DICKENS SOLUTIONS

(REF – 25027)

WASTE MANAGEMENT PLAN

HL AUSTRALIA INVESTMENTS PTY LTD (CDA ARCHITECTS)

RESIDENTIAL BOARDING HOUSE DEVELOPMENT @ 19-21 BANKS STREET PADSTOW

MARCH 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: -

a) Satisfy all State and Local Government regulatory controls regarding waste management and minimisation practices;
b) Promote the use of recyclable materials in the excavation, demolition, construction and on-going operation of the building;
c) Maximise 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 manoeuvrable 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.

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

This WMP is prepared in accordance with: -

- The Canterbury Bankstown Local Environmental Plan 2021,
- The Canterbury Bankstown Development Control Plan 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, 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 the submission of a Development Application to Canterbury Bankstown Council for the construction of a four (4) storey residential building at 19-21 Banks Street, Padstow, to be used as Co-Living housing, comprising of:

- 52 x single and double apartments,
- One (1) basement level, and,
- Associated infrastructure.

The WMP was dated 27 March 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 CDA Architects – Job No J24638D.

1.2 PROJECT AND PROPERTY DESCRIPTION

This Waste Management Plan (WMP) has been specifically designed for: -

DESCRIPTION	**Four (4) Storey Residential Building**
NUMBER OF UNITS	**- 52 x single and double apartments,** **- One (1) basement level, and,** **- Associated infrastructure.**
LOCATION	**19-21 Banks Street, Padstow**
PROPERTY DESCRIPTION	**The development is to be constructed over two (2) existing lots at Lot F and G, in DP21715, 19-21 Banks Street, Padstow.**
DIMENSIONS	**Refer to Site Plan**
AREA	**1,393.6sqm**
LGA	**Canterbury Bankstown Council**
ZONING	**Zone R4 – High Density Residential**
PLANNING INSTRUMENT	**Canterbury Bankstown LEP 2021** **Canterbury Bankstown DCP 2021**

1.3 APPLICANTS DETAILS

APPLICANT	**CDA Architects**
ADDRESS	**Level 2, 60 Park Street, Sydney. NSW. 2000.**
TELEPHONE	**02 9267 2000**
E-MAIL	**real@cdarchitects.com.au**

1.4 PROPOSAL

The proposal involves the construction of a four (4) storey residential building at 19-21 Banks Street, Padstow, to be used as Co- Living housing, comprising of:

- 52 x single and double apartments,
- One (1) basement level, and,
- Associated infrastructure.

Vehicular entry and egress to, and from the building will be on to Nigel Place onto the southern side of the site.

All waste storage facilities will be provided in a Bin Room located in the north-eastern corner of the Basement as indicated on the Architectural Drawings.

Current buildings and structures on the site include:

- 19 Banks Street – a single storey timber framed fibro and brick dwelling with a tiled roof, covered front porch, rear addition with a metal roof, detached timber framed fibro garage with a metal roof with access off Nigel Place, in-ground swimming pool, surrounded fence, brick shed, concrete strip driveway and pathways, metal side and rear perimeter fencing, with a 1.2m high brick fence along the front boundary of the site, and,
- 21-21A Banks Street – a single storey brick and tile dwelling with a tiled roof, covered front porch, rear metal awning over a concrete deck, detached timber framed brick and fibro garage with a metal roof, concrete driveway and pathway, concrete retaining wall, and metal, timber and wrought iron side and rear perimeter fencing around the site.

The project consists of: -

- The demolition of the existing buildings and all associated structures over both sites,
- The removal of all demolished materials in accordance with this WMP;
- The excavation of the site to construct the basement;
- The construction of the building;
- The provision of stormwater drainage systems, landscaping, driveway, concrete pathways and other elements associated with the development; and,
- 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

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.

2.2 BUILDINGS TO BE DEMOLISHED

Current buildings and structures on the site include:

- 19 Banks Street – a single storey timber framed fibro and brick dwelling with a tiled roof, covered front porch, rear addition with a metal roof, detached timber framed fibro garage with a metal roof with access off Nigel Place, in-ground swimming pool, surrounded fence, brick shed, concrete strip driveway and pathways, metal side and rear perimeter fencing, with a 1.2m high brick fence along the front boundary of the site, and,
- 21-21A Banks Street – a single storey brick and tile dwelling with a tiled roof, covered front porch, rear metal awning over a concrete deck, detached timber framed brick and fibro garage with a metal roof, concrete driveway and pathway, concrete retaining wall, and metal, timber and wrought iron side and rear perimeter fencing around the site.

2.3 MANAGEMENT OF HAZARDOUS MATERIALS

Due to the age and construction of the existing buildings on the site, there may be potential for hazardous building materials to be present in the buildings to be demolished. Accordingly, the 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.

All friable and non-friable asbestos-containing material shall be handled and disposed of off-site at an EPA licensed waste facility by an EPA licensed contractor in accordance with the requirements of the Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classifications Guidelines – Part 1 'Classifying Waste (EPA 2014) and any other instrument as amended.

All friable hazardous waste arising from the demolition process shall be removed and disposed of in accordance with the requirements of Work Cover NSW and the EPA,

and with the provisions of:

a) Work Health and Safety Act 2011,
b) NSW Protection of the Environment Operations Act 1997 (NSW), and,
c) NSW Department of Environment and Climate Change Environmental Guidelines; Assessment, Classification and Management of Liquide and Non-Liquid Wastes.

2.4 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 / Green Waste

Volume / Weight	600 cubic metres / 1,020 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	Refer to Part 2.7 on page 10.

2. Bricks

Volume / Weight	350 cubic metres / 350 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	Refer to Part 2.7 on page 10.

3. Concrete

Volume / Weight	300 cubic metres / 720 Tonnes
On Site Reuse	Existing driveways to be retained during construction. Crushed and used as aggregate, drainage backfill.
Percentage Reused	75% - 90%
Off Site Destination	Refer to Part 2.7 on page 12.

4. Timber

Volume / Weight	150 cubic metres / 60 Tonnes
On Site Reuse	Re-use for formwork and studwork, landscaping, shoring.
Percentage Reused or Recycled	65% - 90%
Off Site Destination	Refer to Part 2.7 on page 10.

5. Plasterboard & Fibro

Volume / Weight	250 cubic metres / 87.50 Tonnes
On Site Reuse	No. All materials will be processed off-site
Percentage Reused or Recycled	To be determined (dependent on asbestos content)
Off Site Destination Off Site Destination (Asbestos)	Refer to Part 2.7 on page 10.

6. Metals / Steel / Guttering & Downpipes

Volume / Weight	250 cubic metres / 87.50 Tonnes
On Site Reuse	No
Percentage Reused or Recycle	60% - 90%
Off Site Destination	Refer to Part 2.7 on page 10.

7. Roof Tiles / Tiles / Ceramics

Volume / Weight	150 cubic metres / 112.50 Tonnes
On Site Reuse	No
Percentage Reused or Recycle	60% - 90%
Off Site Destination	Refer to Part 2.7 on page 10.

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

Volume	200 cubic metres / 70 Tonnes
On Site Reuse	No. All material will be processed or disposed of 0ff-site.
Percentage Reused or Recycle	80% - 90%
Off Site Destination	Refer to Part 2.7 on page 10.

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

Volume / Weight	150 cubic metres / 50 Tonnes
On Site Reuse	No
Percentage Reused or Recycle	To be determined (dependent upon nature of material)
Off Site Destination	Refer to Part 2.7 on page 10.

10. Residual Waste

Volume / Weight	240 cubic metres / 240 Tonnes
On Site Reuse	No
Off Site Destination	Refer to Part 2.7 on page 10.
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.

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 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 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.

2.5 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.

2.6 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.

2.7 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 9 and Part 2.7 on this page.

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 receival 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.

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	4,400 Cubic Metres / 7,480 Tonnes (Basement excavation, services, formwork, footings and slabs)
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	Refer to Part 3.5 on page 16.

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 16.

3. Concrete

Volume / Weight	6 cubic metres / 14.4 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 16.

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 16.

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 16.

6. Metals / Steel / Guttering & Downpipes

Volume / Weight	5 cubic metres / 0.25 Tonnes
On Site Reuse	No
Percentage Reused or Recycled	60 – 90%
Off Site Destination	Refer to Part 3.5 on page 16.

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 16.

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 16.

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 16.

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 16.

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 16.

11. Residual Waste

Volume / Weight On Site Reuse Off Site Destination	500 cubic metres / 500 Tonnes No Refer to Part 3.5 on page 16.
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.

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 receival 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 11 on pages 12 to 15 and Part 3.5 on page 16.

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 receival 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 – ON GOING USE OF BUILDING

4.1 OBJECTIVES

1. To ensure 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 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 proposal involves the construction of a four (4) storey residential building at 19-21 Banks Street, Padstow, to be used as Co- Living housing, comprising of 52 x single and double apartments, one (1) basement level, and, associated infrastructure.
2. Vehicular entry and egress to, and from the building will be on to Nigel Place onto the southern side of the site.
3. All waste storage facilities will be provided in a Bin Room located in the south-eastern corner of the Basement Floor as indicated on the Architectural Drawings.
4. All waste storage facilities will be provided in a Bin Room located on the Ground Floor as indicated on the Architectural Drawings.
5. All waste and recycling generation rates have been calculated in accordance with information provided in Councils Waste Management Guidelines for New Developments for Boarding Houses.
6. In order to meet Council's servicing requirements, all residential waste will be stored in 11 x 240-litre red lidded waste bins, to be serviced two (2) days per week.
7. In order to meet Council's servicing requirements, all recycling will be stored in 10 x 240-litre yellow lidded recycling bins, serviced two (2) days per week.
8. In order to meet Council's servicing requirements, all green waste (FOGO) will be stored in 2 x 240-litre green lidded green waste bins, serviced one (1) day per week.
9. As the development is commercial in nature all waste recycling and FOGO services will be provided by a licensed private waste and recycling collection contractor.
10. All waste, recycling and green waste services from a loading area provided in the basement as detailed herein.
11. The Owners Corporation will appoint a Building Manager/Caretaker whose responsibilities will include managing all activities associated with the provision of all waste and recycling services to the building.

4.3 WASTE HANDLING & MANAGEMENT

As part of the kitchen fit outs of each unit, 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 unit for the storage of a minimum of one (1) day's waste and recycling material.

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

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 Service – Green Lidded receptacle.

4.5 RESIDENTIAL WASTE & RECYCLING – SERVICE ARRANGEMENTS

All waste and recycling generation rates have been calculated in accordance with information provided in Councils Waste Management Guidelines for New Developments for Boarding Houses at the following rates.

- Waste Generation – 100-litres of space per room per week,
- Recycling – 90-litres of space per room per week,
- Green Waste – Not stated – See Table below.

The following table (Table 1) specifies the proposed bin servicing requirements for the building and is based on the above waste and recycling generation rates: -

TABLE 1 – RESIDENTIAL BHD WASTE & RECYCLING GENERATION RATES

SERVICE TYPE	UNITS	BIN SPACE PER UNIT	TOTAL SPACE REQUIRED	BINS SIZE	SERVICES PER WEEK	BINS REQUIRED	BINS PROVIDED
Waste	52	100	5200	240	2	10.83	11
Recycling	52	90	4680	240	2	9.75	10
FOGO	52	N / A		240	1	2.00	2

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	GREEN WASTE
11 x 240-litre bins Two (2) Service per Week	10 x 240-litre bins Two (2) Service per Week	2 x 240-litre bins One (1) Service per Week

4.6 PROVISION OF CO- LIVING WASTE & RECYCLING SERVICES

4.6.1 Waste and Recycling Collection Service Provider Details

A licensed private waste and recycling collection contractor will provide all waste, recycling and green waste 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	1.080	0.735	0.585

4.6.3 Waste & Recycling Requirements

Waste and recycling requirements are provided in the table below.

SERVICE	NUMBER OF CONTAINERS	COLLECTION FREQUENCY
Waste Service	11 x 240-litre mobile containers	Two (2) Service per Week
Recycling Service	10 x 240-litre mobile container	Two (2) Service per Week
Green Waste	2 x 240-litre mobile containers	One (1) Service per Week

4.6.4 Location, Design, and Construction of Bin Storage Facilities

A dedicated Bin Room is provided in the Basement Floor of the building where all waste, recycling and FOGO bins allocated to the development, will be stored.

The Bin Room is an enclosed rectangular structure, measuring 3.0 m x 10.0 m with an area of approximately 29.00sqm, fitted with a 2.0m doorway access, and will provide storage for space for:

- 11 x 240-litre mobile waste bins,
- 10 x 240-litre mobile recycling bin, and,
- 2 x 240-litre green waste (FOGO) bins.

4.6.5 Bin Collection Methodology – On Site Collections

All waste and recycling collection services will be provided by a licensed private waste and recycling collection contractor and will take place from a loading area provided in the basement floor adjacent in the Bin Room as indicated on the Architectural Drawings.

Collection will be undertaken by a private waste and recycling collection contractor suing a rear loading SRV collection vehicle built to the following approximate specifications:

- Length – 6.4m,
- Width – 2.5m,
- Operational and Travel Height – 2.2m, and,
- Turning Circle – 17.0m.

The vehicle will enter and exit the site in a forward direction but will do one (1) reversing manoeuvre into the loading area.

4.6.6 Servicing Arrangements – Waste Collections

All waste bins will be serviced from a loading area as detailed in Part 4.6.5 on page 19.

Upon the arrival of the collection vehicle to the site, a member of the contractor's collection team will remove the bins from the Bin Storage Area and transfer them to the rear of the vehicle, where the bins will be placed onto the lifting device and deposit the contents of each bin into the body of the collection vehicle.

The bins will be returned to the Bin Storage Area as soon as they have been serviced.

Waste bins will be serviced, two (2) days per week, on a day to be determined.

All 11 x 240-litre mobile waste bins will be serviced on each collection day.

4.6.7 Servicing Arrangements – Recycling Collections

All recycling bins will be serviced from a loading area as detailed in Part 4.6.5 on page 19.

Upon the arrival of the collection vehicle to the site, a member of the contractor's collection team will remove the bins from the Bin Storage Area and transfer them to the rear of the vehicle, where the bins will be placed onto the lifting device and deposit the contents of each bin into the body of the collection vehicle.

The bins will be returned to the Bin Storage Area as soon as they have been serviced.

Recycling bins will be serviced two (2) days per week, on a day to be determined.

All 10 x 240-litre mobile recycling bins will be serviced on each collection day.

4.6.8 Servicing Arrangements – FOGO Collections

All waste services will be provided by a licensed private waste and recycling collection contractor as detailed in Part 4.6.5 on page 19.

Upon the arrival of the collection vehicle to the site, a member of the collection team will remove the bins from the Bin Room and transport them to the rear of the collection vehicle, where they will be loaded onto the lifting device and the contents of each bin will be deposited into the body of the collection vehicle.

The FOGO bins will be serviced one (1) day per week, on days to be determined.

The 240-litre mobile FOGO bins will be serviced on each collection day.

The contractor's collection team members will return the bins to BHA as soon as they have been serviced.

4.7 BULKY WASTE STORAGE AREA (BWSA)

Secure storage spaces are required to be provided for each residential unit in accordance with the provisions of Councils Waste Guidelines. Consistent with these requirements, a Bulky Waste Storage Area has been provided for residents to place unwanted materials awaiting collection and removal.

The Bulky Waste Storage Area (BWSA) is located at the rear of the Bin Room as indicated on the Architectural Drawings.

The BWSA has an area of approximately 8.00sqm and is fitted with a 1.8m wide access doorway.

The Owners Corporation will monitor these areas regularly to ensure that all materials stored within their confines are done so in a manner that will not adversely impact on the health, safety and convenience. Regular maintenance of these areas will be carried out. The Owners Corporation will also be responsible for arranging Clean Ups to ensure the efficient and regular removal at these materials.

It will be the responsibility of the occupants of individual units, to dispose of this material, 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.

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

1. The walls and floors of all bin rooms will 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 bin rooms, and the floors will be graded to drain into it.
4. Appropriate washing facilities will be provided to all bin rooms, including appropriate plumbing and drainage fixtures and fittings, and the provision of running water.
5. The bin rooms 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 bin rooms 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 bin rooms.
10. Appropriate signage will be erected within all bin rooms, 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. This Waste Management Plan (WMP) has been developed and documented, where relevant in accordance with the requirements of the Canterbury Bankstown waste management guidelines.
2. This WMP aims to promote the use of recyclable materials in the excavation, demolition, construction and on-going operation of the building;
3. This 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.
4. This WMP aims to ensure that the provision of waste and recycling services to the completed building 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 efficiently and effectively, in a healthy, safe and convenient manner, to acceptable community standards, the buildings occupants, and to the requirements of Canterbury Bankstown Council.