WASTE SOLUTIONS SERVICES

WASTE MANAGEMENT PLAN

FOR GPM ARCHITECTURE

CLEARSKY PROJECTS PTY LTD)

PROPOSED INDUSTRAIL WAREHOUSE

98 ROGERS STREET, ROSELANDS

OCTOBER 2024

Waste Solutions Services
Earlwood NSW 2206
Telephone (Mb) 0421142272
E-mail: martbruno15@gmail.com.au

TABLE OF CONTENTS

PART 1 – OVERVIEW AND PROPOSAL

1.1 EXECUTIVE SUMMARY

This Waste Management Plan (WMP) is an operational plan that describes in detail the manner in which all waste and other materials resulting from the demolition, construction and on-going use of the building on the site are to be dealt with.

The aims and objectives of this WMP are to: -

a) Satisfy all State and Local Government regulatory controls regarding waste management and minimization practices.
b) Promote the use of recyclable materials in the excavation, demolition, construction and on-going operation of the building.
c) Maximize waste reduction, material separation, and resource recovery in all stages of the development.
d) Ensure the design of waste and recycling storage facilities are of an adequate size, appropriate for the intended use of the building, hygienic with safe and maneuverable access; and,
e) Ensure that the provision of waste and recycling services to the completed building is carried out in an efficient manner, which will not impact negatively on the health, safety and convenience of all stakeholders.

This WMP is prepared in accordance with: -

- Canterbury-Bankstown Local Environment Plan 2023
- Canterbury-Bankstown DCP 2023 – Part G – Site Waste Management and Minimization.
- All conditions of consent issued under the approved Development Application.
- The objective of ensuring that all waste management facilities and collection services will provide an outcome that will be effective and efficient, as well as promote the principles of health, safety and convenience.

This WMP has been prepared for a Development Application to be submitted to Canterbury-Bankstown City Council, for the construction of a Warehouse and a on grade level car parking at 98 Rogers Street, Roselands.

This WMP is dated 30 October 2024.

1.2 INTRODUCTION

This Waste Management Plan (WMP) has been specifically designed for the development described below: -

DESCRIPTION	**Warehouse Building**
NUMBER OFF	**One Warehouse consisting of:** - **1 x 506 m2** **On grade Level car parking, service and ancillary facilities**
LOCATION	**98 Rogers Street, Roselands**
LGA	**CANTERBURY-BANKSTOWN City Council**

1.3 DESCRIPTION OF PROPERTY

PROPERTY DESCRIPTION	**The development is to be constructed the existing Torrens Title lots, at:** **Lot C, DP 388635, No 98 Rogers Street.**
STREET ADDRESS	**98 Rogers Street, Roselands**
DIMENSIONS	**- Front (South) Boundary – 18.565 m** **- Rear (North) Boundary – 18.565 m** **- Side (East) Boundary – 45.720m** **- Side (West) Boundary – 45.720m**
AREA	**850.1 square metres**
ZONING	**Zone IN2 – Light Industrial**
PLANNING INSTRUMENTS	**Canterbury Bankstown LEP 2023** **Canterbury Bankstown Development Control Plan 2023**

The site is a lock of land situated over five existing Torrens Title allotment at 98 Rogers Street, Roselands. It is located on the southern side of Pioneer Street, with Artillery Crescent, the nearest cross street to the east and Fielders Street, to the west.

The site is approximately 200m South of Chapel Street, with the Canterbury Road also a short distance to the North.

The area in the immediate vicinity of the site currently comprises mainly IN2 -Light Industrial development, with a mix of commercial and light industrial land uses along the Rogers Street and Chapel Road.

1.4 APPLICANTS DETAILS

APPLICANT	**Gpm architectural designing consultants**
ADDRESS	**Po Box K579 Haymarket 1240 NSW**
TELEPHONE	**0472521977**
E-MAIL	**info@gpmarchiects.com.au**

1.5 PROPOSAL

1.6

The proposal involves the construction of a single warehouse comprising of:

- Ground floor amenities
- First floor Office area with its amenities,

A – on grade level carpark area

- Total of 6 spaces, with 1 adaptable car parking within the warehouse
- 2 bicycle spaces internally.

All waste storage and collection facilities and activities are located and will take place from the ground level of the building, where a waste storage and collection area (loading bay) are provided within the proposed warehouse.

Current structures on the site are: -

- No 98 – a single storey timber frame and weatherboard clad dwelling with tiled roof, attached front verandah/awning and rear awning porch, detached weather board garage, detached metal shed, timber and metal fencing, concrete pathway and driveway, some scrubs and trees, grassed yard area, and miscellaneous vegetation.

It is proposed to demolish and remove all structures on the site.

The project consists of: -

a) The demolition of all existing buildings on the site.
b) The removal of all demolished materials in accordance with this WMP;
c) The excavation of the site to construct two (2) basement levels for car parking and other services.
d) The construction of the residential flat building.
e) The provision of new roads, landscaping, driveways, concrete pathways and other elements associated with the development; and,
f) The on-going use of the building.

It is noted that Canterbury Bankstown City Council, that all waste and recycling services to the development should be take place from within the site. This WMP has been developed on that basis.

PART 2 – DEMOLITION

2.1 DEMOLITION

2.1.1 General Requirements

It is recognized that Sydney has an ever-increasing waste problem, and this practice is not sustainable. In alignment with current NSW waste management legislation, this WMP aims, where possible, to promote waste avoidance, reuse and the recycling of material, particularly during demolition and construction works.

Part 2.2 on Pages 7, 8, 9, 10, 11 and 12 of this WMP describes the way waste is to be managed during the demolition of the existing structures.

The processes outlined in Part 2.2 are to be read in conjunction with and comply with the Development Consent issued in respect of the proposal. It will be the developer's overall responsibility to ensure compliance in this regard.

All material moved offsite shall be transported in accordance with the requirements of the Protection of the Environment Operations Act (1997).

Approved receptacles of an appropriate size will be located on site for the collection of food scraps, beverage containers, and other waste generated on site by workers.

2.1.2 Management of Hazardous Materials

Generation, storage, treatment and the disposal of hazardous waste (including asbestos) will be conducted in accordance with relevant waste legislation administered by the NSW EPA and any applicable WH&S legislation administered by Work Cover NSW.

2.2 DEMOLITION – RECYCLING, REUSE & DISPOSAL DETAILS

The following details prescribe the way all material involved in the demolition of the building will be dealt with, and includes: -

a) An estimate of the types and volumes of waste and recyclables to be generated.
b) A site plan showing sorting and storage areas for demolition waste and vehicle access to these areas (see Part 2.3 of this Plan);
c) How excavation and demolition waste materials will be reused, and, or recycled and where residual wastes will be disposed (see below); and,
d) The total percentage of demolition waste that will be reused or recycled.

It is noted that the quantities of materials detailed in this section (Part 2.2) are estimates only, based on current industry standards and quantity analysis, and may vary due to the prevailing nature of site constraints, weather conditions, and any other unforeseeable activities associated with the demolition works, which are beyond the control of the developer, including but not being limited to theft, accidents, and, or, other acts of misadventure.

Notwithstanding any of the above, the developer will provide Council with all details in relation to any major variations in this regard.

1. Excavated Materials & Overburden

Volume / Weight	6,250 cubic metres / 10,000 Tonnes
on Site Reuse	Yes. Keep and reuse 20% topsoil for landscaping. Shore on site. Use some for support of retaining walls (Excavated Materials are only to be used if the material is not contaminated or has been remediated in accordance with any requirements specified by any Environmental Consultancy engaged to carry out any contamination assessment of excavated material).
Percentage Reused or Recycled	To be determined (see above comments)
Off Site Destination	To an approved Agency – excavated materials may need to be assessed to determine the quality of the material to ensure that all excavated material will be acceptable to the designated receival authority.

2. Green Waste

Volume / Weight	140 cubic metres / 20.25 Tonnes
on Site Reuse	To be separated. Chipped and stored on site for re-use in landscaping.
Percentage Reused or Recycled	20%
Off Site Destination	Bingo Industries, 3-5 Duck Street, Auburn (Tel 1300 424 646) or, Australian Native Landscapes, Lot 22, Martin Road, Badgerys Creek (Tel 02 4774 8484)

3. Bricks

Volume / Weight	25 cubic metres / 25 Tonnes
on Site Reuse	Clean and remove lime mortar from bricks. Re-use in new footings. Broken bricks for internal walls. Crush and reuse as drainage backfill. Crushed and used as aggregate.
Percentage Reused or Recycled	75% - 90%
Off Site Destination	Brandown, Lot 9 Elizabeth Drive, Kemps Creek (Tel 02 9826 1256) or, Bingo Industries, 3-5 Duck Street, Auburn (Tel 1300 424 646) or, Jacks Gully Waste Management Centre, Richardson Road, Narellan (Tel 1300 651 116)

4. Concrete

Volume / Weight	20 cubic metres / 48 Tonnes
on Site Reuse	The existing driveway to be retained during construction. Crushed and used as aggregate, drainage backfill.
Percentage Reused or Recycled	60% - 75%
Off Site Destination	Brandown, Lot 9 Elizabeth Drive, Kemps Creek (Tel 02 9826 1256) or, Bingo Industries, 3-5 Duck Street, Auburn (Tel 1300 424 646) or, Jacks Gully Waste Management Centre, Richardson Road, Narellan (Tel 1300 651 116)

5. Timber

Volume / Weight	115 cubic metres / 46 Tonnes
on Site Reuse	Re-use for formwork and landscaping, shoring. 65% - 90%
Percentage Reused or Recycled	
Off Site Destination	Bingo Industries, 3-5 Duck Street, Auburn (Tel 1300 424 646) or, Hallinan's Recycling Centre, 37 Lee Holm Road, St. Marys (Tel 02 9833 0883)

6. Plasterboard & Fibro

Volume / Weight	75 cubic metres / 26.25 Tonnes
on Site Reuse	Nil – all materials will be disposed of, or processed off-site
Percentage Reused or Recycled	to be determined (dependent on asbestos content)
Off Site Destination	Ecocycle, 155 Newtown Road, Wetherill Park (Tel 02 0757 2999) or, Jacks Gully Waste Management Centre, Richardson Road, Narellan (Tel 1300 651 116)
Off Site Destination (Asbestos)	Jacks Gully Waste Management Centre, Richardson Road, Narellan (Tel 1300 651 116) or, Enviroguard, Cnr Mamre and Erskine Roads, Erskine Park (Tel 02 9834 3411).

7. Metals / Steel / Guttering & Downpipes

Volume / Weight	30 cubic metres / 7.5 Tonnes
on Site Reuse	No
Percentage Reused or Recycle	70% - 90%
Off Site Destination	Bingo Industries, 3-5 Duck Street, Auburn (Tel 1300 424 646) or, Boral Recycling, 3 Thackeray Street, Camelia (Tel 9529 4424) or, Hallinan's Recycling Centre, 37 Lee Holm Road, St. Marys (Tel 02 9833 0883) or, Jacobson Metaland, 62-70 Silverwater Road, Silverwater (Tel 02 9748 2487)

8. Roof Tiles / Tiles

Volume / Weight	9 cubic metres / 6.75 Tonnes
on Site Reuse	Broken up and used as fill, aggregate, driveways.
Percentage Reused or Recycle	80% - 90%
Off Site Destination	Obsolete Tiles, 3 South Street, Rydalmere. (Tel 02 9684 6333) or, Hallinan's Recycling Centre, 37 Lee Holm Road, St. Marys (Tel 02 9833 0883) or, Bingo Industries, 3-5 Duck Street, Auburn (Tel 1300 424 646)

9. Fixture & Fittings (Doors Fittings, Other Fixtures, etc.)

Volume	25 cubic metres / 12.5 Tonnes
On Site Reuse	Broken up and used as fill.
Percentage Reused or Recycle	80% - 90%
Off Site Destination	Recycle Works, 45 Parramatta Road, Annandale (Tel 02 9517 2711)

10. Glass, Electrical & Light Fittings, PC items, Ceramics, etc.

Volume / Weight	25 cubic metres / 6 Tonnes
on Site Reuse	No
Percentage Reused or Recycle	To be determined (dependent upon nature of material)
Off Site Destination	To an approved agency, or agencies.

7. Residual Waste

Volume / Weight	980 cubic metres / 980 Tonnes
on Site Reuse	No
Off Site Destination	Jacks Gully Waste Management Centre, Richardson Road, Narellan (Tel 1300 651 116) or, Bingo Industries, 3-5 Duck Street, Auburn (Tel 1300 424 646), or, other authorised facility
Notes on calculation of volume of residual waste	1. In calculating the amount of residual waste produced from the demolition of all buildings on site, it is estimated that approximately 10% of it, will be residual waste. 2. As all of the materials vary in weight per volume, a figure of 1 cubic metre of material is equal to 1 tonne in weight has been used.

The facilities and agencies that have been nominated to receive the materials listed above have been identified within the NSW waste industry as being a facility or agency that will accept the materials specified in each respective table.

The developer understands that any costs associated with the transportation and receival of these materials will be their responsibility.

The developer is under no obligation to use any nominated facility or agency, but should any alternative arrangements be made, it will be the developers' responsibility to ensure that all demolished materials removed from the site are disposed of, or processed, appropriately.

The developer will keep a written record of all documentation associated with the transportation, disposal and processing of all materials associated with the demolition of all structures on site.

2.3 DEMOLITION – ON SITE STORAGE OF MATERIALS

During the demolition stage of the project, an area will be set aside on the site as a compound for the on-site storage of materials prior to their removal from the site. This compound will provide for: -

- Material sorting.
- Segregation of materials that may be hazardous and which will be required to be disposed of.
- Recovery equipment, such as concrete crushers, chippers, and skip bins.
- Material storage; and,
- Access for transport equipment.

Appropriate vehicular access will be provided on and off site, and to the compound, to enable the efficient removal of reusable, recyclable, and waste materials.

Prior to the commencement of demolition works, the developer will provide the Council with a 'Site Plan for the On-Site Storage of Materials at Demolition'. This plan will show in detail the location of each area within the compound, set aside for the segregated storage of all materials involved in the demolition of all buildings on the site.

2.4 DEMOLITION – EXCAVATED MATERIAL

All excavated material removed from the site, because of the demolition of all buildings, must be classified in accordance with the Department of Environment, Climate Change and Water NSW Waste Classification Guidelines prior to their removal, transportation and disposal to an approved waste management facility.

All relevant details must be reported to the PCA.

PART 3 – CONSTRUCTION

3.1 CONSTRUCTION – GENERALLY

Upon completion of all demolition works, construction of the building will commence with the excavation of the site for the basement levels of the building. All materials sourced from these activities will be disposed of in accordance with the information provided in Part 3.2 on pages 13, 14, 15, 16, and 17 of this WMP.

Additionally, all materials used in the construction of the building that are not required to be incorporated into it, shall be recycled, reused or disposed of in accordance with these provisions, and the requirements of the Protection of the Environment Operations Act (1997). It will be the developer's overall responsibility to ensure compliance in this regard.

Mobile Bins of an appropriate size will be located on site for the collection of food scraps, beverage containers, and other waste generated on site by workers.

3.2 CONSTRUCTION – RECYCLING, REUSE & DISPOSAL DETAILS

The following details prescribe the way all materials surplus to the construction of the building will be dealt with, and includes: -

a) An estimate of the types and volumes of waste and recyclables to be generated.
b) A site plan showing sorting and storage areas for construction waste and vehicle access to these areas (see Part 3.3 of this Plan);
c) How excavated and other materials surplus to construction will be reused or recycled and where residual wastes will be disposed (see below); and,
d) The total percentage of construction waste that will be reused or recycled.

1. Excavated Materials

Volume / Weight	18,500 cubic metres / 31,450 Tonnes
on Site Reuse	Yes. Keep and reuse topsoil for landscaping. Store on site. Use some for support of retaining walls (Excavated Materials are only to be used if the material is not contaminated or has been remediated in accordance with any requirements specified by any Environmental Consultancy engaged to carry out any contamination assessment of excavated material).
Percentage Reused or Recycled	To be determined (see above comments)
Off Site Destination	To an approved Agency – excavated materials may need to be assessed to determine the quality of the material to ensure that all excavated material will be acceptable to the designated receival authority.

2. Bricks

Volume / Weight	8 cubic metres / 8 Tonnes
on Site Reuse	Clean and remove lime mortar from bricks. Re-use in new footings. Broken bricks for internal walls. Crush and reuse as drainage backfill. Crushed and used as aggregate.
Percentage Reused or Recycle	75% - 90%
Off Site Destination	Bran down, Lot 9 Elizabeth Drive, Kemps Creek (Tel 02 9826 1256) or, Bingo Industries, 3-5 Duck Street, Auburn (Tel 1300 424 646) or, Jacks Gully Waste Management Centre, Richardson Road, Narellan (Tel 1300 651 116)

3. Concrete

Volume / Weight	5 cubic metres / 12 Tonnes
on Site Reuse	Existing driveway to be retained during construction. Crushed and used as aggregate, drainage backfill.
Percentage Reused or Recycled	60% - 75%
Off Site Destination	Bran down, Lot 9 Elizabeth Drive, Kemps Creek (Tel 02 9826 1256) or, Bingo Industries, 3-5 Duck Street, Auburn (Tel 1300 424 646) or, Jacks Gully Waste Management Centre, Richardson Road, Narellan (Tel 1300 651 116)

4. Timber

Volume / Weight	5 cubic metres / 7 Tonnes
on Site Reuse	Re-use for formwork and studwork, and for landscaping
Percentage Reused or Recycled	65% - 90%
Off Site Destination	Bingo Industries, 3-5 Duck Street, Auburn (Tel 1300 424 646) or, Hallinan's Recycling Centre, 37 Lee Holm Road, St. Marys (Tel 02 9833 0883)

5. Plasterboard & Fibro

Volume / Weight	12 cubic metres / 4 Tonnes
on Site Reuse	Nil
Percentage Reused or Recycled	To be determined
Off Site Destination	Eco cycle, 155 Newtown Road, Wetherill Park (Tel 02 0757 2999) or, Jacks Gully Waste Management Centre, Richardson Road, Narellan (Tel 1300 651 116) or, Enviroguard, Cnr Mamre and Erskine Roads, Erskine Park (Tel 02 9834 3411).

6. Metals / Steel / Guttering & Downpipes

Volume / Weight	15 cubic metres / 3.75 Tonnes
on Site Reuse	No
Percentage Reused or Recycled	60 – 90%
Off Site Destination	Bingo Industries, 3-5 Duck Street, Auburn (Tel 1300 424 646) or, Hallinan's Recycling Centre, 37 Lee Holm Road, St. Marys (Tel 02 9833 0883), or

7. Roof Tiles / Tiles

Volume / Weight	8 cubic metres / 6 Tonnes
On Site Reuse	Broken up and used as fill.
Percentage Reused or Recycled	80% - 90%
Off Site Destination	Hallinan's Recycling Centre, 37 Lee Holm Road, St. Marys (Tel 02 9833 0883) or, Bingo Industries, 3-5 Duck Street, Auburn (Tel 1300 424 646)

8. Plastics

Volume / Weight	6 cubic metres / 1 Tonne
On Site Reuse	Nil
Percentage Reused or Recycled	80% - 95%
Off Site Destination	Recycle Works, 45 Parramatta Road, Annandale (Tel 02 9517 2711)

9. Glass, Electrical & Light Fittings, PC items

Volume / Weight	6 cubic metres / 1 Tonne
On Site Reuse	No
Percentage Reused or Recycled	70% - 90%
Off Site Destination	To an approved agency, or agencies.

10. Fixture & Fittings (Doors Fittings, Other Fixtures, etc.)

Volume	25 cubic metres / 8 Tonnes
On Site Reuse	Broken up and used as fill.
Percentage Reused or Recycle	80% - 90%
Off Site Destination	Recycle Works, 45 Parramatta Road, Annandale (Tel 02 9517 2711)

11. Pallets

Volume / Weight	25 cubic metres / 8 Tonne
On Site Reuse	No
Percentage Reused or Recycle	90% - 100%
Off Site Destination	To an approved agency, or agencies, for reuse and resale.

8. Residual Waste

Volume / Weight on Site Reuse Off Site Destination	980 cubic metres / 980 Tonnes No Jacks Gully Waste Management Centre, Richardson Road, Narellan (Tel 1300 651 116) or, Bingo Industries, 3-5 Duck Street, Auburn (Tel 1300 424 646), or, other authorized facility
Notes on calculation of volume of residual waste	1. In calculating the amount of residual waste produced from the demolition of all buildings on site, it is estimated that approximately 10% of it, will be residual waste. 2. As all of the materials vary in weight per volume, a figure of 1 cubic metre of material is equal to 1 tonne in weight has been used.

It is noted that the quantities of materials detailed in this section (Part 3.2) are estimates only, based on current industry standards and quantity analysis, and may vary due to the prevailing nature of construction constraints, weather conditions, and any other unforeseeable activities associated with the construction of the building, which are beyond the control of the developer, including but not being limited to theft, accidents, and other acts of misadventure.

The facilities and agencies that have been nominated to receive the materials listed above have been identified within the NSW waste industry as being a facility or agency that will accept the materials specified in each respective table. The developer understands that any costs associated with the transportation and receival of these materials will be their responsibility.

The developer is under no obligation to use any nominated facility or agency, but should any alternative arrangements be made, it will be the developers' responsibility to ensure that all demolished materials removed from the site are disposed of, or processed, appropriately.

The developer will keep a written record of all documentation associated with the transportation, disposal and processing of all materials excess to the construction of the building.

Additionally, during the construction of the building, every effort will be made to reduce and minimise the amount of building materials excess to construction.

3.3 CONSTRUCTION – ON SITE STORAGE OF MATERAILS

During the construction of the buildings, an area will be set aside on the site as a compound for the on-site storage of materials prior to their removal from the site. This compound will provide for: -

- Material sorting.
- Segregation of materials that may be hazardous and which will be required to be disposed of.
- Recovery equipment, such as concrete crushers, chippers, and skip bins.
- Material storage; and,
- Access for transport equipment.

Appropriate vehicular access will be provided on and off site, and to the compound, to enable the efficient removal of reusable, recyclable, and waste materials.

Prior to the commencement of construction, the developer/builder will provide Council with a 'Site Plan for the On-Site Storage of Materials at Construction'. This plan will show in detail the location of each area within the compound, set aside for the segregated storage of all materials involved in the construction of all buildings on the site.

3.4 CONSTRCUCTION – EXCAVATED MATERIAL

All excavated material removed from the site, as a result of any activities associated with the construction of the building, must be classified in accordance with the Department of Environment, Climate Change and Water NSW Waste Classification Guidelines prior to removal, transportation and disposal to an approved waste management facility.

All relevant details must be reported to the PCA.

PART 4 – ON GOING USE OF BUILDING

4.1 OBJECTIVES

1. To ensure that the storage, amenity and management of waste is sufficient to meet the needs of the development.
2. To ensure that all waste management activities are carried out effectively and efficiently, and in a manner that promotes the principles of health, safety and convenience.
3. To promote waste minimisation practices.

4.2 ASSUMPTIONS

In preparing this proposal, the following assumptions have been made: -

1. A waste storage / collection area is provided for the development. It is located on the ground floor level within the building, on the Northern side of the driveway into the warehouse.
2. Within the waste storage/ collection area, will be a storage space for all waste and recycling bins required for the development.
3. All waste and recycling bins are to be stored within the confines (of a line marked area) of a bin storage area, as indicated on the Ground Floor Plan.
4. The number and size of bins have been calculated from information provided by Canterbury Bankstown City Council, by Council staff and from information contained in Canterbury Bankstown City Council's DCP 2023.
5. All waste material will be stored in 1 x 1100 litre mobile bins.
6. All recycling material will be stored in 1 x 240 litre mobile bins.
7. Waste services will be provided twice per week.
8. Recycling services will be provided twice per week.
9. All waste and recycling collections will take place from the Loading Bay located within the waste collection and storage area inside the warehouse.
10. The Owners will appoint a dedicated Building Manager or Caretaker, whose responsibility will be to monitor and manage all waste management facilities and activities.
11. All bins will be presented for servicing, and returned to the bin storage area, after servicing by representatives of the Owners.
12. A licensed private waste and recycling contractor will provide all waste and recycling services to the development.

4.3 WASTE HANDLING & MANAGEMENT

A cabinet will be located within each residential unit so that a receptacle, or receptacles, may be stored or housed in a convenient and practical location within the unit, for the reception of waste and recyclable material.

All residents will be responsible for transporting and depositing their waste and recycling material into the appropriate bins within the bin storage area. All waste is to be placed in red lidded waste bins. All recyclable material is to be placed in yellow lidded recycling bins.

All waste and recyclables should be appropriately bagged or wrapped prior to being deposited into the designated bin.

Appropriate signage will be erected within the warehouse area to assist future tenants in placing their waste and recyclables into the appropriate bins.

Unrestricted access to the bin storage area will be always provided to the warehouse site so that waste and recycling material can be deposited within the appropriate bins at any time.

4.4 WASTE & RECYCLING – SERVICE REQUIREMENTS

All waste and recycling materials will be stored in approved receptacles of an appropriate size as specified in this WMP. The lids of the bins shall be always closed to reduce litter, stormwater pollution, odour and vermin.

The Council in general requires that colour coded receptacle lids that distinguish each service component are to be provided: -

- Waste Service – Red Lidded receptacle; and,
- Recycling Service – Yellow Lidded receptacle.

No formal green waste service will be provided to the building. All green waste will be disposed of privately by a contractor to be appointed by the Owners.

It will be the responsibility of the Owners to ensure that all green waste is removed from the complex in an appropriate manner.

4.5 WASTE & RECYCLING – SERVICE ARRANGEMENTS

The following table (Table 1) specifies the criteria for waste and recycling generation rates based on: -

- Waste – 240 litres of bin space per warehouse per fortnight; and,
- Recycling – 80 litres of bin space per warehouse per fortnight.

All waste and recycling generation rates were obtained from discussions with and advice from Council staff, and from information contained in Canterbury Bankstown City Council's DCP 2023 – Part G 'Site Waste Management and Minimisation'.

TABLE 1 – RESIDENTIAL WASTE & RECYCLING GENERATION RATES

SERVICE TYPE	WARE-HOUSE	BIN SPACE	TOTAL SPACE REQUIRED	BINS SIZE	SERVICES PER FORT NIGHT	BINS REQUIRED	BINS PROVIDED
Waste	1	240	240	1100	1	1	1
Recycling	1	80	80	240	1	1	1

The following table (Table 2) specifies the proposed bin servicing requirements for the building and is based on the above waste and recycling generation rates: -

TABLE 2 – PROPOSED SERVICING ARRANGEMENTS

WASTE	RECYCLING
1 x 1100 litre bins / 1 x FORTNIGHT	1 x 240 litre bins / 1 x FORTNIGHT

4.6 PROVISION OF WASTE & RECYCLING SERVICES

4.6.1 Waste and Recycling Collection Service Provider Details

A licensed private waste contractor will provide all waste and recycling services to the building.

The council will be advised of the contractors' details upon their appointment. The contractor will be appointed prior to any occupation of the building and will provide all waste and recycling services in accordance with this WMP.

4.6.2 Details of Mobile Containers

In relation to the size and design of the waste and recycling mobile bins, the following technical information is provided: -

CONTAINER TYPE	HEIGHT (metres)	DEPTH (metres)	WIDTH (metres)
240 litre mobile container	1.080	0.735	0.585
1100 litre mobile container	1.470	1.070	1.240

4.6.3 Waste & Recycling Requirements

Waste and recycling requirements are provided in the table below.

SERVICE	NUMBER OF CONTAINERS	COLLECTION FREQUENCY
Waste Service	1 x 1100 litre mobile containers	Once per fortnight
Recycling Service	1 x 240 litre mobile containers	Once per fortnight

4.6.4 Location, of Waste Storage and Collection Area

A waste area and collection is provided within the warehouse to facilitate all waste and recycling storage and collection activities. This area is located on the ground floor and within the warehouse on the northern side of the driveway entering the warehouse.

Within this area is a line marked bin storage area with storage space for: -

- 1 x 1100 litre mobile waste bins; and,
- 1 x 240 litre mobile recycling bins.

Both mobile bins will be always stored within this area.

According to the architectural drawings the waste collection /storage area is shown on plan within and excluding the warehouse loading load area

In assessing the size and design of the WSA, it is considered that it is of a sufficient size and dimension to adequately store and maneuver (for collection and return) all of the required (both 1100's and 240's) and ancillary facilities.

Natural and mechanical ventilation will be required to be installed within this Garbage zone in accordance with the relative provisions of the Building Code of Australia.

All collection and servicing activities will take place at the Loading Bay within the warehouse and the waste storage and collection area. As required by Council, the loading bay has been designed to accommodate a waste collection vehicle.

The loading bay has been specifically designed and located in this area to ensure that all collection activities are carried out efficiently and effectively in a manner that will not impact negatively on the principles of health, safety and convenience.

Bins will be transferred from the bin storage area onto a collection point at the rear end of the Loading Bay, where servicing will take place.

As required by Council, all collection vehicles will enter and exit the building in a forward direction.

All internal access, parking and servicing arrangements are to comply with all relevant Australian Standards.

4.6.5 Servicing Arrangements – Waste Collections

All waste services will be provided by a licensed private waste collection contractor, using a rear loading collection vehicle, that will enable all collections to be carried out effectively and efficiently, and in a manner, that will aim not impact negatively on the principles of health, safety or convenience.

Representatives of the Owners will be responsible for presenting the bins for servicing and returning them to the bin storage area after collection.

On each collection day, all waste bins will be removed from the bin storage area and placed onto a collection area adjacent to the Loading Bay.

The waste bins will be serviced once per fortnight, on days to be determined.

1 x 1100 litre mobile waste bins will be presented for servicing on each collection day.

4.6.6 Servicing Arrangements – Recycling Collections

All recycling services will be provided by a licensed private waste and recycling collection contractor, using a rear loading collection vehicle, that will enable all collections to be carried out effectively and efficiently, and in a manner, that will aim not impact negatively on the principles of health, safety or convenience.

Representatives of the Owners will be responsible for presenting the recycling bins for servicing and returning them to the bin storage area after collection.

On each collection day, all recycling bins will be removed from the bin storage area, and placed onto a collection area adjacent to the Loading Bay. The bins will then be serviced.

The recycling bins will be serviced twice per week, on days to be determined, but not on the same days as waste bins are serviced.

1 x 240-litre mobile recycling bins will be presented for servicing on each collection day.

4.7 GREEN WASTE

No formal green waste service will be provided to the development.

It will be the responsibility of the Owners to ensure that all green waste generated from the on-going use of the development is disposed of appropriately.

4.8 ON GOING OPERATION, USE & MAINTENANCE OF WASTE MANAGEMENT FACILITIES

All waste management facilities will be maintained in a clean and hygienic condition that will promote the principles of health, safety and convenience.

To achieve these objectives, the following facilities and devices will be required: -

1. The walls and floors of the waste storage and collection area are to be constructed of smooth faced masonry or concrete, and all walls will be painted with light coloured and washable paint.
2. The junction between all floors and walls will be coved and sealed up to 100mm above the floor level, to eliminate the build-up of dirt and grime.
3. A floor waste, connected to the Sydney Water drainage system in accordance with that Authority's requirements, will be provided to the waste storage and collection area, and the floors will be graded to drain into it.
4. Appropriate washing facilities will be provided to the waste storage and collection area, including appropriate plumbing and drainage fixtures and fittings, and the provision of running water.
5. The waste storage and collection area will be washed and cleaned on a regular basis.
6. All mobile bins will be washed and cleaned on a regular basis.
7. All electrical equipment, including the provision of lighting, will be installed in accordance with the relevant Australian Standards.
8. Natural and mechanical ventilation will be required to be installed within the waste storage and collection area in accordance with the relative provisions of the Building Code of Australia.
9. Appropriate signage will be displayed throughout the development clearly identifying waste and recycling bins and the waste storage and collection area.
10. Appropriate signage will be erected within the waste storage and collection area and the basements, providing instruction to residents on how to use waste and recycling facilities, including what is and what is not recyclable.
11. The Owners will be responsible for ensuring that all waste and recyclable matter and materials are placed and stored within the appropriate containers provided.
12. The Owners will be responsible for ensuring that all waste management facilities and activities are provided, and carried out, in accordance with this Waste Management Plan.

PART 5 – SUMMARY

5.1 SUMMARY

In summarising this WMP, the following information is provided:

1. Canterbury Bankstown City Council - all activities associated with the installation of waste management facilities and the provision of waste management services are to take place in, and from, the loading bay in the waste collection and storage area on the ground floor of the building.
2. This Waste Management Plan has been developed and documented in accordance with the Councils DCP.
3. The number and size of Bins have been calculated from information provided by Canterbury Bankstown City Council.
4. All waste and recycling services will be provided by a licensed private waste contractor.
5. The Owners will be responsible for ensuring that all on-going waste management activities are carried out in accordance with the provisions of this Waste Management Plan.

The measures set out in this WMP aim to demonstrate that all such activities will be carried out effectively and efficiently, in a healthy, safe and convenient manner, to acceptable community standards, and to the requirements of Canterbury Bankstown City Council.