<br>Details and plans should include:<br><ul style="list-style-type: none"> <li>- Vehicle travel path</li> <li>- Sweep path and turning points</li> <li>- Gradient</li> <li>- Length from storage area to collection point (m)</li> <li>- Road Strength</li> </ul> |  |
| <b>6. Supporting Infrastructure</b>   |  |
| Will supporting infrastructure such as bin lifters or bin moving equipment be used?<br>If so, please provide details  | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <b>7. Ongoing management, signage and education</b>   |  |
| Will an ongoing caretaker or building manager be employed to look after ongoing maintenance and education with residents?<br>If so, please provide details  | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| Is there sufficient space for Council's Waste and Recovery signs?   | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <b>8. Amenity</b>   |  |
| How is noise and odour associated with bin storage, transportation and collection minimised?  |  |
| How will the waste and recycling storage area be ventilated?  |  |
| How will the waste and recycling storage area be cleaned? Is there an authorised connection to the sewer?   |  |
| Is your waste and recycling storage area within the boundary of the site and screened from the public and commercial domains?   |  |

## Applicant's details, checklist and consent

Checklist required for your Waste Management Plan :

- ☐ Have you provided applicant's name, address and phone number?
- ☐ Have you noted the structures currently on site and details of your proposal?
- ☐ Have you specified each material to be used on site?
- ☐ Have you identified any hazardous and toxic materials (eg: asbestos) and complied with SafeWork NSW requirements?
- ☐ Have you specified who your recycling and waste contractors will be?
- ☐ Have you estimated how much general waste will be produced on your site?
- ☐ Have you provided accurate measures of general waste?
- ☐ Have you made sure not to over order on materials?
- ☐ Have you investigated returning waste to the supplier (eg: plasterboard)?
- ☐ Have you maximised recycling and reuse of materials?
- ☐ Have you specified your recycling and/or landfill (if any) destinations?

You should be aware that under the NSW Protection of the Environment Operations Act 1997, **both the owner and transporter of waste** are legally responsible for ensuring that waste is taken to a place that can lawfully accept it.

I/we declare that all the information and details provided are correct as to how I/we intend to manage waste during this project.

|                            |   |        |
|----------------------------|---|--------|
| Title:                     | <input type="checkbox"/> Mr <input type="checkbox"/> Mrs <input type="checkbox"/> Ms <input type="checkbox"/> Miss <input type="checkbox"/> Other ..... |        |
| Name:                      |   |        |
| Company<br>(if applicable) |   |        |
| Address:                   |   |        |
|                            | Postcode  |        |
| Contact details:           | Home  | Mobile |
|                            | Work  | Fax    |
| Email:                     |   |        |
| Signature                  | Date:   |        |

## More information

For more information, please contact Council's Duty Officer between 8:30am and 4:30pm at Fairfield City Council's Administration Centre or by telephone 9725-0222.

## References

### Waste Generation Rates

The waste generation rates below are based on Council's own figures and are to be used when estimating generation rates for new developments.

| Type of premises   | Garbage Generation | Recycling Generation      |
|--|--------------------|---------------------------|
| Single Dwelling<br>Dual Occupancies<br>Secondary dwellings | 240L/dwelling/week | 240L/dwelling/fortnightly |
| Townhouse and/or Villa with individual bin storage         | 240L/dwelling/week | 240L/dwelling/fortnightly |
| Multi-Unit Dwellings                                       | 120L/unit/week     | 80L/unit/fortnightly      |
| Boarding room  | 9L/person/day      | 3L/person/day             |

**\* Generation rates also depend on the number of persons residing in dwellings. For Multi-Unit Dwellings, Council typically collects once a week**

### Bin Measurements\*

| Bin type | Height | Depth | Width | Footprint          |
|----------|--------|-------|-------|--------------------|
| 240L     | 1080mm | 735mm | 580mm | 0.43m <sup>2</sup> |

\*An extra 30% of the footprint of each waste container and a minimum 1.5m aisle should be provided to the overall size of the store to allow for easy access, manoeuvring, cleaning and maintenance of bins.

### Bulky Waste Storage

Bulky waste storage areas provide residents with a space to temporarily store bulky waste awaiting disposal. Bulky waste are items that will not usually fit in a bin or that can't be disposed of in the regular kerbside collection. Examples are mattresses, old furniture and appliances.

Areas for bulky waste can be adjacent to or within communal bin storage areas. Council's requirements are:

- Located at ground level (screened from the street) or in a basement
- Minimum doorway width of 1.6m
- Minimum area of 10m<sup>2</sup> for up to 40 units and an extra 2m<sup>2</sup> for every 10 units after that
- Readily accessible to all residents
- Take into account collection frequency and any other requirements for Council collection

### Collection Points

Bins can be presented to kerbside to be collected or collected onsite. Kerbside collection should only be considered if there is enough space for the bins without negative impacts on building amenity, pedestrian access or traffic flow.

If collection is to be onsite, the development must provide safe vehicle access and enable the waste collection vehicle to manoeuvre and load all allocated bins. The site must be designed for Council's Waste and Recycling collection vehicles. All vehicles must also be able to enter and exit the development in a forward direction.

### Fairfield City Council Collection Vehicles

Council use side-loading and rear-loading Heavy Rigid Vehicles (HRV) for collection depending on the area and development type.

Refer to *AS2890.2 Parking facilities: off-street commercial vehicle facilities* for detailed requirements.