

# DICKENS SOLUTIONS

(REF – 24033)

## WASTE MANAGEMENT PLAN

OLSSON ASSOCIATES ARCHITECTS  
(DR. WALEED ABDEL QADER)

PROPOSED MIXED USE  
RESIDENTIAL & COMMERCIAL  
DEVELOPMENT

@

77-81 AUBURN RD & 19 NEUTRAL AVE  
BIRRONG

JANUARY 2025

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# **PART 1 – OVERVIEW AND PROPOSAL**

## **1.1 INTRODUCTION**

This 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.

This document is a Waste Management Plan prepared to accompany Canterbury Bankstown City Councils Waste Management Plan Template dated 29 May 2019. It is to be read in conjunction with, and support of that Waste Management Plan (WMP)

The aims and objectives of the WMP and this Addendum are to: -

- Satisfy all State and Local Government regulatory controls regarding waste management and minimisation practices;
- Promote the use of recyclable materials in the excavation, demolition, construction and on-going operation of the building;
- Maximise waste reduction, material separation, and resource recovery in all stages of the development;
- 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;
- 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.

The land on which the development is proposed is located within the Canterbury Bankstown (former Bankstown) LGA.

This WMP is prepared in accordance with: -

- Canterbury Bankstown Local Environment Plan 2021,
- Canterbury Bankstown DCP 2021 and relevant waste management guidelines,
- All conditions of consent issued under the approved Development Application;
- The 'Better Practice Guide for Resource Recovery in Residential Buildings, published by the NSW EPA, 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.

The original Waste Management Plan for the proposed development was prepared for the submission of a Development Application to Canterbury Bankstown Council, for the construction of a three (3) storey mixed use development, at 77-81 Auburn Road and 19 Neutral Avenue, Birrong, comprising of:

- 36 x 1, 2 and 3 bedroom units,
- Five (5) ground floor commercial/retail units with a combined floor area of approximately 485.31sqm, and,
- One (1) basement level with the provision for parking, storage, services and ancillary infrastructure.

It is now proposed to submit a new Development Application incorporating:

- Two (2) additional storeys ,
- An additional basement level,

- Fourteen (14) additional residential units, and,
- Three (3) additional retail units.

The original Waste Management Plan was prepared for the original DA and was approved as part of the Consent.

This is a new Waste Management Plan (WMP) dated 28 January 2025 and has been prepared to be submitted to Council as part of the new DA Package for the proposal.

This WMP has been developed and documented in accordance with the Architectural Drawings prepared by Olsson Architecture – Project 2015 – Revision Q.

## **1.2 PROJECT & PROPERTY DESCRIPTION**

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

<b>DESCRIPTION</b>	<b>Five (5) Storey Mixed Use Commercial and Residential Flat Building</b>
<b>NUMBER OF UNITS</b>	- 50 x Residential Units, - 8 x ground floor commercial/retail units; and, Two (2) basement levels for the provision of car parking, service and ancillary facilities
<b>PROPERTY DESCRIPTION</b>	The development is to be constructed over four (4) existing lots at: No 77A – Lot X, DP401403, Auburn Rd; No 77B – Lot X, DP401403, Auburn Rd; No 77C – Lot X, DP401403, Auburn Rd; No 79 – Lot B, DP323054, Auburn Rd; No 81 – Lot C, DP387131, Auburn Rd; No 19 – Lot Y, DP401403, Neutral Ave, Birrong.
<b>STREET ADDRESS</b>	77-81 Auburn Rd & 19 Neutral Ave, Birrong
<b>AREA</b>	2,323sqm
<b>LGA</b>	Canterbury Bankstown
<b>ZONING</b>	Zone B1 – Neighbourhood Centre
<b>PLANNING INSTRUMENTS</b>	Canterbury Bankstown LEP 2023 Canterbury Bankstown DCP 2023

## **1.3 APPLICANTS DETAILS**

<b>APPLICANT</b>	<b>Olsson Associates Architects (Dr. Waleed Abdel Qader)</b>
<b>ADDRESS</b>	<b>Level 5, 68-72 Wentworth Avenue, Surry Hills. NSW. 2010.</b>
<b>TELEPHONE</b>	<b>02 9281 0181</b>
<b>E-MAIL</b>	<b><a href="mailto:info@olssonassociates.com.au">info@olssonassociates.com.au</a></b>

## **1.4 PROPOSAL**

The proposal involves the construction of a five (5) storey mixed use development, at 77-81 Auburn Road and 19 Neutral Avenue, Birrong, comprising of:

- 50 x 1, 2 and 3 bedroom units;
- Eight (8) ground floor commercial/retail units with a combined floor area of approximately 684sqm; and,
- Two (2) basement levels with the provision for parking, storage, services and ancillary infrastructure.

Egress from the site will be from an existing Right-of-Way on the eastern end of 19 Neutral Avenue.

As there will be both residential and commercial components within the development, separate waste storage and collection facilities will be provided for each component.

The Residential Waste Storage Area (RWSA) is located on the ground floor of the building as indicated on the Architectural Drawings with access from Neutral Avenue.

The Commercial Waste Storage Area (CWSA) is also located on the ground floor of the building as indicated on the Architectural Drawings with access from Neutral Avenue.

Canterbury Bankstown Council's waste collection contractor will provide all residential waste and recycling services to the development. A licensed private waste and recycling collection contractor will provide all commercial waste and recycling services.

Current structures on the site are: -

- No 77A Auburn Road – an attached single storey brick building with parapet used as a coffee shop;
- No 77B Auburn Road – an attached single storey brick building with parapet used as a takeaway Chinese restaurant (Birrong Chinese Inn);
- No 77C Auburn Road – an attached single storey brick building with parapet used as a cake shop (Dianne's Pantry);
- No 79 Auburn Road – an attached single storey brick and metal building used as a hardware store (Birrong Hardware);
- No 81 – Auburn Road – a single storey brick and timber framed building with a rear yard area used as a beauty salon; and,
- No 19 Neutral Avenue – mainly vacant land with a large awning adjoining the side boundary of No 79 Auburn Rd, used for the storage of scaffolding, and miscellaneous equipment associate with the building industry, wire and metal fencing, and some miscellaneous vegetation.

The project consists of: -

- a) The demolition of all existing buildings and structures on the site;
- b) The removal of all demolished materials in accordance with this WMP;
- c) The excavation of the site to construct the basement levels of the building
- d) The construction of a four (4) storey residential flat building
- e) The provision of landscaping, driveways, concrete pathways and other elements associated with the development; and,
- f) The on-going use of the building.

## **PART 2 – DEMOLITION**

### **2.1 DEMOLITION**

#### **2.1.1 General Requirements**

It is recognised 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 the course of demolition and construction works.

Part 2.2 on Pages 6, 7, 8, 9, 10 and 11 of this WMP describes the manner in which waste is to be managed during the course of 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 WH&S legislation administered by Work Cover NSW.

### **2.2 DEMOLITION – RECYCLING, REUSE & DISPOSAL DETAILS**

The following details prescribe the manner in which 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 part (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	815 cubic metres / 1,385 Tonnes
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)
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	Minimal
On Site Reuse	To be separated. Chipped and stored on site for re-use in landscaping.
Percentage Reused or Recycled	90%
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	150 cubic metres / 150 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 651 116) or, Jacks Gully Waste Management Centre, Richardson Road, Narellan (Tel 1300 651 116)

#### 4. Concrete

Volume / Weight	25 cubic metres / 60 Tonnes
On Site Reuse	Existing driveways 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 651 116) or, Jacks Gully Waste Management Centre, Richardson Road, Narellan (Tel 1300 651 116)

#### 5. Timber

Volume / Weight	50 cubic metres / 20 Tonnes
On Site Reuse	Re-use for formwork and studwork, landscaping, shoring.
Percentage Reused or Recycled	65% - 90%
Off Site Destination	Artistic Popular Furniture, 10 Raglan Road, Auburn (Tel 02 96443054) or, Hallinan's Recycling Centre, 37 Lee Holm Road, St. Marys (Tel 02 9833 0883)

#### 6. Plasterboard & Fibro

Volume / Weight	60 cubic metres / 21Tonnes
On Site Reuse	Break up and use in landscaping. Any material containing asbestos will be dealt with separately
Percentage Reused or Recycled	To be determined (dependent on asbestos content)
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)
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 / 10 Tonnes
On Site Reuse	No
Percentage Reused or Recycle	60% - 90%
Off Site Destination	Sydney Wide Scrap Metal, 4/18 Alfred Street, Chipping Norton (Tel 9738 9771) or, Boral Recycling, 3 Thackeray Street, Camelia (Tel 9529 4424) or, Bingo Industries, 3-5 Duck Street, Auburn (Tel 1300 651 116)

## 8. Roof Tiles / Tiles

Volume / Weight	30 cubic metres / 22.5 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 651 116)

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

Volume	50 cubic metres / 16.5 Tonnes
On Site Reuse	Broken up and used as fill.
Percentage Reused or Recycle	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 651 116)

**10. Glass, Electrical & Light Fittings, PC Items, Ceramics, etc**

Volume / Weight	40 cubic metres / 10 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.

**11. Residual Waste**

Volume / Weight	95 cubic metres / 95 Tonnes
On Site Reuse	No
Off Site Destination	Lucas Heights Waste Management Centre, New Illawarra Road, Lucas Heights. (Tel 1300 651 116), or, Bingo Industries, 38 McPherson Street, Banksmeadow. (Tel 1300 424 646)
Notes on calculation of volume of residual waste	<ol style="list-style-type: none"><li>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.</li><li>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.</li></ol>

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 construction constraints, weather conditions, and any other unforeseeable activities associated with the demolition 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 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 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.

### **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 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, as a result 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 12, 13, 14, 15 and 16 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: -

- 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 waste surplus to construction to be reused or recycled.

#### **1. Excavated Materials**

Volume / Weight	8,100 cubic metres / 1,377 Tonnes
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)
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	5 cubic metres / 6.5 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	Brandown, Lot 9 Elizabeth Drive, Kemps Creek (Tel 02 9826 1256) or, Bingo Industries, 3-5 Duck Street, Auburn (Tel 1300 651 116) or, Jacks Gully Waste Management Centre, Richardson Road, Narellan (Tel 1300 651 116)

## **3. Concrete**

Volume / Weight	2.5 cubic metres / 6 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	Brandown, Lot 9 Elizabeth Drive, Kemps Creek (Tel 02 9826 1256) or, Bingo Industries, 3-5 Duck Street, Auburn (Tel 1300 651 116) 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	Artistic Popular Furniture, 10 Raglan Road, Auburn (Tel 02 96443054) 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 – All to be processed off-site
Percentage Reused or Recycled	To be determined – depended on quantities of asbestos
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) Bingo Industries, 3-5 Duck Street, Auburn (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	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, Bingo Industries, 3-5 Duck Street, Auburn (Tel 1300 651 116)

### 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	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 651 116)

**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	10 cubic metres / 3.3 Tonnes
On Site Reuse	Broken up and used as fill.
Percentage Reused or Recycle	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 651 116) or, 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.

## 12. Residual Waste

Volume / Weight	120 cubic metres / 120 Tonnes
On Site Reuse	No
Off Site Destination	Lucas Heights Waste Management Centre, New Illawarra Road, Lucas Heights. (Tel 1300 651 116), or, Bingo Industries, 38 McPherson Street, Banksmeadow. (Tel 1300 424 646)
Notes on calculation of volume of residual waste	<ol style="list-style-type: none"><li>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.</li><li>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.</li></ol>

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 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 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.

## **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. The development proposes a combination of mixed residential and commercial component to the building. As such there will be separate waste storage areas for both residential and commercial components.
2. The residential component comprises of 50 x 1, 2 and 3 bed-room residential units.
3. The commercial component comprises of eight (8) commercial/retail units.
4. The Residential Waste Storage Area (RWSA) is located on the ground floor, off Neutral Avenue as indicated on the Ground Floor Plan.
5. All residential waste material will be stored for servicing in 7 x 1100-litre mobile bins, serviced one (1) day per week.
6. All recycling material will be stored for servicing in 6 x 1100-litre mobile bins, serviced one (1) day per fortnight.
7. All FOGO (green waste) material will be stored for servicing in 5 x 240-litre mobile bins, serviced one (1) day per fortnight.
8. Council provides a 'collect and return' service for residential flat buildings, and in accordance with Council requirements the WSA is located approximately 10 metres from the rear boundary of the property.
9. All residential waste and recycling services will take place from the Neutral Avenue kerbside.
10. The number and size of bins have been calculated from information provided by Canterbury Bankstown Council, by Council staff and from information contained in the Canterbury Bankstown Waste Management Guideline for New Developments and Chapter 3.3 of the Canterbury Bankstown DCP 2023.
11. Canterbury Bankstown Council will provide all residential waste and recycling services to the development.
12. The Owners Corporation will ensure that access to the RWSA is available at all times on collection days.
13. Eight (8) retail/commercial units are located on the ground floor of the building, which will require the provision of a commercial waste service.
14. All waste and recycling bins for the retail/commercial units within the confines of a Commercial Waste Storage Area (CSWA) located on the ground floor of the building as indicated on the Architectural Drawings.
15. All commercial waste services will be carried out by a licensed private waste collection contractor.
16. The Owners Corporation will appoint a Building Manager / Caretaker who will be responsible for the oversight of all waste management activities.

### **4.3 RESIDENTIAL 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 depositing their waste and recycling material into the appropriate bins. All waste is to be placed in the red lidded waste bins. All recyclable material is to be placed in the yellow lidded recycling bins.

All waste and recyclables should be appropriately bagged (no plastic bags) or wrapped prior to being deposited into the designated bin.

Appropriate signage will be erected in the Residential WSA to assist residents in placing their waste and recyclables into the appropriate bins.

Unrestricted access to the Residential WSA will be provided at all times to the residents of the building so that waste and recycling material can be deposited within the appropriate bins at any time.

### **4.4 RESIDENTIAL 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 closed at all times 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;
- Recycling Service – Yellow Lidded receptacle; and,
- Green Waste – Green Lidded receptacle.

### **4.5 RESIDENTIAL WASTE & RECYCLING – SERVICE ARRANGEMENTS**

The table (Table 1) on page 20 specifies the criteria for waste and recycling generation rates (as specified by Canterbury Bankstown Council) based on: -

- Waste – 140 litres of bin space per unit per week;
- Recycling – 120 litres of bin space per unit, collected fortnightly; and,
- Green Waste – 1 x 240-litre mobile bin per ten (10) units.

All waste and recycling generation rates were obtained from discussions with and advice from Council staff, and from information contained in the Canterbury Bankstown Waste Management Guide for New Developments and the Part 3.3 of the Canterbury Bankstown DCP 2023.

**TABLE 1 – RESIDENTIAL WASTE & RECYCLING GENERATION RATES**

SERVICE TYPE	UNITS	BIN SPACE PER UNIT	TOTAL SPACE REQUIRED	BINS SIZE	SERVICES PER WEEK	BINS REQUIRED	BINS PROVIDED
<b>Waste</b>	50	140	7,000	1100	1	6.37	7
<b>Recycling</b>	50	120	6,000	1100	0.5	5.46	6
<b>FOGO</b>	50	24	1,200	240	0.5	5.00	5

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**

<b>WASTE</b>	<b>RECYCLING</b>	<b>FOGO</b>
7 x 1100-litre bins One (1) Service per Week	6 x 1100-litre bins One (1) Service per Fortnight	5 x 240-litre bins One (1) service per Fortnight

## **4.6 PROVISION OF RESIDENTIAL WASTE & RECYCLING SERVICES**

### **4.6.1 Residential Waste and Recycling Collection Service Provider Details**

Council's waste and recycling collection contractor will provide all waste and recycling services to the building.

### **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	1.070	0.675	0.585
1100-litre mobile container	1.470	1.370	1.245

### **4.6.3 Residential Waste & Recycling Requirements**

Waste and recycling requirements are provided in the table below.

SERVICE	NUMBER OF CONTAINERS	COLLECTION FREQUENCY
Waste Service	7 x 1100-litre mobile containers	Weekly
Recycling Service	6 x 1100-litre mobile containers	Fortnightly
FOGO Service	5 x 240-litre mobile containers	Fortnightly

### **4.6.4 Location, Design, and Construction of Waste Storage Area / Collection Methodology**

A dedicated Residential Waste Storage Area (RWSA) is provided for the residential component of the development and is located on the ground floor off Neutral Avenue as indicated on the Ground Floor Plan.

The RWSA is fully enclosed structure with a floor area of approximately 95.3sqm and is approximately 10 metres from the kerbside collection point.

Within its confines is space for 7 x 1100-litre red lidded waste bins, 6 x 1100-litre yellow lidded recycling bins, and 5 x 240-litre green lidded FOGO (green waste bins).

All waste and recycling services will take place from the kerbside utilising Council's collect and return waste management service.

### **4.6.5 Servicing Arrangements – Residential Waste Collections**

All waste services will be provided by Canterbury Bankstown Council, using a 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.

Upon the arrival of the collection vehicle to the site, a Council operator will remove the bins from the RWSA, and wheel them to the rear of collection vehicle stationed at the kerbside collection point, place them onto the lifting device and deposit the contents of each bin into the body of the collection vehicle, returning the bins to the RWSA upon completion of their servicing.

The Building Manager will ensure that access to the RWSA is available at all times on collection days.

The waste bins will be serviced weekly, on a day to be determined by the Council.

All 7 x 1100-litre waste bins will be presented for servicing on each collection day.

#### **4.6.6 Servicing Arrangements – Residential Recycling Collections**

All recycling services will be provided by Canterbury Bankstown Council, using a 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.

Upon the arrival of the collection vehicle to the site, a Council operator will remove the bins from the RWSA, and wheel them to the rear of collection vehicle stationed at the kerbside collection point, place them onto the lifting device and deposit the contents of each bin into the body of the collection vehicle, returning the bins to the RWSA upon completion of their servicing.

The Building Manager will ensure that access to the RWSA is available at all times on collection days.

The recycling bins will be serviced fortnightly, on a day to be determined by the Council, on alternate weeks to the FOGO service.

All 6 x 1100-litre recycling bins will be presented for servicing on each collection day.

#### **4.6.7 Servicing Arrangements – Residential FOGO Collections**

All FOGO (green waste) services will be provided by Canterbury Bankstown Council, using a 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.

On the evening prior to collection, the Building Manager will transport the bins to the kerbside collection point, where they will be presented for collection. Upon the arrival of the collection vehicle to the collection point, a Council operator will wheel the bins to the rear of collection vehicle at the loading bay place them onto the lifting device and deposit the contents of each bin into the body of the collection vehicle.

The Building Manager will return the bins to the RWSA as soon as practicable after collection, but no later than 2 hours after they have been serviced.

The FOGO bins will be serviced fortnightly, on a day to be determined by the Council, on alternate weeks to the recycling service.

All 5 x 240-litre FOGO bins will be presented for servicing on each collection day.

#### **4.6.8 Bulky Waste Storage**

Secure storage spaces are required to be provided for each residential unit in accordance with the provisions of the Council's DCP. This space may be used to store bulky waste items that can be disposed of as part of any bulky waste clean-up service to be provided to this complex.

The Bulky Waste Storage Area has a floor area of 16sqm. It will be a fully enclosed area with a 1.5 metre doorway.

The Bulky Waste Storage Area is located on the ground floor adjacent to the Plan Room as indicated on the Architectural Drawings.

It will be the responsibility of the Owners Corporation to arrange for the removal of all unwanted bulky waste on a regular basis.

## **4.7 COMMERCIAL WASTE & RECYCLING SERVICES**

### **4.7.1 Details of Commercial Land Uses**

Eight (8) retail/commercial units will be located within the building. They are all located on the ground floor of the building fronting Auburn Road. Particulars of each unit are outlined in Table 3.

**TABLE 3 – RETAIL/COMMERCIAL UNITS**

TENANCY	PROPOSED USE	LOCATION	FLOOR AREA (Square Metres)
Retail 1	To be determined	Ground Floor	65
Retail 2	To be determined	Ground Floor	103
Retail 3	To be determined	Ground Floor	91
Retail 4	To be determined	Ground Floor	99
Retail 5	To be determined	Ground Floor	84
Retail 6	To be determined	Ground Floor	76
Retail 7	To be determined	Ground Floor	72
Retail 8	To be determined	Ground Floor	94
<b>TOTAL FLOOR AREA (Rounded Up)</b>			<b>684</b>

### **4.7.2 Commercial Waste and Recycling Generation Rates**

Table 7.5 of Council's Waste Management Guideline for New Developments prescribes the waste and recycling generation rates for commercial developments are detailed in Table 4 below.

**TABLE 4 – FORMULA FOR CALCULATION WASTE & RECYCLING GENERATION RATES FOR COMMERCIAL LAND USES**

SERVICE	LAND USE	WASTE & RECYCLING GENERATION RATES
<b>Waste</b>	Butcher	200-litres of waste per 100sqm of floor area per day
<b>Waste</b>	Office	16-litres of waste per 100sqm of floor area per day
<b>Waste</b>	Hairdresser	62-litres of waste per 100sqm of floor area per day
<b>Waste</b>	Retail No Food	860-litres of waste per 100sqm of floor area per day
<b>Waste</b>	Takeaway	175 litres of waste per 100sqm of floor area per day
<b>Recycling</b>	Butcher	145-litres of waste per 100sqm of floor area per day
<b>Recycling</b>	Office	12-litres of waste per 100sqm of floor area per day
<b>Recycling</b>	Hairdresser	55-litres of waste per 100sqm of floor area per day
<b>Recycling</b>	Retail No Food	715-litres of waste per 100sqm of floor area per day
<b>Recycling</b>	Takeaway	690-litres of waste per 100sqm of floor area per day

For the purposes of this WMP, it will be assumed that:

- Retail 1 will be used as a butcher,
- Retail 2 will be used as a hairdressing salon,
- Retail 3, 4 and 8 will be used for professional office accommodation, and,
- Retail 5 and 6 will both be used as a takeaway food shops, and
- Retail 7 will be used as retail shop not selling food.

### **4.7.3 Commercial Waste Services**

All commercial waste services will be provided in accordance with the waste generation rates as prescribed in Tables 3 and 4.

The following table (Table 5) on page 25 specifies the criteria for waste generation rates, and the service requirements as a result of applying the waste generation rates to all units.



**TABLE 5 – WASTE GENERATION RATES**

ACTIVITY	FORMULA	CALCULATION	LITRES PER WEEK
Butcher	200-litres per 100sqm per day	$200 \times 65 / 100 \times 6$	780.00
Hairdresser	62-litres per 100sqm per day	$62 \times 111 / 100 \times 6$	412.92
Offices	16-litres per 100sqm per day	$16 \times 297 / 100 \times 6$	285.12
Takeaway Food	175-litres per 100sqm per day	$175 \times 165 / 100 \times 6$	1,732.50
Retail – No Food	860-litres per 100sqm per day	$860 \times 76 / 100 \times 6$	3,921.60
<b>Total Litres of Waste Generated per Week</b>			<b>7,132.14</b>
<b>Service Requirements</b>		<b>3 x 1100-litre bins Three (3) Services per Week</b>	
<b>Total Litres of Waste Serviced per Week</b>		<b>9,900-litre per Week</b>	

It is considered that the one (1) contractor provide all waste services to the building and that 3 x 1100-litre mobile waste bins be provided to service all units three (3) days per week.

The Proprietors of each unit will be required to enter into a Service Level Agreement with the contractor, and written evidence of the Agreement will be kept on the premises, in order to demonstrate that the regular collection and disposal of all waste generated from these activities, has taken place.

All commercial waste services are to be undertaken in a manner that will not adversely impact on the principles of health, safety or convenience.

All waste services will be carried out so as not to impede or impact on vehicular and pedestrian traffic movement throughout, and adjacent to the development.

#### **4.7.4 Commercial Recycling Services**

All commercial waste services will be provided in accordance with the waste generation rates as prescribed in Tables 3 and 4.

The following table (Table 6) specifies the criteria for waste generation rates, and the service requirements as a result of applying the waste generation rates to all units.

**TABLE 6 – RECYCLING GENERATION RATES**

ACTIVITY	FORMULA	CALCULATION	LITRES PER WEEK
Butcher	145-litres per 100sqm per day	$145 \times 65 / 100 \times 6$	565.50
Hairdresser	55-litres per 100sqm per day	$55 \times 111 / 100 \times 6$	366.30
Offices	12-litres per 100sqm per day	$12 \times 297 / 100 \times 6$	213.84
Takeaway Food	690-litres per 100sqm per day	$690 \times 165 / 100 \times 6$	6,831.00
Retail – No Food	715-litres per 100sqm per day	$715 \times 76 / 100 \times 6$	3,260.40
<b>Total Litres of Recycling Generated per Week</b>			<b>11,237.04</b>
<b>Service Requirements</b>		<b>3 x 1100-litre bins Four (4) Services per week</b>	
<b>Total Litres of Waste Serviced per Week</b>		<b>13,200-litres Serviced per Week</b>	

It is considered that the one (1) contractor provide all recycling services to the building and that 3 x 1100-litre mobile recycling bins be provided to service all units four (4) days per week.

The Proprietors of each unit will be required to enter into a Service Level Agreement with the contractor, and written evidence of the Agreement will be kept on the premises, in order to demonstrate that the regular collection and disposal of all waste generated from these activities, has taken place.

All commercial recycling services are to be undertaken in a manner that will not adversely impact upon the principles of health, safety or convenience.

All recycling services will be carried out so as not to impede or impact on vehicular and pedestrian traffic movement throughout, and adjacent to the development.

#### **4.7.5 Commercial Waste Storage Area (CWSA)**

The Commercial Waste Storage Area (CWSA) is located on the ground floor of the building as indicated on the Architectural Drawings. It is an enclosed rectangular structure, which will provide sufficient space for:

- Storage space for 3 x 1100-litre mobile waste bins, and,
- Storage space for 3 x 1100-litre mobile recycling bins, and,

The Commercial Waste Storage Area (CWSA) will be designed to ensure there will be sufficient space to accommodate all garbage and recycling bins for all commercial units.

#### **4.7.6 Commercial Waste Collection**

All commercial waste and recycling collections will be collected from the loading bay, adjacent to the CWSA.

The loading bay has been designed to accommodate up to a rear loading SRV waste and recycling collection vehicle.

As required by Council all collection vehicles will reverse into the site and exit the building in a forward direction. Collection and servicing activities will take place as follows: -

- a) The Collection vehicle will enter the building from the Pacific Highway,
- b) Once into the building, a member of contractors' collection team will remove the bins from the CWSA and place the contents of the respective bins into the body of the collection vehicle.
- c) Once the bins have been serviced, the collection vehicle will exit the collection area and exit the building in a forward direction.

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

#### **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.

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

1. The walls and floors of the WSA is 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 bin rooms and the WSA, and the floors will be graded to drain into it.
4. Appropriate washing facilities will be provided to bin rooms and the WSA, including appropriate plumbing and drainage fixtures and fittings, and the provision of running water.
5. The WSA 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 WSA in accordance with the relative provisions of the Building Code of Australia.
9. Appropriate signage will be displayed in both basements clearly identifying waste and recycling bins and the waste storage areas.
10. Appropriate signage will be erected within the WSA, providing instruction to residents on how to use waste and recycling facilities, including what is and what is not recyclable.
11. 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. Canterbury Bankstown Council have insisted that 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 Waste Storage Area located on the Ground Floor of the building.
2. This Waste Management Plan has been developed and documented in accordance with the Councils directions.
3. The number and size of bins have been calculated from information provided by Canterbury Bankstown Council.
4. All waste and recycling services will be provided Canterbury Bankstown Council.
5. The Owners Corporation 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.

This is a unique development with a unique set of arrangements for its waste management activities.

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 the Canterbury Bankstown Council.