

DICKENS SOLUTIONS

(REF – 20237)

AMENDED SITE WASTE MINIMISATION PLAN & OPERATIONAL WASTE MANAGEMENT PLAN

NEW GOLDEN ST. LEONARDS PTY LTD
(PTW ARCHITECTS)

PROPOSED
RESIDENTIAL FLAT BUILDING
DEVELOPMENT
@
3 HOLDSWORTH AVENUE
ST. LEONARDS

JUNE 2022

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	5
PART 2 – DEMOLITION		
2.1	Demolition – Generally	6
2.2	Buildings to be Demolished	6
2.2	Management of Hazardous Materials	6
2.2	Demolition – Recycling, Reuse, and Disposal Details	7
2.3	Demolition – On Site Storage of Materials	12
2.4	Demolition – Excavated Material	12
PART 3 – CONSTRUCTION		
3.1	Construction – Generally	13
3.2	Construction – Recycling, Reuse and Disposal Details	13
3.3	Construction – On Site Storage of Materials	17
3.4	Construction – Excavated Material	18
PART 4 – GARBAGE CHUTE SYSTEM		
4.1	Design Requirements	19
4.2	Use and Operation of Garbage Chute	19
4.3	On Going Maintenance and Management	20
4.4	Recycling Compartments – Container Based Material	20
4.5	Recycling Compartments – Paper and Cardboard Material	21
PART 5 – ON GOING USE		
5.1	Objectives	22
5.2	Assumptions	22
5.3	Waste Handling & Management	23
5.4	Waste & Recycling – Service Requirements	23
5.5	Waste & Recycling – Service Arrangements	24
5.6	Provision of Waste & Recycling Services	25
5.7	Green Waste	29
5.8	Bulky Waste	29
5.9	On Going Operation, Use & Management of Facilities	29
PART 6 – SUMMARY		
6.1	Summary	31

PART 1 – OVERVIEW AND PROPOSAL

1.1 INTRODUCTION

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

The aims and objectives of this WMP are to: -

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

This WMP is prepared in accordance with: -

- Lane Cove Local Environment Plan,
- Lane Cove DCP 2009,
- The St. Leonard South DCP,
- All conditions of consent to be issued under the approved Development Consent,
- The 'Better Practice Guide for Resource Recovery in Residential Buildings, published by the NSW EPA (April 2019), and,
- The objective of ensuring that all waste management facilities and collection services will provide an outcome that will be effective and efficient, as well as promote the principles of health, safety, and convenience.

This Waste Management Plan has been prepared for a Development Application to be submitted to Lane Cove Council, for the construction of a part ten (10) and part twelve (12) storey residential flat building at 1 Holdsworth Avenue, St. Leonards, comprising:

- 96 x 1, 2, 3 and 4 bed room units, and,
- Four (4) basement levels, with provision for driveway access, car parking, servicing, and ancillary facilities.

This WMP is dated 22 June 2022, and has been revised to address waste management issues as a result of a Council RFI (Request for Further Information) dated 22 March 2022.

This WMP has been developed in accordance with the Architectural Drawings prepared by PTW Architects – Project No PA030370 – Revision D – dated 08/06/22.

1.2 PROJECT & PROPERTY DESCRIPTION

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

PROJECT DESCRIPTION	One (1) part ten (10) and part twelve (12) storey residential flat building.
NUMBER OF UNITS	96 residential units consisting of: - - 29 x 1 bed room units, - 45 x 2 bed room units, - 18 x 3 bed room units, - 4 x 4 bed room unit, - Four (4) basement Levels, and, - Associated infrastructure.
PROPERTY DESCRIPTION	The development is to be constructed over four (4) existing Torrens Title lots at Lot 8, in DP1275969, 3 Holdsworth Avenue, St. Leonards.
STREET ADDRESS	3 Holdsworth Avenue, St. Leonards.
DIMENSIONS (Approx.)	- Front (North) boundary – 36.28m, - Rear (South) boundary – 36.58m, - Side (East) boundary – 78.49m, and, - Side (West) boundary – 60.15m.
AREA	2,631sqm (Approx.)
LGA	Lane Cove Council
ZONING	Zone R4 – High Density Residential
PLANNING INSTRUMENTS	Lane Cove LEP Lane Cove DCP 2009 / St. Leonards South DCP

The land upon which the development is proposed is located on a continuous strip of land on the north-east corner site of Marshall Avenue and Holdsworth Avenue, St. Leonards. The site is approximately 250m south of the Pacific Highway and the St. Leonards business precinct and a similar distance west of the main northern suburban railway line.

The site consists of four (4) existing Torrens Title allotments upon which older style federation type dwellings exist. All buildings and structures are to be demolished to make way for the proposed development. Upon its completion the land will be consolidated into one title. The immediate surrounding development primarily consists of low and medium-density residential development, with large multi storey residential and mixed-use developments directly to the north.

1.3 APPLICANTS DETAILS

APPLICANT	New Golden St Leonards Pty Ltd (Att. Mr Patrick Yang)
ADDRESS	Suite 11, 30 Atchison Street, St. Leonards. NSW. 2065.
TELEPHONE	Mb 0426 201 822
E-MAIL	patrickyang@newgoldenintl.com.au

1.4 PROPOSAL

This proposal consists of the for the construction of for the construction of a part ten (10) and part twelve (12) storey residential flat building at 3 Holdsworth Avenue, St. Leonards, containing 96 units, consisting of:

- 29 x 1 bed room units,
- 45 x 2 bed room units,
- 18 x 3 bed room units,
- 4 x 4 bed room unit, and,
- Four (4) basement levels, with provision for driveway access, car parking, servicing, and ancillary facilities.

Egress from the building will be on to Holdsworth Avenue at the south-eastern side of the site.

A linear Waste Chute System will be provided for the development for the reception of waste material only. Separate arrangements will be made for both recycling streams with compartments located on each floor of the building for 240-litre recycling bins to be provided in each compartment. All details of the chute system and recycling arrangements are dealt with in Part 4 of this document.

All waste storage facilities and collections will be provided in and take place from the ground floor as indicated on the Architectural Drawings. All waste and recycling collection services will take place from a dedicated loading bay located on the ground floor adjacent to the Bin Holding Room as indicated on the Architectural Drawings.

Current structures on the site are: -

- No 10 Marshall Avenue – a single storey brick dwelling with a tiled roof, attached veranda, detached garage, concrete driveway, brick steps and retaining wall, large grassed areas, some trees and shrubs,
- No 12 Marshall Avenue – a double storey brick and weatherboard dwelling with a tiled roof, attached verandas, detached brick garage and outbuilding, fibro shed, concrete driveway, brick retaining wall, large grassed areas, a number of trees and shrubs,
- No 1 Holdsworth Avenue – a double storey brick dwelling with a tiled roof, attached front veranda, rear awning, detached concrete block garage, concrete driveway, brick steps and retaining wall, large grassed areas, brick pathway, a number of trees, shrubs and miscellaneous vegetation, and,
- No 3 Holdsworth Avenue – a single storey brick and rendered dwelling with a tiled roof, attached front veranda, rear awning, detached terrace garage under the building, brick and sandstone steps and retaining wall, large grassed areas, a number of trees, shrubs and miscellaneous vegetation.

The project consists of: -

1. The demolition of all existing dwellings and structures over all lots,
2. The excavation of the site to construct the basement levels for car parking and other services,
3. The construction of the building,
4. The provision of landscaping, open space, driveways, concrete pathways, and other elements associated with the development, and,
5. The on-going use of the building.

PART 2 – DEMOLITION

2.1 DEMOLITION

It is recognised that the Sydney metropolitan area has an ever-increasing waste problem, and that 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, 11 and 12 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 structures on the site include:

- Four (4) double storey brick and tile dwellings with a number of improvements on each allotment,
- Large grassed areas, a number of substantial trees and shrubs and miscellaneous vegetation,
- Brick, concrete, and sandstone steps, paths and retaining walls, and,
- Other improvements as detailed in Part 1.5 on page 5.

2.3 MANAGEMENT OF HAZARDOUS MATERIALS

There may be potential for hazardous building materials to be present in the buildings to be demolished.

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 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: -

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 demolition waste and vehicle access to these areas (see Part 2.3 of this Plan),
3. How excavation and demolition waste materials will be reused, and, or recycled and where residual wastes will be disposed (see below), and,
4. The total percentage of demolition waste that will be reused or recycled.

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 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 Material

Volume / Weight	920 cubic metres / 1,564 Tonnes
On Site Reuse	Yes. Keep and reuse topsoil for landscaping. Store 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 the organisation 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 Creek Resource Recovery Park, Wallgrove Road, Eastern Creek. Tel 8887 6112 or, Lucas Heights Waste Management Centre, New Illawarra Road, Lucas Heights. (Tel 1300 651 116), or, Bingo Industries, 38 McPherson Street, Banksmeadow. (Tel 1300 424 646) or, To another approved facility – 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 receiving authority.

2. Green Waste

Volume / Weight	75 cubic metres / 11.25 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	Bingo Industries, 38 McPherson Street, Banksmeadow. (Tel 1300 424 646) or, Australian Native Landscapes, Lot 22, Martin Road, Badgerys Creek (Tel 02 4774 8484)

3. Bricks

Volume / Weight	165 cubic metres / 165 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	Suez Eastern Creel Resource Recovery Park, Wallgrove Road, Eastern Creek. Tel 8887 6112 or, Lucas Heights Waste Management Centre, New Illawarra Road, Lucas Heights. (Tel 1300 651 116), or, Bingo Industries, 38 McPherson Street, Banksmeadow. (Tel 1300 424 646) or, To another approved facility

4. Concrete

Volume / Weight	140 cubic metres / 336 Tonnes
On Site Reuse	Existing driveway to be retained during construction. Crushed and used as aggregate, drainage backfill.
Percentage Reused or Recycled	75- 90%
Off Site Destination	Lucas Heights Waste Management Centre, New Illawarra Road, Lucas Heights. (Tel 1300 651 116), or, Bingo Industries, 38 McPherson Street, Banksmeadow. (Tel 1300 424 646) or, To another approved facility.

5. Timber

Volume / Weight	50 cubic metres / 60 Tonnes
On Site Reuse	Re-use for formwork and studwork, landscaping, shoring.
Percentage Reused or Recycled	65% - 90%
Off Site Destination	Suez Eastern Creel Resource Recovery Park, Wallgrove Road, Eastern Creek. Tel 8887 6112 or, Quality Recycled Demolitions, 34 Woodfield Boulevard, Caringbah (Tel 02 9542 7203) or, Second-Hand Building Centre, Rear 432b West Botany Street, Rockdale (Tel 02 9567 1322). or, Bingo Industries, 38 McPherson Street, Banksmeadow. (Tel 1300 424 646)

6. Plasterboard & Fibro

Volume / Weight	50 cubic metres / 14.5 Tonnes
On Site Reuse	Nil – All to be processed off-site,
Percentage Reused or Recycled	To be determined (dependent on asbestos content – refer to Contamination Report)
Off Site Destination (Asbestos)	Suez Eastern Creel Resource Recovery Park, Wallgrove Road, Eastern Creek. Tel 8887 6112 or, Ecocycle, 155 Newtown Road, Wetherill Park (Tel 02 0757 2999) or, Lucas Heights Waste Management Centre, New Illawarra Road, Lucas Heights. (Tel 1300 651 116), or, Bingo Industries, 38 McPherson Street, Banksmeadow. (Tel 1300 424 646) or, To another approved facility.

7. Metals / Steel / Guttering & Downpipes

Volume / Weight	100 cubic metres / 50 Tonnes
On Site Reuse	No
Percentage Reused or Recycle	60% - 90%
Off Site Destination	Lucas Heights Waste Management Centre, New Illawarra Road, Lucas Heights. (Tel 1300 651 116), or, Bingo Industries, 38 McPherson Street, Banksmeadow. (Tel 1300 424 646) or, All Metal Industries, 17 Tumbridge Street, Ramsgate (Tel 9529 4424)

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

Volume	60 cubic metres / 15 Tonnes
On Site Reuse	None – all to be processed off-site.
Percentage Reused or Recycle	80% - 90%
Off Site Destination	Recycle Works, 45 Parramatta Road, Annandale (Tel 02 9517 2711) or, Quality Recycled Demolitions, 34 Woodfield Boulevard, Caringbah (Tel 02 9542 7203) or, Bingo Industries, 38 McPherson Street, Banksmeadow. (Tel 1300 424 646) or, Second-Hand Building Centre, Rear 432b West Botany Street, Rockdale.

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

Volume / Weight	50 cubic metres / 12.5 Tonnes
On Site Reuse	No
Percentage Reused or Recycle	To be determined (dependent upon nature of material)
Off Site Destination	Suez Eastern Creel Resource Recovery Park, Wallgrove Road, Eastern Creek. Tel 8887 6112 or, Lucas Heights Waste Management Centre, New Illawarra Road, Lucas Heights. (Tel 1300 651 116), or, Bingo Industries, 38 McPherson Street, Banksmeadow. (Tel 1300 424 646).

10. Roof Tiles

Volume / Weight	50 cubic metres / 37.5 Tonnes
On Site Reuse	No
Percentage Reused or Recycle	75% - 90%
Off Site Destination	Suez Eastern Creel Resource Recovery Park, Wallgrove Road, Eastern Creek. Tel 8887 6112 or, Lucas Heights Waste Management Centre, New Illawarra Road, Lucas Heights. (Tel 1300 651 116), or, Bingo Industries, 38 McPherson Street, Banksmeadow. (Tel 1300 424 646) or, To another approved facility

11. 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, Lucas Heights Waste Management Centre, New Illawarra Road, Lucas Heights. (Tel 1300 651 116), or, Bingo Industries, 38 McPherson Street, Banksmeadow. (Tel 1300 424 646) or, Other approved 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 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.

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 associated with the demolition of all structures on site.

2.3 DEMOLITION – ON SITE STORAGE OF MATERIALS

During the demolition stage of the project, an area will be set aside on the site as a compound for the on-site storage of materials prior to their removal from the site. This compound will provide for: -

- Material sorting,
- Segregation of materials that may be hazardous and which will be required to be disposed of,
- Recovery equipment, such as concrete crushers, chippers, and skip bins,
- Material storage, and,
- Access for transport equipment.

Appropriate vehicular access will be provided on and off site, and to the compound, to enable the efficient removal of reusable, recyclable, and waste materials.

Prior to the commencement of demolition works, the developer will provide Council with a 'Site Plan for the On-Site Storage of Materials at Demolition'. This plan will show in detail the location of each area within the compound, set aside for the segregated storage of all materials involved in the demolition of all buildings on the site.

2.4 DEMOLITION – EXCAVATED MATERIAL

All excavated material removed from the site, as a result of the demolition of all buildings on the site, 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 13, 14, 15, 16, 17 and 18 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 material surplus to the construction of the building will be dealt with.

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 demolition waste that will be reused or recycled.

1. Excavated Materials

Volume / Weight	9,000 cubic metres / 15,300 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	To be determined (see above comments)
Off Site Destination	Lucas Heights Waste Management Centre, New Illawarra Road, Lucas Heights. (Tel 1300 651 116), or, Bingo Industries, 38 McPherson Street, Banksmeadow. (Tel 1300 424 646) or, To another approved facility.

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	Suez Eastern Creel Resource Recovery Park, Wallgrove Road, Eastern Creek. Tel 8887 6112 or, Lucas Heights Waste Management Centre, New Illawarra Road, Lucas Heights. (Tel 1300 651 116), or, Bingo Industries, 38 McPherson Street, Banksmeadow. (Tel 1300 424 646) or, To another approved facility

3. Concrete

Volume / Weight	10 cubic metres / 24 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, Lucas Heights Waste Management Centre, New Illawarra Road, Lucas Heights. (Tel 1300 651 116), or, Bingo Industries, 38 McPherson Street, Banksmeadow. (Tel 1300 424 646) or, To another approved facility

4. Timber

Volume / Weight	7.5 cubic metres / 3 Tonnes
On Site Reuse	Re-use for formwork and studwork, and for landscaping
Percentage Reused or Recycled	65% - 90%
Off Site Destination	Quality Recycled Demolitions, 34 Woodfield Boulevard, Caringbah (Tel 02 9542 7203) or, Second-Hand Building Centre, Rear 432b West Botany Street, Rockdale (Tel 02 9567 1322). or, Bingo Industries, 38 McPherson Street, Banksmeadow. (Tel 1300 424 646)

5. Plasterboard & Fibro

Volume / Weight	10 cubic metres / 3.5 Tonnes
On Site Reuse	Nil – All to be disposed of 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, Ecocycle, 155 Newtown Road, Wetherill Park (Tel 02 0757 2999) or, Lucas Heights Waste Management Centre, New Illawarra Road, Lucas Heights. (Tel 1300 651 116), or, Bingo Industries, 38 McPherson Street, Banksmeadow. (Tel 1300 424 646)

6. Metals / Steel / Guttering & Downpipes

Volume / Weight	6 cubic metres / 1.5 Tonnes
On Site Reuse	No
Percentage or Recycled	60 – 90%
Off Site Destination	Sydney Wide Scrap Metal, 4/18 Alfred Street, Chipping Norton (Tel 9738 9771) or, Bingo Industries, 38 McPherson Street, Banksmeadow. (Tel 1300 424 646) or, All Metal Industries, 17 Tumbridge Street, Ramsgate (Tel 9529 4424)

7. Tiles

Volume / Weight	5 cubic metres / 3.75 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, Lucas Heights Waste Management Centre, New Illawarra Road, Lucas Heights. (Tel 1300 651 116), or, Bingo Industries, 38 McPherson Street, Banksmeadow. (Tel 1300 424 646) or, To another approved facility

8. Plastics

Volume / Weight	12 cubic metres / 2 Tonne
On Site Reuse	Nil
Percentage Reused or Recycled	80% - 95%
Off Site Destination	Bingo Industries, 38 McPherson Street, Banksmeadow. (Tel 1300 424 646) or, Recycle Works, 45 Parramatta Road, Annandale (Tel 02 9517 2711).

9. Glass, Electrical & Light Fittings, PC items

Volume / Weight	15 cubic metres / 5 Tonne
On Site Reuse	No
Percentage Reused or Recycled	70% - 90%
Off Site Destination	To an approved agency, or agencies.

10. Pallets

Volume / Weight	50 cubic metres / 15 Tonne
On Site Reuse	No
Percentage Reused or Recycle	90% - 100%
Off Site Destination	To an approved agency, or agencies, for reuse and resale.

12. Residual Waste

Volume / Weight	1,000 cubic metres / 1,000 Tonnes
On Site Reuse	No
Off Site Destination	Suez Eastern Creel Resource Recovery Park, Wallgrove Road, Eastern Creek. Tel 8887 6112 or, Lucas Heights Waste Management Centre, New Illawarra Road, Lucas Heights. (Tel 1300 651 116), or, Bingo Industries, 38 McPherson Street, Banksmeadow. (Tel 1300 424 646)
Notes on calculation of volume of residual waste	<ol style="list-style-type: none">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.

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 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 – GARBAGE CHUTE SYSTEM

4.1 DESIGN REQUIREMENTS

A garbage chute has been incorporated into the building design.

The chute system will be for the reception of waste material only. Separate facilities will be provided for recycling.

The bin system is designed to provide space for 3 x 660-litre (waste and recycling) bins, but will actually hold 2 x 660-litre bins, as space on the track is to be provided to allow the bins to be moved to the rear of the track when the automated system is activated to recognise that one of the bins (the middle bin) is full.

All waste deposited into the waste chutes will discharge into the middle bin on a two (2) bin mechanically operated linear track system in the bin/chute room in located on the ground floor as indicated on the Architectural Drawings.

Separate Waste and Recycling Compartments are provided in each residential floor of the building for residents to deposit their waste into the chute and recycling into one (1) of three (3) x 240-litre mobile recycling bins in a recycling compartment next to the chute.

At a minimum each Garbage Chute and Recycling System will be designed to meet the following requirements: -

1. Chutes and service openings must be constructed of metal or other smooth faced, durable, fire resistant and impervious material of non-corrosive nature.
2. Chutes will be cylindrical in section with a minimal internal diameter of 500 mm. The diameter around each chute will be a minimum width of 750 mm to allow for infrastructure fittings, such as fixing brackets and noise insulation.
3. Chutes will be vertical without bends or “off-sets” (except for the chute outlets) and not be reduced in diameter.
4. The Chute and service openings must be capable of being easily cleaned.
5. Chutes must be ventilated to ensure that air does not flow from the chute through any service opening.
6. The Garbage Chute systems must comply with the relative provisions of the Building Code of Australia, and relevant Australian Standards (e.g., AS1530.4-2005).

4.2 WASTE CHUTE SYSTEM

A ‘Chute Compartment’ is provided to floor level of the building. Each chute compartment is located on the western side of the main lobby directly opposite the fire stairs as indicated on the Architectural Drawings.

The chutes will be installed in a fire rated chute compartment. Each chute will be fire separated in accordance with the relative provisions of the BCA.

Residents will deposit waste material into the chute inlet hopper, labelled **‘Waste Chute – Reception of Garbage Only’**. Waste from the chute outlet will fall into the middle bin on a two (2) bin mechanically operated linear track system in the bin/chute room.

Based on Council's waste generation rates (80-litres of space per unit per week), it is anticipated that the 96 units will generate 7,680-litres of waste per week, or 1,097.15-litres per day.

Given the 1,320-litre capacity of bin system, the waste chute will be inspected at least one (1) time per day in order to ensure that waste receptacles will be removed when full.

The appointed Building Manager or their authorised representative will monitor all activities associated with the use and operation of the chute system, the depositing of waste into it in order to ensure that there will be no spillage as a result of these activities, and that the system operates effectively.

The appointed Building Manager or their authorised representative will be responsible for transferring full 660-litre waste bins from the under the chutes into the waste bin storage area of the Garbage Room.

4.3 ON GOING MANAGEMENT & MAINTENANCE OF CHUTE SYSTEM

The Owners Corporation will be responsible for all issues associated with the on-going management and maintenance of the Garbage Chute Systems.

These activities will include, but not be limited, to the following: -

1. Displaying signage indicating appropriate use of all waste management systems, including what is and what is not recyclable.
2. Educating residents in the correct use of the chute, and the need to keep bulky items out of the chute systems.
3. Providing regular maintenance, including cleaning and unblocking chutes.
4. Regular inspection of the Garbage Chute Compartments, the Garbage Chute Outlet Compartments, and the Bin Rooms to ensure that all waste and recyclables are managed appropriately.
5. Educating residents in the correct use of each chute, to ensure that waste material is not deposited into the recycling chute, and that recycling material is not placed into the waste chute.

4.4 RECYCLING COMPARTMENTS – CONTAINER BASED RECYCLING MATERIAL

A separate recycling compartment will be provided on each level for the residents to dispose of paper and cardboard material.

The compartments will be located on each floor of the building as indicated on the Architectural Drawings and will be labelled in **YELLOW LETTERING 'For the Reception of Container Based Paper and Cardboard Material only.**

Within each compartment will be a yellow lidded 240-litre recycling bin.

The Building Manager or their authorised representative will monitor all activities associated with the use of the compartment and the depositing of recycling into it, to ensure that there will be no spillage, and that the system operates effectively.

The Building Manager or their authorised representative will be responsible for transferring full 240-litre yellow lidded recycling bins from the compartment into the

recycling bin storage area of the Bin Holding Area, where they will be stored prior to being serviced.

Full bins will be removed from the compartment and replaced immediately with an empty one.

4.5 RECYCLING COMPARTMENTS – PAPER & CARDBOARD MATERIAL

A separate recycling compartment will be provided on each level for the residents to dispose of paper and cardboard material.

The compartments will be located on each floor of the building as indicated on the Architectural Drawings and will be labelled in **BLUE LETTERING 'For the Reception of Paper and Cardboard Material only.**

Within each compartment will be a blue lidded 240-litre recycling bin.

The Building Manager or their authorised representative will monitor all activities associated with the use of the compartment and the depositing of recycling into it, to ensure that there will be no spillage, and that the system operates effectively.

The Building Manager or their authorised representative will be responsible for transferring full 240-litre recycling bins from the compartment into the recycling bin storage area of the Bin Holding Area, where they will be stored prior to being serviced.

Full bins will be removed from the Chute compartment and replaced immediately with an empty one.

PART 5 – ON GOING USE OF BUILDING

5.1 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.

5.2 ASSUMPTIONS

In preparing this proposal, the following assumptions have been made: -

1. This proposal consists of the for the construction of for the construction of a part ten (10) and part twelve (12) storey residential flat building containing 96 units, consisting of:
 - a) 29 x 1 bed room units,
 - b) 45 x 2 bed room units,
 - c) 18 x 3 bed room units,
 - d) 4 x 4 bed room unit, and,
 - e) Four (4) basement levels, with provision for driveway access, car parking, servicing, and ancillary facilities.
2. A Garbage Chute System will be incorporated into the building design.
3. The chute will be for the reception of waste material only.
4. Separate Waste Chute and Recycling Compartments will be provided to all residential levels of the building, for the use of residents to deposit waste into the garbage chute, container based recyclable material (into the yellow lidded 240-litre recycling bin, and paper and cardboard based recyclable material into the blue lidded 240-litre recycling bin.
5. All chute and recycling compartments are located adjacent to one another on each level of the buildings
6. The waste chute will terminate in the Bin/Chute Room on the Ground Floor on the southern side of the lifts and discharge all waste directly into 1 x 660-litre receptacle placed onto the 2 Bin Linear track system.
7. Full waste bins will be transferred from each of the linear track waste bin system into the waste bin storage area of the Bin Holding Room, where they will be stored prior to collection.
8. Full 240-litre yellow lidded recycling bins will be transferred from each compartment into the recycling bin storage area of the Bin Holding Room, where they will be stored prior to collection.
9. Full 240-litre blue lidded recycling bins will be transferred from each compartment into the recycling bin storage area of the Bin Holding Room, where they will be stored prior to collection.
10. The Bin Holding Room is located on the south-eastern side of the ground floor, adjacent to the loading bay as indicated on the Architectural Drawings.
11. In order to meet Council's service requirements, all waste will be stored in 12 x 660-litre red lidded mobile bins.
12. In order to meet Council's service requirements, all container-based recycling material will be stored in 10 x 240-litre yellow lidded mobile bins.

13. In order to meet Council's service requirements, all paper and cardboard based material be stored in 10 x 240-litre blue lidded mobile bins.
14. All 660-litre red lidded mobile waste bins will be serviced one (1) day per week.
15. All 240-litre yellow lidded mobile recycling bins will be serviced one (1) day per week.
16. All 240-litre blue lidded mobile recycling bins will be serviced one (1) day per week.
17. All waste and recycling collection services will take place from a dedicated loading bay situated adjacent to the Bin Holding Room on the Ground Floor as indicated on the Architectural Drawings.
18. The number and size of bins have been calculated from information in Part Q – Waste Management and Minimisation of the Lane Cove DCP 2011.
19. Lane Cove Council's waste and recycling collection contractor will provide all residential waste and recycling services to the development.
20. The Owners Corporation will appoint a Building Manager / Caretaker, whose responsibility it will be to supervise and manage all waste management activities.

5.3 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 separate container based and paper and cardboard based 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.

Residents will deposit their waste into the chute in the waste compartment located on the respective floor level of the building where their unit is.

Similarly, residents will deposit their container base recyclables into the 240-litre yellow lidded recycling bin and their paper and cardboard based recyclables the blue lidded 240-litre recycling bin in the recycling compartment.

5.4 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,
- Container-Based Recycling Service – Yellow Lidded receptacle.
- Paper and Cardboard Recycling Service – Blue Lidded receptacle.

No green waste service is provided to the development. All green waste will be disposed of privately by an appointed landscape contractor.

5.5 WASTE & RECYCLING – SERVICE ARRANGEMENTS

The following table (Table 1) specify the criteria for waste and recycling generation rates (as specified by Lane Cove Council) based on: -

- Waste (Red Lidded bin) – 80 litres of bin space per unit per week, serviced weekly; and,
- Container Based Recycling (Yellow Lidded bin) – 24 litres of bin space per unit per week, serviced weekly.
- Paper and Cardboard Recycling (Blue Lidded bin) – 24 litres of bin space per unit per week, serviced weekly.

The number and size of bins have been calculated from information in Part Q – Waste Management and Minimisation of the Lane Cove DCP 2011.

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
Waste	96	80	7,680	660	1	11.64	12
Recycling	96	24	2,304	240	1	9.60	10
Recycling	96	24	2,304	240	1	9.60	10

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 3 – PROPOSED SERVICING ARRANGEMENTS

WASTE	12 x 660-litre bins – Serviced one (1) day per week
CONTAINER BASED RECYCLING	10 x 240-litre bins – Serviced one (1) day per week
PAPER & CARDBOARD RECYCLING	10 x 240-litre bins – Serviced one (1) day per week

5.6 PROVISION OF WASTE & RECYCLING SERVICES

5.6.1 Waste and Recycling Collection Service Provider Details

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

5.6.2 Details of Mobile Containers (Residential)

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
660-litre mobile container	1.250	0.850	1.370

In addition to the number of 660-litre mobile waste bins required by Council as part of their servicing requirements, the Owners Corporation will provide an additional number of 660-litre mobile waste bins in order to ensure that a waste bin is provided at all times under the chute outlet in the Bin/Chute Room.

Similarly, in addition to the number of 240-litre yellow and blue lidded recycling bins required by Council as part of their servicing requirements, the Owners Corporation will provide an additional number of 240-litre mobile recycling bins in order to ensure that a recycling bin is provided at all times in each recycling compartment.

5.6.3 Location, Design, and Construction of Chute Rooms and Waste Storage and Collection Areas

Details of all storage and collection areas are provided below.

5.6.3.1 Chute and Recycling Compartments

Waste and Recycling Compartments are provided on all residential floor levels of the building. The compartments are located on the western side of the main corridor on each floor next to the two (2) lifts.

Each compartment will have dimensions of 2.5m x 1.5m, with an area of 3.75sqm, and will provide space for: -

- Garbage Chute compartment, which will have internal dimensions of 750 mm x 750 mm. The Garbage Chute will be installed within these confines in a fire rated compartment;
- Recycling Compartment, which will have internal dimensions of 1.0m x 1.0m, in which 1 x 240-litre yellow lidded container-based recycling bin will be provided; and,
- Recycling Bin Compartment for the storage of 1 x 240-litre blue lidded bin for the reception of paper and cardboard based recycling material.

Residents will deposit waste into the garbage chute and container based recyclable material and paper and cardboard based recyclables into the respective recycling bins.

5.6.3.2 Bin/Chute Room

The Bin/Chute Room is located on the Ground floor of the building on the southern side of the lifts. It is the point of discharge for all waste material to be deposited in to the chutes.

All waste material deposited into the waste chute will discharge into 1 x 660-litre mobile waste bin placed onto a two (2) bin mechanically operated waste linear track system in the room.

The track system for the chute has been design so that there is a minimum clearance of 900mm on each side and a minimum of 1.8m at the longitudinal end of the room, so that there is sufficient area to allow for bin and track maintenance and the movement of bins in and out of the room.

Within the confines of the room will be areas for: -

- The waste chute outlet;
- 1 x 660-litre 3 x bin linear track waste bin system;
- Spare 660-litre waste bins; and,
- Appropriate infrastructure.

5.6.3.3 Bin Holding Room

All full waste and container-based recycling bins will be transferred from the recycling compartments on each residential floor level directly to the bin holding room where they will also be stored for servicing.

All full paper and cardboard based recycling bins will be transported from the recycling compartments on each residential floor level directly to the bin holding room where they will also be stored for servicing.

The bin holding room is situated in the south-eastern corner of the ground floor. It is a fully enclosed rectangular structure measuring 6.2m x 6.2m, with an area of 38.5sqm. Within its confines will be storage space for:

- 12 x 660-litre mobile waste bins,
- 10 x 240-litre yellow lidded mobile container-based recycling bins,
- 10 x 240-litre blue lidded mobile paper and cardboard based recycling bins, and,
- Associated infrastructure.

5.6.3.4 Collection Area / Loading Bay

All waste and recycling collection and servicing activities will take place wholly within the confines of the collection area from a designated collection point, where all waste and recycling bins will be removed from the adjacent storage area and presented for servicing.

Servicing of bins will take place from a loading bay situated in the south-western corner of the ground floor. It has been designed to provide access for Council's waste collection vehicle, which is a rear loading MRV with the following specifications:

- Length – 8.0m,
- Width – 2.5m,
- Operational and Travel Height – 4.3m, and,
- Turning Circle – 25.0m.

All collection and servicing activities will take place wholly within the confines of the collection area from a designated collection point, where all waste and recycling bins will be removed from the adjacent storage area and presented for servicing.

The vehicle will enter and exit the site in a forward direction from Holdsworth Avenue at the south-eastern end of the site. Once into the site, the vehicle will reverse into the loading bay.

5.6.3.5 Bin Room Infrastructure

In accordance with Council requirements, the following infrastructure will be incorporated into the design of all chute and bin rooms, and waste storage and collection areas: -

1. Suitable door access for the service of bins;
2. Where roller doors are provided, an additional service door will be provided inclusive of an Abloy key system;
3. All floors will be finished with a non-slip and smooth and even surface covered at all intersections;
4. The floor will be graded to a central drainage point connected to the sewer;
5. The room will be fully enclosed and roofed with a minimum internal room height in accordance with the BCA 2016
6. The room is to be provided with an adequate supply of water through a centralised mixing valve with hose cock; and.
7. Incorporation of adequate light and ventilation to meet the requirements of the BCA 2016.

5.6.4 Servicing Arrangements – Waste Collections

All waste services will be provided by Lane Cove Council's waste and recycling collection contractor, 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.

The servicing of all waste bins will take place from loading bay as detailed in Part 5.6.3.4 on pages 26 and 27 and above.

Upon the vehicle's arrival on site, a member of the Council's collection team will remove all waste bins from the waste bin storage area of the bin holding room and transport them to the rear of the vehicle stationed in the loading bay and deposit the contents of each bin, via the lifting device, into the body of the collection vehicle.

On completion of servicing the Council's representative will return all waste bins to the waste bin storage area of bin holding room.

The waste bins will be serviced one (1) day per week, on a day to be determined by the Council.

All 12 x 660-litre mobile waste bins will be serviced on each collection day.

5.6.5 Servicing Arrangements – Yellow Lidded Recycling Bin Collections

All yellow-lidded container-based recycling services will be provided by Lane Cove Council's waste and recycling collection contractor, 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.

The servicing of the bins will take place from loading bay as detailed in Part 5.6.3.4 on pages 26 and 27.

Upon the vehicle's arrival on site, a member of the Council's collection team will remove all container-based recycling bins from the recycling bin storage area of the bin holding room and transport them to the rear of the vehicle stationed in the loading bay and deposit the contents of each bin, via the lifting device, into the body of the collection vehicle.

On completion of servicing the Council's representative will return the bins to the recycling bin storage area of bin holding room.

The container-based recycling bins will be serviced one (1) day per week, on a day to be determined by the Council.

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

5.6.5 Servicing Arrangements – Blue Lidded Recycling Bin Collections

All blue-lidded paper and cardboard recycling services will be provided by Lane Cove Council's waste and recycling collection contractor, 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.

The servicing of the bins will take place from loading bay as detailed in Part 5.6.3.4 on pages 26 and 27.

Upon the vehicle's arrival on site, a member of the Council's collection team will remove all paper and cardboard recycling bins from the recycling bin storage area of the bin holding room and transport them to the rear of the vehicle stationed in the loading bay and deposit the contents of each bin, via the lifting device, into the body of the collection vehicle.

On completion of servicing the Council's representative will return the bins to the recycling bin storage area of bin holding room.

The paper and cardboard recycling bins will be serviced one (1) day per week, on a day to be determined by the Council.

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

5.7 GREEN WASTE

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

All green waste will be generated for the use and occupation of the buildings will be disposed of privately by a professional landscape contractor appointed by the Owners Corporation.

5.8 BULKY WASTE STORAGE

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

The Bulky Waste Storage is located on the eastern side of the ground floor as indicated on the Architectural Drawings. It has an area of 25sqm and is fitted with 1.5m double door for access.

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

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

5.9 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 all Waste Storage Areas are to be constructed of smooth faced masonry or concrete, and all walls will be painted with light coloured and washable paint.
2. The junction between all floors and walls will be coved and sealed up to 100mm above the floor level, in order to eliminate the build-up of dirt and grime.
3. A floor waste, connected to the Sydney Water drainage system in accordance with that Authority's requirements, will be provided to all Waste Storage Areas, and the respective floors will be graded to drain into them.
4. Appropriate washing facilities will be provided to chute rooms and WSA's, including appropriate plumbing and drainage fixtures and fittings, and the provision of running water.
5. All Waste Storage Areas are to be washed and cleaned on a regular basis.
6. All mobile bins will be washed and cleaned on a regular basis.
7. All electrical equipment, including the provision of lighting, will be installed in accordance with the relevant Australian Standards.

8. Natural and mechanical ventilation will be required to be installed within all chute rooms and WSA's, in accordance with the relative provisions of the Building Code of Australia.
9. Appropriate signage will be erected adjacent to the chutes on residential floors and within the basement, providing instruction to residents on how to use waste and recycling facilities, including what is and what is not recyclable.
10. The Owners Corporation will be responsible for ensuring that all waste and recyclable matter and materials are placed and stored within the appropriate containers provided.

PART 6 – SUMMARY

6.1 SUMMARY

In summarising this proposal, the following information is provided:

1. This Waste Management Plan (WMP) has been developed and documented in accordance with Part Q 'Waste Management and Minimisation' of the Lane Cove Council DCP 2009.
2. All residential waste and recycling services will be provided by Lane Cove Council.
3. The number and size of bins have been calculated from information provided by Council.
4. The Owners Corporation will be responsible for ensuring that all ongoing waste management activities are carried out in accordance with the provisions of this WMP.
5. The WMP aims to ensure the design of waste and recycling storage facilities are of an adequate size, appropriate for the intended use of the building, hygienic with safe and manoeuvrable access.
6. The WMP aims to ensure that the provision of waste and recycling services to the completed buildings are carried out in an efficient manner, which will promote the principles of health, safety, and convenience.

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 Lane Cove Council.
