

# DICKENS SOLUTIONS

## WASTE MANAGEMENT PLAN

### FOR ARCHITEX – ARCHITECTS (BALANCED PROJECTS PTY LTD)

### PROPOSED RESIDENTIAL FLAT BUILDING @ 184-192 RESTWELL ROAD, PRARIEWOOD JANUARY 2018

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# **PART 1 – OVERVIEW AND PROPOSAL**

## **1.1 EXECUTIVE SUMMARY**

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

The aims and objectives of this WMP are to: -

- a) Satisfy all State and Local Government regulatory controls regarding waste management and 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.

This WMP is prepared in accordance with: -

- Fairfield Local Environment Plan 2013;
- Fairfield City Wide DCP 2013;
- Prarieewood Town Centre Precinct DCP 2013
- All conditions of consent issued under the approved DA15.1/2014, on 28 January 2016;
- The 'Better Practice Guide for Waste Management in Multi Unit Dwellings'; 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.

On 28 January 2016, under DA15.1/2014, Council provided Development Consent for the construction of a part six (6) and part eight (8) storey Residential Flat Building containing a total of 106 studio, one, two and three bed room units, over three (3) basement levels of car parking and ancillary services at 184-192 Restwell Road, Prarieewood.

It is now proposed to submit an application for the modification of the development under Section 96 of the EP & Act. This WMP has been prepared to accompany the S96 Application.

This WMP is dated 29 January 2018.

## **1.2 INTRODUCTION**

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

|                        |   |
|------------------------|---|
| <b>DESCRIPTION</b>     | <b>One part six (6) and part eight (8) Storey Residential Flat Buildings</b>  |
| <b>NUMBER OF UNITS</b> | <b>106 Sole Occupancy Residential Units consisting of: -</b> <ul style="list-style-type: none"><li>- 4 x studio apartment;</li><li>- 26 x 1 bed units;</li><li>- 44 x 2 bed units;</li><li>- 32 x 3 bed units; and,</li></ul> <b>Three (3) basement levels for the provision of car parking, service and ancillary facilities</b> |
| <b>LOCATION</b>        | <b>184-192 Restwell Road, Prariewood</b>  |
| <b>LGA</b>             | <b>Fairfield City Council</b>   |

## **1.3 DESCRIPTION OF PROPERTY**

|                                  |   |
|----------------------------------|---|
| <b>PROPERTY DESCRIPTION</b>      | <b>The development is to be constructed over one lot, at Lot 7, Section E, DP 6934, 184-192 Restwell Road, Prariewood. The development is Stage 1 in a two (2) stage process.</b> |
| <b>STREET ADDRESS</b>            | <b>184-192 Restwell Road, Prariewood</b>  |
| <b>DIMENSIONS (Approximates)</b> | <b>- Front (North) Boundary – 75.58m;<br/>- Rear (South) Boundary – 82.10m;<br/>- Side (East) Boundary –24.27m; and,<br/>- Side (West) Boundary – 56.34m.</b>                     |
| <b>AREA</b>                      | <b>3,046.6 square metres</b>  |
| <b>ZONING</b>                    | <b>Zone B4 – Mixed Use</b>  |
| <b>PLANNING INSTRUMENTS</b>      | <b>Fairfield LEP 2013<br/>Fairfield City Wide DCP 2013<br/>Prairiewood Town Centre Precinct DCP 2013</b>  |

The site, Lot 7, in Section E, DP 6934, 184-192 Restwell Road, Prariewood, is located in the south-western section of the Prariewood Town Centre Precinct on the southern side of the road, and directly opposite the Prariewood Stockland Shopping Centre, and adjoins the Liverpool-Parramatta T-way to the east. The nearest cross street to the west is Barrington Street, and it links onto Prariewood Road to the east

The site on which the development is proposed is located to the rear of the existing lot, which will eventually be subdivided into two (2) lots, and the land will be developed over two (2) stages. This is Stage 1 of the overall development. Stage 2 will be subject to a separate DA.

The Fairfield Hospital is a short distance north-east of the site, with the Fairfield CBD approximately 2km to the east and the M7 a similar distance west.

The precinct will be characterised by a mix of commercial and retail development to the north of Restwell Road and high density residential development in this area. Low density housing characterises the area to the south and west of the site.

## **1.4 APPLICANTS DETAILS**

|                  |  |
|------------------|--|
| <b>APPLICANT</b> | <b>Architex Architects (Balanced Projects Pty Ltd)</b>           |
| <b>ADDRESS</b>   | <b>Level 3, 7K Parkes Street, Parramatta. NSW. 2150.</b>         |
| <b>TELEPHONE</b> | <b>02 9633 5888</b>  |
| <b>E-MAIL</b>    | <a href="mailto:email@architex.com.au">email@architex.com.au</a> |

## **1.5 PROPOSAL**

The proposal involves the construction of a part six (6) and part eight (8) storey residential flat building, containing 106 units, comprising:

- 4 x studio apartments;
- 26 x 1 bed units;
- 44 x 2 bed units; and,
- 32 x 3 bed units

Three (3) basement levels will be constructed under the building and provides for: -

- Resident, visitor, and adaptable car parking;
- Storage spaces;
- Bicycle spaces;
- Motor cycle bays;
- Services, and,
- Areas for lift wells, and other facilities in each basement.

Egress from the development will be onto the proposed new road on the northern side of the site, opposite to the proposed second stage of the development.

A large Waste Storage Area (WSA), will be located in the south-western corner of Basement 1 of the building. As required by Condition 83 of the Consent, the Owners Corporation will employ a dedicated Building Manager who will be responsible for maintaining the on-going waste management system and all associated activities

As required by Council, the Building Manager will remove all waste and recycling bins from the basement WSA, and present them for collection on scheduled collection days. As also required by Council, all collections will take place from the kerbside.

The land is vacant. However, there are a number of substantial trees, and miscellaneous vegetation that will be required to be removed from the site as part of its excavation.

The project consists of: -

- a) The removal of all trees and vegetation in accordance with this WMP;
- b) The excavation of the site to construct three (3) basement levels for car parking and other services;
- c) The construction of the residential flat buildings;
- d) The provision of new roads, landscaping, driveways, concrete pathways and other elements associated with the development; and,
- e) The on-going use of the building.

## **PART 2 – DEMOLITION**

### **2.1 DEMOLITION**

#### **2.1.1 Generally**

The land is vacant. As such there is no demolition component to this WMP. All materials removed as part of excavation and site-works will be dealt with under Part 3 'Construction' of this WMP.

## **PART 3 – CONSTRUCTION**

### **3.1 CONSTRUCTION – GENERALLY**

Upon completion of all demolition works, construction of the building will commence with the excavation of the site for the basement levels of the building. All materials sourced from these activities will be disposed of in accordance with the information provided in Part 3.2 on pages 7, 8, 9, 10 and 11 of this WMP.

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

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

### **3.2 CONSTRUCTION – RECYCLING, REUSE & DISPOSAL DETAILS**

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

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

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

|                               |  |
|-------------------------------|--|
| Volume / Weight               | 29,765 cubic metres / 50,600 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              | 10 cubic metres / 13 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         | Brandown, Lot 9 Elizabeth Drive, Kemps Creek (Tel 02 9826 1256)<br>or,<br>Bingo Industries, 3-5 Duck Street, Auburn (Tel 1300 424 646)<br>or,<br>Jacks Gully Waste Management Centre, Richardson Road, Narellan (Tel 1300 651 116) |

## **3. Concrete**

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

## **4. Timber**

|                               |  |
|-------------------------------|--|
| Volume / Weight               | 5 cubic metres / 7 Tonnes  |
| On Site Reuse                 | Re-use for formwork and studwork, and for landscaping  |
| Percentage Reused or Recycled | 65% - 90%  |
| Off Site Destination          | Bingo Industries, 3-5 Duck Street, Auburn (Tel 1300 424 646)<br>or,<br>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                   | Break up and use in landscaping. Any material containing asbestos will be dealt with separately  |
| Percentage Reused or Recycled   | To be determined – depended on quantities of asbestos  |
| Off Site Destination            | Ecocycle, 155 Newtown Road, Wetherill Park<br>(Tel 02 0757 2999)<br>or,<br>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)<br>or,<br>Enviroguard, Cnr Mamre and Erskine Roads, Erskine Park (Tel 02 9834 3411). |

## 6. Metals / Steel / Guttering & Downpipes

|                               |  |
|-------------------------------|--|
| Volume / Weight               | 15 cubic metres / 3.75 Tonnes  |
| On Site Reuse                 | No   |
| Percentage Reused or Recycled | 60 – 90%   |
| Off Site Destination          | Bingo Industries, 3-5 Duck Street, Auburn (Tel 1300 424 646)<br>or,<br>Boral Recycling, 3 Thackeray Street, Camelia (Tel 9529 4424)<br>or,<br>Hallinan's Recycling Centre, 37 Lee Holm Road, St. Marys (Tel 02 9833 0883), or<br>Jacobson Metaland, 62-70 Silverwater Road, Silverwater (Tel 02 9748 2487) |

## 7. Roof Tiles / Tiles

|                               |   |
|-------------------------------|---|
| Volume / Weight               | 8 cubic metres / 6 Tonnes   |
| On Site Reuse                 | Broken up and used as fill.   |
| Percentage Reused or Recycled | 80% - 90%   |
| Off Site Destination          | Obsolete Tiles, 3 South Street, Rydalmere.<br>(Tel 02 9684 6333)<br>or,<br>Hallinan's Recycling Centre, 37 Lee Holm Road, St. Marys (Tel 02 9833 0883)<br>or,<br>Bingo Industries, 3-5 Duck Street, Auburn (Tel 1300 424 646) |

### **8. Plastics**

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

### **9. Glass, Electrical & Light Fittings, PC items**

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

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

|                              |  |
|------------------------------|--|
| Volume                       | 25 cubic metres / 8 Tonnes   |
| On Site Reuse                | Broken up and used as fill.  |
| Percentage Reused or Recycle | 80% - 90%  |
| Off Site Destination         | Recycle Works, 45 Parramatta Road, Annandale<br>(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. |

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 these materials will be their responsibility.

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

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

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

### **3.3 CONSTRUCTION – ON SITE STORAGE OF 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. All waste storage facilities will be located in Basement 1 of the development.
2. There will be separate storage areas, one for waste bins and one for recycling bins.
3. The Waste Storage Area (WSA) is located in the south-western corner of the basement and will provide storage space for 50 x 240-litre red lidded waste bins.
4. The Recycling Storage Area (RSA) is located next to the WSA and will provide storage space for 25 x 240-litre yellow lidded recycling bins.
5. All waste material for all 106 units will be stored in 50 x 240-litre mobile bins.
6. All recycling material for all 106 units will be stored in 25 x 240 litre mobile bins.
7. Waste services will be provided twice per week.
8. Recycling services will be provided weekly.
9. All waste collections will take place from a dedicated waste collection area, at the kerbside of the New Road on the northern frontage of the complex.
10. All recycling collections will take place from a dedicated waste collection area, at the kerbside of the New Road on the western side of the complex.
11. The Owners Corporation will appoint a dedicated Building Manager or Caretaker, whose responsibility it will be to will monitor and manage all waste management facilities and activities.
12. All bins will be presented for servicing and returned to the Waste AND Recycling Storage Areas after servicing by representatives of the Owners Corporation.
13. Fairfield City Council will provide all waste and recycling services to the development.

### **4.3 WASTE HANDLING & MANAGEMENT**

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

All residents will be responsible for transporting and depositing their waste and recycling material into the appropriate bins within the respective waste and recycling areas. All waste is to be placed in the red lidded waste bins located in the Waste Storage Area (WSA). All recyclable material is to be placed in the yellow lidded recycling bins located in the Recycling Storage Area (RSA).

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

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

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

#### **4.4 WASTE & RECYCLING – SERVICE REQUIREMENTS**

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

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

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

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

The following table (Table 1) specifies the criteria for waste and recycling generation rates (as specified by Fairfield City Council) based on: -

- Waste – 120 litres of bin space per unit per week; and,
- Recycling – 60 litres of bin space per unit collected fortnightly.

All waste and recycling generation rates were obtained from discussions with and advice from Council staff, as Council's DCP does not specifically provide information on them.

**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>     | 106   | 120                | 12,720               | 240       | 1                 | 53.00         | 50            |
| <b>Recycling</b> | 106   | 60                 | 6,360                | 240       | 0.5               | 26.50         | 25            |

Of the 106 units, 30 (approximately 30%) will be either studio apartments or one bed units. As these units will be less intensive in respect of their waste generation rates, it is can reasonably be considered that the number of waste and recycling bins can be slightly reduced. Accordingly, the following table (Table 2) specifies the proposed bin servicing requirements for the building: -

**TABLE 2 – PROPOSED SERVICING ARRANGEMENTS**

| <b>WASTE</b>                   | <b>RECYCLING</b>                    |
|--------------------------------|-------------------------------------|
| 50 x 240-litre bins / x weekly | 25 x 240 litre bins / x fortnightly |

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

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

Fairfield City Council 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<br>(metres) | DEPTH<br>(metres) | WIDTH<br>(metres) |
|----------------------------|--------------------|-------------------|-------------------|
| 240 litre mobile container | 1.080              | 0.735             | 0.585             |

### **4.6.3 Mobile Bin Towing Device**

A Mobile Towing Device will be provided to transport bins through the basement. It will be designed and manufactured to transport a minimum of 8 x 240- litre waste bins with a weight of 1,200kg's at any one time.

As soon as the device is purchased and prior to the occupation of the building a full and comprehensive manufacturers specification of the mobile bin towing device (tug) will be provided to Council.

Prior to the occupation of the building the Owners Corporation will carry out a risk assessment of this activity and as a result will provide Council with a Safe Work Method Statement (SWMS) demonstrating how this work will be undertaken to comply with all relative work, health and safety requirements.

The Mobile Towing Device will be stored in a secure location in Basement 1.

### **4.6.4 Waste & Recycling Requirements**

Waste and recycling requirements are provided in the table below.

| SERVICE           | NUMBER OF CONTAINERS             | COLLECTION FREQUENCY |
|-------------------|----------------------------------|----------------------|
| Waste Service     | 50 x 240-litre mobile containers | Weekly               |
| Recycling Service | 25 x 240-litre mobile containers | Fortnightly          |

### **4.6.5 Location, Design, and Construction of Waste and Recycling Storage Areas**

#### **4.6.5.1 Waste Storage Area (WSA)**

The Waste Storage Area (WSA) is located in the south-western corner of Basement 1. It will provide storage space for all 50 x 240-litre red lidded waste bins.

According to the architectural drawings, the WSA is an irregular shaped rectangular structure with a floor area of approximately 42 square metres.

All electrical equipment, including the provision of lighting, will be installed in accordance with the relevant Australian Standards.

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

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

#### **4.6.5.2 Recycling Storage Area (RSA)**

The Recycling Storage Area (RSA) is located next to the WSA adjacent to the south-western corner of Basement 1. It will provide storage space for all 25 x 240-litre yellow lidded recycling bins.

According to the architectural drawings, the RSA is a fully enclosed trapezoid shaped rectangular structure with a floor area of approximately 33 square metres.

All electrical equipment, including the provision of lighting, will be installed in accordance with the relevant Australian Standards.

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

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

#### **4.6.7 Servicing Arrangements – Waste Collections**

All waste services will be provided by Fairfield 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.

All waste services will take place from the New Road kerbside at the northern frontage of the site, on the eastern side of the driveway into and out of the building.

Representatives of the Owners Corporation will be responsible for presenting the bins to the kerbside for servicing and returning them to the Waste Storage Area (WSA), after collection.

All waste services will be provided weekly on a day to be determined by the Council.

On the evening prior to each collection day, the litre red lidded waste bins will be removed from the WSA in the Basement 1 and transferred to the kerbside for collection. The bins will be presented for servicing no earlier than 4.00pm on the evening prior to collection day.

All waste bins will be presented to the kerbside in an orderly manner in single file.

The bins will be returned to the WSA as soon as practicable after servicing, but no more than two hours of completed servicing.

All 50 x 240-litre mobile waste bins will be presented for servicing on each collection day.

#### **4.6.9 Servicing Arrangements – Recycling Collections**

All recycling services will be provided by Fairfield 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.

All recycling services will take place from the New Road kerbside on the western of the site.

Representatives of the Owners Corporation will be responsible for presenting the bins to the kerbside for servicing and returning them to the Recycling Storage Area (RSA), after collection.

All recycling services will be provided fortnightly on a day to be determined by the Council.

On the evening prior to each collection day, the yellow lidded recycling bins will be removed from the RSA in the Basement 1 and transferred to the kerbside for collection. The bins will be presented for servicing no earlier than 4.00pm on the evening prior to collection day.

All recycling bins will be presented to the kerbside in an orderly manner in single file.

The bins will be returned to the RSA as soon as practicable after servicing, but no more than two hours of completed servicing.

All 25 x 240-litre mobile recycling bins will be presented for servicing on each collection day.

#### **4.7 GREEN WASTE**

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

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

#### **4.8 BULKY WASTE STORAGE**

Secure storage spaces are required to be provided for each residential unit in accordance with the provisions of Council's DCP 2015.

This space may be used to store bulky waste items that can be disposed of as part of any Clean Up services to be provided to this complex.

Consistent with these requirements, a bulky waste storage area has been provided for residents to place unwanted materials awaiting collection and removal.

This area will provide space for all residents of the complex. It is located in close proximity to both the WSA and the RSA, next to the fire stairs and Lift 2, also in the south-westerns corner of the basement. The area is an L shaped structure with a floor area of approximately 15 square metres. It will be a fully enclosed structure, partially constructed of caged wire and is fitted with a 1.5m double doorway.

All residents of the building will be provided with unrestricted 24-hour access to this facility.

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

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

#### **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 both the WSA and the RSA. are to be constructed of smooth faced masonry or concrete, and all walls will be painted with light coloured and washable paint.
2. The junction between all floors and walls will be coved and sealed up to 100mm above the floor level, in order to eliminate the build-up of dirt and grime.
3. A floor waste, connected to the Sydney Water drainage system in accordance with that Authority's requirements, will be provided to each storage area, and be graded to drain into it.
4. Appropriate washing facilities will be provided to each storage area, including appropriate plumbing and drainage fixtures and fittings, and the provision of running water.
5. All waste storage facilities 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 all waste storage facilities, in accordance with the relative provisions of the Building Code of Australia.
9. Appropriate signage will be displayed throughout all basements clearly identifying waste and recycling bins and the waste and recycling bin rooms.
10. Appropriate signage will be erected within each storage area 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.
12. The Owners Corporation will be responsible for ensuring that all waste management facilities and activities are provided, and carried out, in accordance with this Waste Management Plan.

## **PART 5 – SUMMARY**

### **5.1 SUMMARY**

In summarising this proposal, the following information is provided:

1. This Waste Management Plan (WMP) has been developed and documented in accordance with the Development Consent issued for this project.
2. All residential waste and recycling services will be provided by Council's waste collection contractor.
3. 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.
4. The WMP aims to promote the use of recyclable materials in the excavation, construction and on-going operation of the building;
5. The WMP aims to ensure the design of waste and recycling storage facilities are of an adequate size, appropriate for the intended use of the building, hygienic with safe and manoeuvrable access.
6. The WMP aims to ensure that the provision of waste and recycling services to the completed buildings are carried out in an efficient manner, which will promote the principles of health, safety and convenience.

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 Fairfield Council.

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