

WASTE MANAGEMENT PLAN

MULTIFORM DESIGN & CONSTRUCT PTY LTD

Co living Development **@** **32-34 kent street Belmore**

April 2025

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PART 1 – OVERVIEW AND PROPOSAL

1.1 INTRODUCTION

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: -

1. Satisfy all State and Local Government regulatory controls regarding waste management and minimisation practices.
2. Promote the use of recyclable materials in the excavation, demolition, construction, and on-going operation of the building.
3. Maximise waste reduction, material separation, and resource recovery in all stages of the development.
4. 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 manoeuvrable access.
5. Ensure that the provision of waste and recycling services to the completed buildings are carried out in an efficient manner, which will not impact negatively on the health, safety, and convenience of all stakeholders.

The land on which the development is proposed is located within the Canterbury Bankstown Council

This WMP is prepared in accordance with: -

- Canterbury Bankstown Local Environment Plan 2023,
- Canterbury Bankston DCP 2023,
- Waste Design for new Development, Part D, Boarding houses
- The 'Better Practice Guide for Resource Recovery in Residential Buildings, published by the NSW EPA (April 2019), and,
- 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 Waste Management Plan has been prepared for a Development Application to be submitted to Canterbury Banksown, for the construction of Co living Development, comprising of:

- 35 rooms,
- one(1) basement level, and,
- Associated infrastructure.

This WMP is dated April 2025 and has been prepared to be submitted to Council as part of the DA Package for the project. The WMP has been developed and

documented in accordance with the Architectural Drawings prepared by Ross Howieson Architects – Project 518 – Issue DA.

1.2 PROJECT & PROPERTY DESCRIPTION

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

DESCRIPTION	Five (5) storey residential flat building
NUMBER OF ROOMS	- 35 x rooms, - one (1) basement levels, and, - Associated infrastructure.
LOCATION	32-34 kent street Belmore NSW 2196.
PROPERTY DESCRIPTION	The development is to be constructed over two (2) existing Torrens Title lot at Lot A,B, in DP945705, No 1A Willison Road, Carlton.
DIMENSIONS	Refer to Site and Survey Plans
AREA	965.0sqm (Survey)
LGA	Canterbury Bankstown council Council
ZONING	Zone R4 – High Density Residential
PLANNING INSTRUMENTS	Canterbury Bankstown LEP 2023 Canterbury Bankstown DCP 2013

1.4 APPLICANTS DETAILS

APPLICANT	Mirwan Hanna
ADDRESS	Suite 12 / 27-31 Crinan Street, Hurlstone Park. NSW. 2193.
TELEPHONE	02 9558 9991
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1.5 PROPOSAL

The project consists of the construction of a Co Living Development comprising of:

- 35 rooms,
- one (1) basement level, and,
- Associated infrastructure.

Egress from the building will be on to Kent Street at the south-western side of the site.

A waste room has been incorporated into the building design for the reception of waste and Recycling

All bin storage facilities are located on the ground floor and basement of the building as indicated on the Architectural Drawings.

It is proposed to service all waste and recycling bins from a Bin Holding Room located at ground level on the southern side of the site as indicted on the Architectural Drawings.

All waste and recycling services will be provided by Council.

The land on which the development is proposed is occupied by 2 single story dwellings with a brick structure and roof tiles.

The project consists of: -

1. The demolition of all existing buildings and structures over all lots,
2. The removal of all demolished materials in accordance with this WMP,
3. The excavation of the site to construct one (1) basement levels for car parking and other services,
4. The construction of the building,
5. The provision of landscaping, open space, driveways, concrete pathways, and other elements associated with the development, and,
6. The on-going use of the building.

Canterbury Bankstown Council require a demolition, construction, and operational waste management plan to be submitted describing how all demolition, construction and operational waste will be stored, disposed of, and managed.

This Waste Management Plan has been developed not only to satisfy Council's requirements, but also to ensure that all waste management activities associated with the development are carried out and conducted in accordance with best practice industry standards.

PART 2 – DEMOLITION

2.1 DEMOLITION – OVERVIEW

The land on which the development is proposed is largely vacant but is overgrown and has an area of remnants of a former concrete wall which will, require to be removed. There is a 1.8m chain wire security fence around the site which will also be removed.

There is no demolition component to this WMP. All details in relation to the removal of the remnant concrete, clearing and levelling of the site will be dealt with in Part 3 'CONSTRUCTION' of this WMP on pages 7 to 12.

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 7, 8, 9, 10 and 11 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 manner in which all materials surplus to the construction of the building will be dealt with, and includes: -

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

1. Excavated Materials

Volume / Weight	1,400 Cubic Metres / 2,100 Tonnes (Basement excavation)
On Site Reuse	Yes. Keep and reuse 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) Refer to Part 3.5 on page 11.
Off Site Destination	

2. Bricks

Volume / Weight	5 cubic metres / 5 Tonnes
On Site Reuse	Clean and remove lime mortar from bricks. 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	Refer to Part 3.5 on page 11.
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3. Concrete

Volume / Weight	100 cubic metres / 240 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	Refer to Part 3.5 on page 11.

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	Refer to Part 3.5 on page 11.

5. Plasterboard & Fibro

Volume / Weight	6 cubic metres / 2 Tonnes
On Site Reuse	No – all material will be transported for disposal off-site.
Percentage Reused or Recycled	To be determined
Off Site Destination	Refer to Part 3.5 on page 11.

6. Metals / Steel / Guttering & Downpipes

Volume / Weight	60 cubic metres / 21 Tonnes
On Site Reuse	No
Percentage Reused or Recycled	60 – 90%
Off Site Destination	Refer to Part 3.5 on page 11.

7. Roof Tiles / Tiles

Volume / Weight	4 cubic metres / 3 Tonnes
On Site Reuse	Broken up and used as fill.
Percentage Reused or Recycled	80% - 90%
Off Site Destination	Refer to Part 3.5 on page 11.

8. Plastics

Volume / Weight	5 cubic metres / 1 Tonne
On Site Reuse	Nil
Percentage Reused or Recycled	80% - 95%
Off Site Destination	Refer to Part 3.5 on page 11.

9. Glass, Electrical & Light Fittings, PC items

Volume / Weight	5 cubic metres / 1 Tonne
On Site Reuse	No
Percentage Reused or Recycled	70% - 90%
Off Site Destination	Refer to Part 3.5 on page 11.

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

Volume	10 cubic metres / 3.3 Tonnes
On Site Reuse	Broken up and used as fill.
Percentage Reused or Recycle	80% - 90%
Off Site Destination	Refer to Part 3.5 on page 11.

11. Pallets

Volume / Weight	25 cubic metres / 8 Tonne
On Site Reuse	No
Percentage Reused or Recycle	90% - 100%
Off Site Destination	Refer to Part 3.5 on page 11.

12. Residual Waste

Volume / Weight	375 cubic metres / 375 Tonnes
On Site Reuse	No
Off Site Destination	Refer to Part 3.5 on page 11.
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 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.
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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 buildings, which are beyond the control of the developer, including but not being limited to theft, accidents, and 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.

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

3.3 CONSTRUCTION – ON-SITE STORAGE OF MATERIALS

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, recyclables, and waste materials.

Prior to the commencement of construction works, the developer 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 demolition of all buildings on the site.

3.4 CONSTRUCTION – 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.

3.5 LICENSED PROCESSING & DISPOSAL FACILITIES

The facilities nominated below are appropriately licensed to receive the materials nominated in Tables 1 to 10 on pages 6 to 8 and Part 2.7 on page 10.

1. Blacktown Waste Services, 920 Richmond Road, Marsden Park.
Tel 9835 4544
2. Bingo Industries, 3-5 Duck Street, Auburn, or 38 McPherson Street, Banksmeadow.
Tel 1300 424 646
3. Jacks Gully Waste Management Centre, Richardson Road, Narellan.
Tel 1300 651 116
4. Lucas Heights Waste Management Centre, New Illawarra Road, Lucas Heights.
Tel 1300 651 116
5. Veolia Eastern Creek Resource Recovery Park, Wallgrove Road, Eastern Creek. Tel 8887 6112

The facilities and agencies that receive the materials listed above are, licensed and generally able, to accept the materials specified.

The appointed contractor understands that any costs associated with the transportation and receipt of these materials will be their responsibility.

Based on the above information, it is anticipated that between 75% and 85% of all materials excess to construction needs will be able to be recycled or re-used, well above the Council's required targets.

The appointed contractor is under no obligation to use any nominated facility or agency, but should any alternative arrangements be made, it will be the contractors 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.

PART 4 OCCUPANCY STAGE **On Going Waste management**

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 Standard Service frequency

General Waste- one collection

Recycling- one collection per fortnight

4.3 Weekly Generation

New Generation Waste = 100 L per room x 35 rooms = 3500 L weekly

New Generation Recycling = 90 L per room x 35 rooms = 3150 L weekly

4.4 Bin Size

New Generation Waste = $3500/1100L = 4 \times 1100$ bins picked up weekly

New Generation Recycling = $3150/100 L = 3 \times 1100$ bins picked up Fortnightly

4.5 management of waste

5.4.1 As part of the kitchen fit-outs of each room, cabinets will be provided within the unit so that separate and clearly marked and distinguishable waste and recycling containers will be accommodated. This is aimed to encourage residents to source separate their waste and recycling materials in a convenient and efficient manner. Additionally, sufficient space will be provided within each room for the storage of a minimum of one (1) day's waste and recycling material and for easy access for the caddy to collect food waste.

5.4.2 As part of the kitchen fit-outs of communal area, cabinets will be provided within the unit so that separate and clearly marked and distinguishable waste and recycling containers will be accommodated. This is aimed to encourage residents to source separate their waste and recycling materials in a convenient and efficient manner. Additionally, sufficient space will be provided within the communal kitchen cabinetry as shown in the architectural drawing a minimum of two (2) day's waste and recycling material and for easy access for the caddy to collect food waste.

4.6 Communal Bin Storages Area

A Communal waste and recycling bins room is provided the ground floor within the building foot print, is compatible with the overall design of the building and cannot be viewed from public place. The design and lay out in accordance with part 5.3.1 of the waste design DCP a scaled plan and layout is clearly shown in the architectural plans.

It is a fully enclosed structure, with an area of approximately 35sqm.

Within the confines of this area will be storage space for:

- 4 x 1100-litre mobile waste bin,
- 3 x 1100-litre mobile recycling bins,
- 2 x 240-litre mobile green bin and,
- Associated infrastructure (bin Hoist).

5.4.1 Waste Room description in compliance with 5.3.1

The following infrastructure will be incorporated into the design of the bin room:

1. 1.5 m aisle provided and 15 cm between bins
2. Sufficient space provided for bin lift and cleaning equipment
3. No space for the dumping of house hold items
4. All floors provided with no steps or hobs will be finished with a non-slip and smooth and even surface covered at all intersections.
5. Amiable access less than 30 m from any room on ground floor
6. Pedestrian entry self-closing Door away from room entries and adjacent to lift and building access and minimum
7. Pedestrian egress Self closing door to be locked at all times to prohibit unauthorised entry to the bin room and
8. Bin door to be 2 meters wide Self closing door to be locked at all times to prohibit unauthorised entry to the bin room

9. The floor will be built from concrete and graded to a central drainage point connected to the sewer, wall and floors will be sealed and painted white.
10. All rooms will be fully enclosed and roofed with a minimum internal room height in accordance with the BCA 2022.
11. All rooms are to be provided with an adequate supply of water through a centralised mixing valve with hose cock.
12. Provision of adequate light and ventilation in accordance with the BCA 2022.

5.4.2 Bin carting route with 5.3.1

1. Is direct access to bin holding area is 2.5 m via external walk way on the south side of the building.
2. Minimum 2m wide
3. Maximum grade of walk way 3 percent
4. Non slip, free from obstacles and steps
5. Away from Driveway and carpark
6. Will be compliant with WHS regulations

4.7 Temporary Collect and return service

All waste and recycling collection services will be provided by Council's waste and recycling collection contractor and will take place from the temporary bin holding room with access from the Kent Street kerbside.

On the evening prior to collection, the Building Manager or their authorised representative will be responsible for transporting all bins to be serviced from the respective waste rooms to the bin holding area, where they will be stored for servicing.

1. The temporary waste and return service area is located on the south side of the building. Design for direct access to street and 8 m to the layback to the kerb collection area as identified in the architectural plans
2. Minimum 2m wide
3. Maximum grade of walk way 3 percent
4. Non slip, free from obstacles and steps
5. Away from Driveway and carpark
6. Will be compliant with WHS regulations

4.8 Bulky Waste Area

Bulky Waste Storage Area has been provided for residents to place unwanted materials awaiting collection and removal.

The Bulky Waste Storage room is provided at the Basement 1 as indicated on the Architectural Drawings. It has an area of approximately 22.0 sqm larger than the 5 m² required. The area is accessible to all residents and compliant with AS1428, designed for access and mobility. Door way to be 2 m wide, lockable and self-closing.

The Owners Corporation will monitor this area regularly to ensure that all materials stored within its confines are done so in a manner that will not adversely impact on the health, safety, and convenience. Regular maintenance of this area will be carried out.

The waste manager to remove items from bulky waste room one day before pick up and store them in the collection area for pick up.

Residents will be provided with unrestricted access to the Bulky Waste Storage Area at all times.

4.9 Servicing Arrangements – Green Waste Organics Collections

All green waste services will be provided by Council's waste and recycling collection contractor, in a manner that will aim not impact negatively on the principles of health, safety or convenience.

Upon the arrival of the collection vehicle to the site, a member of Council's collection team will remove the bins from the bin holding area transport them to the rear of the vehicle, load them onto the lifting device, and deposit the contents of each bin into the body of the collection vehicle.

The green waste bins will be serviced one (1) day per fortnight, on day a to be determined.

All 2 x 240-litre mobile green waste bins will be presented for servicing on each collection day.

The Building Manager or their authorised representative will be responsible for transporting the bins back to the respective bin/chute rooms as soon as practicable after collection, but no more than 2 hours after servicing.

4.10 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.

In order to achieve these objectives, the following facilities and devices will be required: -

1. The walls and floors of all Waste Storage Areas 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, in order 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 all Waste Storage Areas, and the respective floors will be graded to drain into them.
4. Appropriate washing facilities will be provided to chute rooms and WSA's, including appropriate plumbing and drainage fixtures and fittings, and the provision of running water.
5. All Waste Storage Areas are to 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 all chute rooms and WSA's, in accordance with the relative provisions of the Building Code of Australia.
9. Appropriate signage will be erected adjacent to the chutes on residential floors and within the basement, providing instruction to residents on how to use waste and recycling facilities, including what is and what is not recyclable.
10. The Owners Corporation will be responsible for ensuring that all waste and recyclable matter and materials are placed and stored within the appropriate containers provided.

PART 5 – SUMMARY

5.1 SUMMARY

In summarising this proposal, the following information is provided:

1. This Waste Management Plan (WMP) has been developed and documented in accordance with Councils Technical Specification 'Waste Minimisation and Management'.
2. All waste and recycling services will be provided by canterbury Bankstown Council's waste and recycling collection contractor.
3. The number and size of bins have been calculated from information provided by Council.
4. The Owners Corporation will be responsible for ensuring that all ongoing waste management activities are carried out in accordance with the provisions of this WMP.
5. The WMP aims to 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 manoeuvrable access.
6. The WMP aims to ensure that the provision of waste and recycling services to the completed buildings are carried out in an efficient manner, which will promote the principles of health, safety, and convenience.

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 council.
