

DICKENS SOLUTIONS

(REF 21036)

AMENDED **WASTE MANAGEMENT PLAN**

KRISHATHI PTY LTD
GUS FARES ARCHITECTS

PROPOSED BOARDING HOUSE
DEVELOPMENT

@
225 BUNGARRIBEE ROAD
BLACKTOWN

SEPTEMBER 2021

DISCLOSURE STATEMENT

The information contained in this document has been produced by Dickens Solutions Pty Ltd and is solely for the use of (The Client) for the purpose for which it has been prepared. In preparing this document, Dickens Solutions Pty Ltd undertakes no duty to, nor accepts any responsibility to, any third party that may rely upon this document.

This document and the information contained in the document shall not be copied or reproduced without the consent of Dickens Solutions Pty Ltd, and, or the Client.

Dickens Solutions Pty Ltd
(ABN 41 603 040 446)
1214 Botany Road, Botany NSW 2019
Telephone (Mb 0400 388 996)

Website: www.dickenssolutions.com.au E-mail: garry@dickenssolutions.com.au

TABLE OF CONTENTS

PART	SUBJECT	PAGE
PART 1 – OVERVIEW & PROPOSAL		
1.1	Introduction	3
1.2	Description of Property	4
1.3	Applicants Details	4
1.4	Proposal	4
PART 2 – DEMOLITION		
2.1	Demolition – Generally	5
2.2	Buildings to be Demolished	5
2.3	Management of Hazardous Waste	5
2.4	Demolition – Recycling, Reuse and Disposal Details	6
2.5	Demolition – On Site Storage of Materials	11
2.6	Demolition – Excavated Material	11
PART 3 – CONSTRUCTION		
3.1	Construction – Generally	12
3.2	Construction – Recycling, Reuse and Disposal Details	12
3.3	Construction – On Site Storage of Materials	17
3.4	Construction – Excavated Material	17
PART 4 – ON GOING USE		
4.1	Objectives	18
4.2	Assumptions	18
4.3	Waste Handling & Management	18
4.4	Waste & Recycling – Service Requirements	19
4.5	Waste & Recycling – Service Arrangements	19
4.6	Provision of Waste & Recycling Services	20
4.7	Green Waste	22
4.8	Bulk Waste	22
4.9	On Going Operation, Use & Management of Facilities	22
PART 5 – SUMMARY		
5.1	Summary	24

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; and,
- 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 that services are provided efficiently and effectively.

This WMP is prepared in accordance with: -

- Blacktown Local Environmental Plan 2015,
- Blacktown DCP 2015,
- All Conditions of Consent to be issued under the approved DA,
- The Better Practice Guide for Resource Recovery in Residential Buildings published by the NSW EPA (August 2019), and,
- The objective of ensuring that all waste management facilities and collection services will provide an outcome that will be efficient, as well as promoting the principles of health, safety, and convenience.

This Waste Management Plan (WMP) has been prepared for a Development Application submitted to Blacktown City Council for the construction of a two (2) storey residential building containing twelve (12) Boarding House Rooms at 225 Bungarribee Road, Blacktown. The development comprises of 7 x double rooms, 5 x single rooms and 1 x Communal Area.

This is Amended Waste Management Plan and is dated 9 September 2021 and has been revised to address all waste management issues in Council's Statement of Facts and Contentions (SOF&C's) as part of proceedings in the Land and Environment Court held on 16 August 2021.

The waste SOF&C's listed in the LEC documents are 7(a) to 7(h) on pages 3 and 4 of the document.

1.2 PROJECT & PROPERTY DESCRIPTION

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

DESCRIPTION	Boarding House Development.
PROPERTY DESCRIPTION	The development is to be constructed over one (1) existing allotment at Lot 8, DP 26584, 225 Bungarribbee Road, Blacktown.
STREET ADDRESS	225 Bungarribbee Road, Blacktown
DIMENSIONS	- Front (South) – 15.24m, - Rear (North) – 15.24m, - Side (East) – 54.87m, and, - Side (West) – 54.87m.
AREA	834.47sqm (Approx.)
ZONING	Zone R1 – General Residential
PLANNING INSTRUMENTS	- Blacktown LEP 2015, and, - Blacktown DCP 2015.

The site is located on the northern side of Bungarribbee Road, Blacktown between Walters Street to the east and Lancaster Street to the west. It consists of one (1) Torrens Title allotment upon which, an (1) single storey dwelling exists.

The land is zoned R2 Low Density Residential, and the immediate surrounding development is characterised by similar low density housing.

Bungarribbee Road is a busy east-west feeder that links traffic to and from Blacktown, Doonside and Girraween.

The Blacktown CBD, and the Western Sydney suburban rail line are approximately 500m north-east of the site, and the Western Sydney Motorway and Great Western Highway are approximately 1.5km's to the south.

The immediate surrounding development primarily consists of new low density housing developments, with pockets of low rise commercial a short distance to the north.

1.3 APPLICANTS DETAILS

APPLICANT	Krishathi Pty Ltd (Att. Mr Prim Krithivasan)
ADDRESS	18 Murray Farm Road, Carlingford. NSW 2118
E-MAIL	pkritivasan@hotmail.com

1.4 PROPOSAL

The proposal involves the construction of a two (2) storey residential boarding house building with 12 x rooms.

The project consists of:

- The demolition of the existing dwelling and all other structures on the site.
- The excavation of the site,
- The construction of the building; and,
- The provision and installation of associated infrastructure, including drainage works, and services.

PART 2 – DEMOLITION

2.1 GENERAL PROVISIONS

The proposed development involves the demolition of the existing dwelling and other improvements on the site and the construction of a two (2) storey residential building to be used for boarding house accommodation.

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, excavation and construction works.

All waste materials generated from these activities will be dealt with this Part (Part 2) of this WMP, and all materials sourced will be disposed of in accordance with the information provided in Part 2.2 on pages 5, 6, 7, 8, 9, 10 and 11 of this WMP.

All materials used in the demolition of the existing building, the excavation of the site, the construction works involved in the proposed development, and the provision and installation of all required infrastructure and services, shall be recycled, transported, reused or disposed of in accordance with these provisions, and 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 structures on the site include:

- Single storey brick and tile dwelling,
- Timber, fibro and metal outbuildings,
- Concrete driveway, rock edge, paved area, concrete and brick retaining walls,
- Timber, metal, brick and iron fencing, and,
- Grassed areas, some trees, shrubs and miscellaneous vegetation.

All buildings and structures are to be demolished.

2.3 MANAGEMENT OF HAZARDOUS MATERIALS

Due to the age and construction of the existing buildings on the site, there is reasonable 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 Liquid and Non-Liquid Wastes.

2.4 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 2.3 of this Plan);
- c) How demolished, excavated and other materials surplus to requirements will be reused or recycled and where residual wastes will be disposed (see below); and,
- d) The total percentage of construction waste that will be reused or recycled.

1. Excavated Materials

Volume / Weight	250 cubic metres / 425 Tonnes
On Site Reuse	Yes. Keep and reuse for topsoil or as required. (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	Suez Eastern Creel Resource Recovery Park, Wallgrove Road, Eastern Creek. Tel 8887 6112 or, Blacktown Waste Services, 920 Richmond Road, Marsden Park. Tel 9835 4544 or, Bingo Industries, 3-5 Duck Street, Auburn (Tel 1300 424 646).

2. Green Waste

Volume / Weight	95 cubic metres / 14.25 Tonnes
On Site Reuse	To be separated. Chipped and stored on site for re-use in landscaping.
Percentage Reused or Recycled	90%
Off Site Destination	Suez Eastern Creel Resource Recovery Park, Wallgrove Road, Eastern Creek. Tel 8887 6112 or, Blacktown Waste Services, 920 Richmond Road, Marsden Park. Tel 9835 4544 or, Bingo Industries, 3-5 Duck Street, Auburn (Tel 1300 424 646).

3. Bricks

Volume / Weight	45 cubic metres / 45 Tonnes
On Site Reuse	Crush and reuse as drainage backfill. Crushed and used as aggregate.
Percentage Reused or Recycle	75% - 90%
Off Site Destination	Suez Eastern Creel Resource Recovery Park, Wallgrove Road, Eastern Creek. Tel 8887 6112 or, Blacktown Waste Services, 920 Richmond Road, Marsden Park. Tel 9835 4544 or, Bingo Industries, 3-5 Duck Street, Auburn (Tel 1300 424 646).

4. Concrete, Bitumen, etc.

Volume / Weight	15 cubic metres / 36 Tonnes
On Site Reuse	Crushed and used as aggregate, drainage backfill.
Percentage Reused or Recycled	60% - 75%
Off Site Destination	Suez Eastern Creel Resource Recovery Park, Wallgrove Road, Eastern Creek. Tel 8887 6112 or, Blacktown Waste Services, 920 Richmond Road, Marsden Park. Tel 9835 4544 or, Other approved facility

5. Timber

Volume / Weight	25 cubic metres / 10 Tonnes
On Site Reuse	Nil – all to be disposed of or processed off-site.
Percentage Reused or Recycled	65% - 90%
Off Site Destination	Suez Eastern Creel Resource Recovery Park, Wallgrove Road, Eastern Creek. Tel 8887 6112 or, Blacktown Waste Services, 920 Richmond Road, Marsden Park. Tel 9835 4544 or, Bingo Industries, 3-5 Duck Street, Auburn (Tel 1300 424 646).

6. Plasterboard & Fibro

Volume / Weight	25 cubic metres / 8.75 Tonnes
On Site Reuse	Nil – all material to be processed off-site.
Percentage Reused or Recycled	To be determined
Off Site Destination	Suez Eastern Creel Resource Recovery Park, Wallgrove Road, Eastern Creek. Tel 8887 6112 or, Blacktown Waste Services, 920 Richmond Road, Marsden Park. Tel 9835 4544 or, Bingo Industries, 3-5 Duck Street, Auburn (Tel 1300 424 646), or, Other approved facility

7. Metals / Steel / Guttering & Downpipes

Volume / Weight	30 cubic metres / 17.50 Tonnes
On Site Reuse	No
Percentage Reused or Recycled	60 – 90%
Off Site Destination	Suez Eastern Creel Resource Recovery Park, Wallgrove Road, Eastern Creek. Tel 8887 6112 or, Blacktown Waste Services, 920 Richmond Road, Marsden Park. Tel 9835 4544 or, Bingo Industries, 3-5 Duck Street, Auburn (Tel 1300 424 646).

8. Roof Tiles / Tiles

Volume / Weight	25 cubic metres / 18.75 Tonnes
On Site Reuse	Broken up and used as fill.
Percentage Reused or Recycled	80% - 90%
Off Site Destination	Suez Eastern Creel Resource Recovery Park, Wallgrove Road, Eastern Creek. Tel 8887 6112 or, Blacktown Waste Services, 920 Richmond Road, Marsden Park. Tel 9835 4544 or, Bingo Industries, 3-5 Duck Street, Auburn (Tel 1300 424 646).

9. Plastics

Volume / Weight	15 cubic metres / 6 Tonne
On Site Reuse	Nil
Percentage Reused or Recycled	80% - 95%
Off Site Destination	Suez Eastern Creel Resource Recovery Park, Wallgrove Road, Eastern Creek. Tel 8887 6112 or, Blacktown Waste Services, 920 Richmond Road, Marsden Park. Tel 9835 4544 or, Bingo Industries, 3-5 Duck Street, Auburn (Tel 1300 424 646).

10. Glass, Electrical & Light Fittings, PC items, Drainage Materials

Volume / Weight	50 cubic metres / 25 Tonne
On Site Reuse	No
Percentage Reused or Recycled	70% - 90%
Off Site Destination	Suez Eastern Creel Resource Recovery Park, Wallgrove Road, Eastern Creek. Tel 8887 6112 or, Blacktown Waste Services, 920 Richmond Road, Marsden Park. Tel 9835 4544 or, Bingo Industries, 3-5 Duck Street, Auburn (Tel 1300 424 646).

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

Volume	15 cubic metres / 5 Tonne
On Site Reuse	Nil – all to be processed off-site.
Percentage Reused or Recycle	80% - 90%
Off Site Destination	Suez Eastern Creel Resource Recovery Park, Wallgrove Road, Eastern Creek. Tel 8887 6112 or, Blacktown Waste Services, 920 Richmond Road, Marsden Park. Tel 9835 4544 or, Bingo Industries, 3-5 Duck Street, Auburn (Tel 1300 424 646).

12. Residual Waste

Volume / Weight	60 cubic metres / 60 Tonnes
On Site Reuse	No
Off Site Destination	Suez Eastern Creel Resource Recovery Park, Wallgrove Road, Eastern Creek. Tel 8887 6112 or, Blacktown Waste Services, 920 Richmond Road, Marsden Park. Tel 9835 4544 or, Bingo Industries, 3-5 Duck Street, Auburn (Tel 1300 424 646). or, other authorised facility
Notes on calculation of volume of residual waste	<ol style="list-style-type: none">1. In calculating the amount of residual waste produced from the demolition of all buildings on site, it is estimated that approximately 10% of it, will be residual waste.2. As all of the materials vary in weight per volume, a figure of 1 cubic metre of material is equal to 1 tonne in weight has been used.

It is noted that the quantities of materials detailed in this section (Part 2.2) are estimates only, based on current industry standards and quantity analysis, and may vary due to the prevailing nature of work activities and constraints, weather conditions, and any other unforeseeable activities associated with the demolition and excavation activities, and 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.

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

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

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

2.3 DEMOLITION – 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 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.

2.4 DEMOLITION – 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 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, 16 and 17 of this WMP.

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

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

3.2 CONSTRUCTION – RECYCLING, REUSE & DISPOSAL DETAILS

The following details prescribe the 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 construction waste that will be reused or recycled.

1. Excavated Materials

Volume / Weight	1,450 cubic metres / 2,465 Tonnes (Basement Excavation / Cut & Fill)
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 / 5 Tonnes
On Site Reuse	Clean and remove lime mortar from bricks. Re-use in new footings. Broken bricks for internal walls. Crush and reuse as drainage backfill. Crushed and used as aggregate.
Percentage Reused or Recycle	75% - 90%
Off Site Destination	Suez Eastern Creel Resource Recovery Park, Wallgrove Road, Eastern Creek. Tel 8887 6112 or, Blacktown Waste Services, 920 Richmond Road, Marsden Park. Tel 9835 4544 or, Bingo Industries, 3-5 Duck Street, Auburn (Tel 1300 424 646).

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	Suez Eastern Creel Resource Recovery Park, Wallgrove Road, Eastern Creek. Tel 8887 6112 or, Blacktown Waste Services, 920 Richmond Road, Marsden Park. Tel 9835 4544 or, Bingo Industries, 3-5 Duck Street, Auburn (Tel 1300 424 646).

4. Timber

Volume / Weight	5 cubic metres / 2 Tonnes
On Site Reuse	Re-use for formwork and studwork, and for landscaping
Percentage Reused or Recycled	65% - 90%
Off Site Destination	Bingo Industries, 3-5 Duck Street, Auburn (Tel 1300 424 646) or, Hallinan's Recycling Centre, 37 Lee Holm Road, St. Marys (Tel 02 9833 0883)

5. Plasterboard & Fibro

Volume / Weight	2.5 cubic metres / 0.75 Tonnes
On Site Reuse	Nil – All to be processed off-site.
Percentage Reused or Recycled	To be determined
Off Site Destination	Suez Eastern Creel Resource Recovery Park, Wallgrove Road, Eastern Creek. Tel 8887 6112 or, Blacktown Waste Services, 920 Richmond Road, Marsden Park. Tel 9835 4544 or, Bingo Industries, 3-5 Duck Street, Auburn (Tel 1300 424 646) or, other authorised facility.

6. Metals / Steel / Guttering & Downpipes

Volume / Weight	5 cubic metres / 1.5 Tonnes
On Site Reuse	No
Percentage Reused or Recycled	60 – 90%
Off Site Destination	Bingo Industries, 3-5 Duck Street, Auburn (Tel 1300 424 646) or, Boral Recycling, 3 Thackeray Street, Camelia (Tel 9529 4424) or, Hallinan's Recycling Centre, 37 Lee Holm Road, St. Marys (Tel 02 9833 0883), or, Jacobson Metaland, 62-70 Silverwater Road, Silverwater (Tel 02 9748 2487)

7. Roof Tiles / Tiles

Volume / Weight	2 cubic metres / 1.5 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 424 646)

8. Plastics

Volume / Weight	3 cubic metres / 0.5 Tonne
On Site Reuse	Nil
Percentage Reused or Recycled	80% - 95%
Off Site Destination	Bingo Industries, 3-5 Duck Street, Auburn (Tel 1300 424 646) or, Boral Recycling, 3 Thackeray Street, Camelia (Tel 9529 4424) or, Hallinan's Recycling Centre, 37 Lee Holm Road, St. Marys (Tel 02 9833 0883), or Jacobson Metaland, 62-70 Silverwater Road, Silverwater (Tel 02 9748 2487) or, Recycle Works, 45 Parramatta Road, Annandale (Tel 02 9517 2711)

9. Glass, Electrical & Light Fittings, PC items

Volume / Weight	4 cubic metres / 1.5 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	5 cubic metres / 1.7 Tonnes
On Site Reuse	Broken up and used as fill.
Percentage Reused or Recycle	80% - 90%
Off Site Destination	Recycle Works, 45 Parramatta Road, Annandale (Tel 02 9517 2711)

11. Pallets

Volume / Weight	12.5 cubic metres / 4 Tonne
On Site Reuse	No
Percentage Reused	90% - 100%
Off Site Destination	To an approved agency, or agencies, for reuse and resale.

12. Residual Waste

Volume / Weight	150 cubic metres / 150 Tonnes
On Site Reuse	No
Off Site Destination	Suez Eastern Creel Resource Recovery Park, Wallgrove Road, Eastern Creek. Tel 8887 6112 or, Blacktown Waste Services, 920 Richmond Road, Marsden Park. Tel 9835 4544 or, Bingo Industries, 3-5 Duck Street, Auburn (Tel 1300 424 646) or, other authorised facility
Notes on calculation of volume of residual waste	<ol style="list-style-type: none"> 1. In calculating the amount of residual waste produced from the demolition of all buildings on site, it is estimated that approximately 10% of it, will be residual waste. 2. As all of the materials vary in weight per volume, a figure of 1 cubic metre of material is equal to 1 tonne in weight has been used.

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

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

The developer understands that any costs associated with the transportation and 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 demolished materials removed from the site are disposed of, or processed, appropriately.

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

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

3.3 CONSTRUCTION – ON SITE STORAGE OF 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 proposal involves the construction of a two (2) storey residential boarding house building with 12 x rooms.
2. The WSA is located on the western side of the basement of the building, and will provide storage space for all waste and recycling bins allocated to the 10 x rooms on both levels of this building,
3. All waste will be stored for servicing in 5 x 240-litre mobile bins.
4. All recycling material will be stored for servicing in 2 x 360-litre mobile bins,
5. All waste services will be provided once (1) per week,
All recycling services will be provided once (1) per fortnight, and,
6. All waste and recycling services will take place from the Bungarribee Road kerbside directly in front of this building.
7. The number and size of bins have been calculated from information provided by Blacktown City Council in relation to waste and recycling generation rates as they are applied to Boarding House developments.
8. According to the SEPP, the Boarding House is classified as a residential development, and all waste and recycling services will be provided by Council's waste collection contractor.
9. The Owners Corporation shall appoint a Building Manager whose responsibilities will include ensuring all waste management activities are carried out in accordance with this WMP.

4.3 WASTE HANDLING & MANAGEMENT

All boarding house occupants 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 or wrapped prior to being deposited into the designated bin.

Appropriate signage will be erected in the WSA to assist the occupants of both buildings in placing their waste and recyclables into the appropriate bins.

4.4 WASTE & RECYCLING – SERVICE REQUIREMENTS

All waste and recycling materials will be stored in approved receptacles of an appropriate size as specified in this WMP.

The lids of the bins shall be 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; and,
- Recycling Service – Yellow Lidded receptacle.

Blacktown Council does not provide a formal green waste service.

All green waste dedicated from the use of the building is to be deposited into one (1) of the red lidded waste bins.

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

4.5 WASTE & RECYCLING – SERVICE ARRANGEMENTS

The following table (Table 1) specifies the criteria for waste and recycling generation rates (as specified by Blacktown City Council) for each block based on Council's offer in Contention 7(e) on page 4 of the SOF&C's to permit all waste to be stored in 5 x 240-litre mobile bins and recycling to be stored in 2 x 360-litre mobile bins.

TABLE 1 – PROPOSED SERVICING ARRANGEMENTS

WASTE	RECYCLING
5 x 240 litre bins One (1) Service per Week	2 x 360-litre bins One (1) Service per Fortnight

4.6 PROVISION OF WASTE & RECYCLING SERVICES

4.6.1 Waste and Recycling Collection Service Provider Details

As the relevant SEPP, classifies a Boarding House as a residential development, all waste and recycling services will be provided by Council's waste collection contractor.

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	0.580
360-litre mobile container	1.110	0.885	0.600

4.6.3 Location, Design, and Construction of Waste Storage Area (WSA)

The WSA is located on the western side of the basement as indicated on the Architectural Drawings.

The WSA is a fully enclosed rectangular structure, measuring 4.8m x 3.0m, with an area of approximately 14.4sqm, and will be fitted with a 1.5m double access doorway made up of two (2) 750mm doors, opening in to the WSA. Within this area will be storage space for:

- 5 x 240-litre mobile waste bins,
- 2 x 360-litre mobile recycling bins, and ,
- Appropriate infrastructure.

All waste and recycling bins be stored within the confines of the WSA at all times.

All collections will take place from the kerbside directly in front of the building,

Council's side loading waste/recycling collection vehicle will be used to provide all waste and recycling services to the development.

4.6.4 Bin Presentation

In order to demonstrate to Council that all bins can be presented to the kerb wholly within the frontage width of the property, excluding the driveway width, the following information is provided.

The information provided herein will demonstrate that all collections can be provided from the Bungaribee Road frontage in a manner that will not impact negatively on the principles of health, safety and convenience.

The table below describes the presentation scenario on the different collection days and the number of bins to be presented at any one time.

TABLE 3 – BIN PRESENTATION

Service Component	Street	Frontage (metres)	No of Bins Presented	Length of Bins on Kerb	% of Bins over Frontage
Waste	Bungaribee Road	7.80	5 x 240 waste bins	4.40	56.41%
Waste and Recycling	Bungaribee Road	7.80	5 x 240 waste bins 2 x 360 recycling bins	6.20	79.48%

Notes

1. Calculations for 240-litre waste bins include the bin depth of 0.580m plus 300mm clearance between bins as required by Council (0.885 per bin in total).
2. Calculations for 240-litre waste bins include the bin depth of 0.600m plus 300mm clearance between bins as required by Council (0.900 per bin in total).
3. Waste bins are to be serviced weekly (Week 1) – on the day that waste bins are serviced there will be a total of 5 x 240-litre waste bins presented for servicing.
4. Recycling bins are to be serviced fortnightly (Week 2) – on the day that recycling bins are serviced the waste bins will also be service – there will be 9 x 240-litre waste and 2 x 360-litre recycling bins presented for servicing.
5. The length of the frontage of the site excludes the width of the driveway.

On Week 1, when the waste bins only are serviced, 5 x 240-litre waste bins will be presented for servicing, they will occupy 4.40m of the site frontage, excluding the driveway, or 28.87.8% of it.

On Week 2, when both the 5 x 240-litre waste bins and 2 x 360-litre recycling bins are serviced the total number of bins presented will occupy 6.20m of the site frontage (excluding the driveway width) or 40.68% of it.

The information provided above demonstrates that the presentation of all bins meets Council's requirement for 1.0metres for the placement of all bins, clear of any kerbside infrastructure and trees, in accordance with Contention 7(e) of the Contentions.

It is also understood that Council collections for these types of buildings, most likely occurs in the early morning, when both vehicular and pedestrian activity is at its lowest.

4.6.5 Servicing Arrangements – Waste Collections

Blacktown City Council's waste contractor will provide all waste services to the building.

All waste bins will be serviced from the kerbside, where all waste bins will be presented for servicing to a kerbside location directly in front of the building clear of the driveway.

Waste bins will be weekly, on a day to be determined by the Council.

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

Bins will be presented for servicing no earlier than 4.00pm on the evening prior to collection.

The waste bins will be returned to the respective WSA's immediately on completion of servicing, no later than 7.00pm on the day of service.

The Building Manager will be responsible for presenting the bins for collection and returning them to the WSA after servicing.

4.6.6 Servicing Arrangements – Recycling Collections

Blacktown City Council's waste contractor will provide all recycling services to the building.

All recycling bins will be serviced from the kerbside, where all recycling bins will be presented for servicing to a kerbside location directly in front of the building clear of the driveway.

Recycling bins will be fortnightly, on a day to be determined by the Council.

All 2 x 360-litre recycling bins from each building will be presented for servicing on each collection day.

Bins will be presented for servicing no earlier than 4.00pm on the evening prior to collection.

The recycling bins will be returned to the respective WSA's immediately on completion of servicing, no later than 7.00pm on the day of service.

The Building Manager will be responsible for presenting the bins for collection and returning them to the WSA after servicing.

4.7 GREEN WASTE

Blacktown Council does not provide a formal green waste service. All green waste dedicated from the use of the building is to be deposited into one (1) of the red lidded waste bins.

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

4.8 BULKY WASTE

Secure storage spaces will be provided for the storage of 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 Zone, measuring 3.4m x 2.0m, with an area of 6.8sqm, and is located in the basement as indicated on the Architectural Drawings. adjacent to the WSA as indicated on the Architectural Drawings. The bulky waste storage room is suitably caged area with a 1.5m wide door, and will be fitted with a 1.5m double access doorway made up of two (2) 750mm doors, opening in to the WSA.

It will be the responsibility of the proprietor of the boarding house to liaise with Council and arrange for the removal of all unwanted bulky waste as part of Council's clean-up program.

The Building Manager or their authorised representatives will be responsible for transporting all materials to the kerbside for collection. No materials will be placed on the kerbside without the approval of Council.

4.9 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 Waste Storage Area 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 the WSA, and the floors will be graded to drain into it.
4. Appropriate washing facilities will be provided to the WSA, including appropriate plumbing and drainage fixtures and fittings, and the provision of running water.
5. The WSA is 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 waste storage facilities in accordance with the relative provisions of the Building Code of Australia.
9. Appropriate signage will be erected within the WSA, providing instruction on how to use waste, and recycling facilities, including what is and what is not recyclable.
10. A program will be put in place to control potential illegal dumping activities. This is to include the development and distribution of education initiatives, the display of appropriate signage, and the regular inspection of the site and waste storage areas.
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.

In accordance with Contention 7(g) (i) to (x), the Operational Plan of Management will be revised to address and incorporate all of the waste management issues required by Council.

PART 5 – SUMMARY

5.1 SUMMARY

In summarising this proposal, the following information is provided:

1. This Waste Management Plan has been developed and documented in accordance with the Council's directions.
2. The number and size of bins have been calculated from information provided by Blacktown City Council.
3. All waste and recycling services will be provided by Blacktown Council's waste contractor.
4. 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.

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 Blacktown City Council.
