

DICKENS SOLUTIONS

AMENDED **WASTE MANAGEMENT PLAN**

URBAN LINK ARCHITECTS

BOARDING HOUSE **DEVELOPMENT** **@** **102 BROOMFIELD STREET** **CABRAMATTA**

NOVEMBER 2020

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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: -

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 building is carried out in an efficient manner, that will not impact negatively on the health, safety and convenience of all stakeholders.

This WMP is prepared in accordance with:

- Fairfield City Local Environmental Plan 2013;
- Fairfield City Wide DCP 2013;
- All Conditions of Consent for the DA to be issued in respect of the proposal;
- 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.

This Waste Management Plan (WMP) has been prepared for a Development Application to be submitted to Fairfield City Council, for the construction of a five (5) storey residential building to be used as a Boarding House, at 102 Broomfield Street, Cabramatta, comprising:

- 36 rooms;
- Two (2) basement levels; and,
- The provision for on-site parking, landscaping and associated facilities.

The original WMP was dated 21 June 2019. This is an Amended WMP and is dated 8 November 2020, and has been revised due Council requirements to address a number of design changes to the development. The major design change is to accommodate a reduced number of rooms from 46, as originally proposed to 36.

This Amended WMP supercedes the original version of the document.

1.2 INTRODUCTION

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

DESCRIPTION	Five (5) Residential Boarding House Building.
NUMBER OF ROOMS	- 36 x Rooms; and, - Two basement levels.
LOCATION	102 Broomfield Street, Cabramatta
LGA	Fairfield City Council

1.3 DESCRIPTION OF PROPERTY

PROPERTY DESCRIPTION	The development is to be constructed over one (1) existing parcel of land at Lots 7, Section F, DP 4420, No 102 Broomfield Street, Cabramatta.
STREET ADDRESS	102 Broomfield Street, Cabramatta
DIMENSIONS	- Front (West) Boundary – 15.24m; - Rear (East) Boundary – 15.24m; - Side (North) Boundary – 58.09m; and, - Side (South) Boundary – 58.11m.
AREA	885.2 square metres
ZONING	Zone B4 – Mixed Use
PLANNING INSTRUMENTS	Fairfield Local Environment Plan 2013 Fairfield City Wide Development Control Plan 2013

The site is located on the north-eastern corner of Broomfield and Bridge Streets, Cabramatta on the eastern side of the Cabramatta Town Centre. It is directly opposite the south-western suburban railway line, a short distance east of Cabramatta railway station.

The site is currently occupied by a single storey timber framed fibro dwelling with a tiled roof, and detached garage. Vehicular access to and from the site is off Bridge Street at the southern frontage of the site.

The immediate surrounding development (the Cabramatta Town Centre) is characterised by a mix of low rise commercial, retail and office buildings, of a varying range of land use activities.

To the south and south-west of the site, is predominantly low and medium density residential development.

The Cabramatta Overpass is a short distance north-west of the site, and runs west to east towards the Hume Highway, which is approximately 2km east of the site.

1.4 APPLICANTS DETAILS

APPLICANT	Urban Link Architects
ADDRESS	Level 10, 11-15 Deane Street, Burwood. NSW. 2134.
TELEPHONE	02 9745 2014
E-MAIL	Kimi@urbanlink.com.au

1.5 PROPOSAL

The proposal involves the construction the construction of a five storey residential building to be used as a Boarding House containing 36 rooms, over two (2) basement levels, at 102 Broomfield Road, Cabramatta.

Egress to and from the development will be from Bridge Street on the southern side of the site.

A Waste Storage Area (WSA) located on the ground floor of the building adjacent to the northern side boundary of the site will be provided for the storage of all waste and recycling bins required to be serviced.

As a Boarding House is classified as a commercial operation, all waste and recycling services to the building will be provided by a licensed private waste and recycling collection contractor.

Current structures on the site include a single storey timber framed fibro dwelling with a tiled roof, detached timber framed fibro garage with a metal roof, metal awning attached to the garage, concrete driveway and paths, grassed yard areas, metal and timber paling fences around the perimeter of the site. All existing buildings and all structures on the site will be demolished to make way for the development.

The project consists of: -

- a) The demolition of all buildings and structures on the site;
- b) The removal of all demolished materials in accordance with this WMP;
- c) The excavation of the site;
- d) The construction of the five (5) storey building;
- e) The provision of landscaping, driveways, concrete pathways and other elements associated with the development; and,
- f) The on-going use of the building.

PART 2 – DEMOLITION

2.1 DEMOLITION

2.1.1 General Requirements

It is recognised that Sydney has an ever-increasing waste problem, and this practice is not sustainable. In alignment with current NSW waste management legislation, this WMP aims, where possible, to promote waste avoidance, reuse and the recycling of material, particularly during the course of demolition and construction works.

Part 2.2 on Pages 6, 7, 8, 9, 10 and 11 of this WMP describes the manner in which waste is to be managed during the course of the demolition of the existing structures.

The processes outlined in Part 2.2 are to be read in conjunction with and comply with the Development Consent issued in respect of the proposal. It will be the developer's overall responsibility to ensure compliance in this regard.

All material moved offsite shall be transported in accordance with the requirements of the Protection of the Environment Operations Act (1997).

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

2.1.2 Management of Hazardous Materials

Generation, storage, treatment and the disposal of hazardous waste (including asbestos) will be conducted in accordance with relevant waste legislation administered by the NSW EPA and any applicable WH&S legislation administered by Work Cover NSW.

2.2 DEMOLITION – RECYCLING, REUSE & DISPOSAL DETAILS

The following details prescribe the manner in which all material involved in the demolition of the building will be dealt with, and includes: -

- a) An estimate of the types and volumes of waste and recyclables to be generated;
- b) A site plan showing sorting and storage areas for demolition waste and vehicle access to these areas (see Part 2.3 of this Plan);
- c) How excavation and demolition waste materials will be reused, and, or recycled and where residual wastes will be disposed (see below); and,
- d) The total percentage of demolition waste that will be reused or recycled.

It is noted that the quantities of materials detailed in this part (Part 2.2) are estimates only, based on current industry standards and quantity analysis, and may vary due to the prevailing nature of site constraints, weather conditions, and any other unforeseeable activities associated with the demolition works, which are beyond the control of the developer, including but not being limited to theft, accidents, and, or, other acts of misadventure.

Notwithstanding any of the above, the developer will provide Council with all details in relation to any major variations in this regard.

1. Excavated Materials & Overburden

Volume / Weight	310 cubic metres / 527 Tonnes
On Site Reuse	Yes. Keep and reuse topsoil for landscaping. Shore on site. Use some for support of retaining walls (Excavated Materials are only to be used if the material is not contaminated or has been remediated in accordance with any requirements specified by any Environmental Consultancy engaged to carry out any contamination assessment of excavated material).
Percentage Reused or Recycled	To be determined (see above comments)
Off Site Destination	To an approved Agency – excavated materials may need to be assessed to determine the quality of the material to ensure that all excavated material will be acceptable to the designated receival authority.

2. Green Waste

Volume / Weight	50 cubic metres / 7.5 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	Ecocycle, 155 Newtown Road, Wetherill Park (Tel 02 0757 2999), or, Australian Native Landscapes, Lot 22, Martin Road, Badgerys Creek (Tel 02 4774 8484)

3. Bricks

Volume / Weight	25 cubic metres / 25 Tonnes
On Site Reuse	Clean and remove lime mortar from bricks. Re-use in new footings. Broken bricks for internal walls. Crush and reuse as drainage backfill. Crushed and used as aggregate.
Percentage Reused or Recycled	75% - 90%
Off Site Destination	Brandown, Lot 9 Elizabeth Drive, Kemps Creek (Tel 02 9826 1256) or, Bingo Industries, 3-5 Duck Street, Auburn (Tel 1300 651 116) or, Jacks Gully Waste Management Centre, Richardson Road, Narellan (Tel 1300 651 116)

4. Concrete

Volume / Weight	20 cubic metres / 48 Tonnes
On Site Reuse	Existing driveways to be retained during construction. Crushed and used as aggregate, drainage backfill.
Percentage Reused or Recycled	60% - 75%
Off Site Destination	Brandown, Lot 9 Elizabeth Drive, Kemps Creek (Tel 02 9826 1256) or, Bingo Industries, 3-5 Duck Street, Auburn (Tel 1300 651 116) or, Jacks Gully Waste Management Centre, Richardson Road, Narellan (Tel 1300 651 116)

5. Timber

Volume / Weight	35 cubic metres / 14 Tonnes
On Site Reuse	Re-use for formwork and studwork, landscaping, shoring.
Percentage Reused or Recycled	65% - 90%
Off Site Destination	Artistic Popular Furniture, 10 Raglan Road, Auburn (Tel 02 96443054) or, Hallinan's Recycling Centre, 37 Lee Holm Road, St. Marys (Tel 02 9833 0883)

6. Plasterboard & Fibro

Volume / Weight	25 cubic metres / 6.25 Tonnes
On Site Reuse	Nil – All to be disposed of off-site
Percentage Reused or Recycled	To be determined (dependent on asbestos content)
Off Site Destination	Ecocycle, 155 Newtown Road, Wetherill Park (Tel 02 0757 2999) or, Jacks Gully Waste Management Centre, Richardson Road, Narellan (Tel 1300 651 116)
Off Site Destination (Asbestos)	Jacks Gully Waste Management Centre, Richardson Road, Narellan (Tel 1300 651 116) or, Enviroguard, Cnr Mamre and Erskine Roads, Erskine Park (Tel 02 9834 3411).

7. Metals / Steel / Guttering & Downpipes

Volume / Weight	35 cubic metres / 11.25 Tonnes
On Site Reuse	No
Percentage Reused or Recycle	60% - 90%
Off Site Destination	Sydney Wide Scrap Metal, 4/18 Alfred Street, Chipping Norton (Tel 9738 9771) or, Boral Recycling, 3 Thackeray Street, Camelia (Tel 9529 4424) or, Hallinan's Recycling Centre, 37 Lee Holm Road, St. Marys (Tel 02 9833 0883) or, Bingo Industries, 3-5 Duck Street, Auburn (Tel 1300 651 116)

8. Roof Tiles / Tiles

Volume / Weight	18 cubic metres / 13.5 Tonnes
On Site Reuse	Broken up and used as fill, aggregate, driveways.
Percentage Reused or Recycle	80% - 90%
Off Site Destination	Obsolete Tiles, 3 South Street, Rydalmere. (Tel 02 9684 6333) or, Hallinan's Recycling Centre, 37 Lee Holm Road, St. Marys (Tel 02 9833 0883) or, Bingo Industries, 3-5 Duck Street, Auburn (Tel 1300 651 116)

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

Volume	40 cubic metres / 13.2 Tonnes
On Site Reuse	Broken up and used as fill.
Percentage Reused or Recycle	80% - 90%
Off Site Destination	Hallinan's Recycling Centre, 37 Lee Holm Road, St. Marys (Tel 02 9833 0883) or, Bingo Industries, 3-5 Duck Street, Auburn (Tel 1300 651 116)

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

Volume / Weight	25 cubic metres / 8 Tonnes
On Site Reuse	No
Percentage Reused or Recycle	To be determined (dependent upon nature of material)
Off Site Destination	To an approved agency, or agencies.

11. Residual Waste

Volume / Weight	60 cubic metres / 60 Tonnes
On Site Reuse	No
Off Site Destination	Jacks Gully Waste Management Centre, Richardson Road, Narellan (Tel 1300 651 116) or, Bingo Industries, 3-5 Duck Street, Auburn (Tel 1300 424 646), or, other authorised facility
Notes on calculation of volume of residual waste	<ol style="list-style-type: none">1. In calculating the amount of residual waste produced from the demolition of all buildings on site, it is estimated that approximately 10% of it, will be residual waste.2. As all of the materials vary in weight per volume, a figure of 1 cubic metre of material is equal to 1 tonne in weight has been used.

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, must be classified in accordance with the Department of Environment, Climate Change and Water NSW Waste Classification Guidelines prior to their removal, transportation and disposal to an approved waste management facility.

All relevant details must be reported to the PCA.

PART 3 – CONSTRUCTION

3.1 CONSTRUCTION – GENERALLY

Upon completion of all demolition works, construction of the building will commence with the excavation of the site for the basement levels of the building. All materials sourced from these activities will be disposed of in accordance with the information provided in Part 3.2 on pages 12, 13, 14, 15, 16 and 17 of this WMP.

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

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

3.2 CONSTRUCTION – RECYCLING, REUSE & DISPOSAL DETAILS

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

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

1. Excavated Materials

Volume / Weight	5,700 cubic metres / 9,690 Tonnes
On Site Reuse	Yes. Keep and reuse topsoil for landscaping. Shore on site. Use some for support of retaining walls (Excavated Materials are only to be used if the material is not contaminated or has been remediated in accordance with any requirements specified by any Environmental Consultancy engaged to carry out any contamination assessment of excavated material).
Percentage Reused or Recycled	To be determined (see above comments)
Off Site Destination	To an approved Agency – excavated materials may need to be assessed to determine the quality of the material to ensure that all excavated material will be acceptable to the designated receival authority.

2. Bricks

Volume / Weight	5 cubic metres / 5 Tonnes
On Site Reuse	Clean and remove lime mortar from bricks. Broken bricks for internal walls. Crush and reuse as drainage backfill. Crushed and used as aggregate.
Percentage Reused or Recycle	75% - 90%
Off Site Destination	Brandown, Lot 9 Elizabeth Drive, Kemps Creek (Tel 02 9826 1256) or, Bingo Industries, 3-5 Duck Street, Auburn (Tel 1300 651 116) or, Jacks Gully Waste Management Centre, Richardson Road, Narellan (Tel 1300 651 116)

3. Concrete

Volume / Weight	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) or, Bingo Industries, 3-5 Duck Street, Auburn (Tel 1300 651 116) or, Jacks Gully Waste Management Centre, Richardson Road, Narellan (Tel 1300 651 116)

4. Timber

Volume / Weight	5 cubic metres / 2 Tonnes
On Site Reuse	Re-use for formwork and studwork, and for landscaping
Percentage Reused or Recycled	65% - 90%
Off Site Destination	Artistic Popular Furniture, 10 Raglan Road, Auburn (Tel 02 96443054) or, Hallinan's Recycling Centre, 37 Lee Holm Road, St. Marys (Tel 02 9833 0883)

5. Plasterboard & Fibro

Volume / Weight	5 cubic metres / 1.5 Tonnes
On Site Reuse	Nil – All to be disposed of off-site
Percentage Reused or Recycled	To be determined – depended on quantities of asbestos
Off Site Destination	Ecocycle, 155 Newtown Road, Wetherill Park (Tel 02 0757 2999) or, Jacks Gully Waste Management Centre, Richardson Road, Narellan (Tel 1300 651 116)
Off Site Destination (Asbestos)	Jacks Gully Waste Management Centre, Richardson Road, Narellan (Tel 1300 651 116) or, Enviroguard, Cnr Mamre and Erskine Roads, Erskine Park (Tel 02 9834 3411).

6. Metals / Steel / Guttering & Downpipes

Volume / Weight	6 cubic metres / 1.5 Tonnes
On Site Reuse	No
Percentage Reused or Recycled	60 – 90%
Off Site Destination	Boral Recycling, 3 Thackeray Street, Camelia (Tel 9529 4424) or, Hallinan's Recycling Centre, 37 Lee Holm Road, St. Marys (Tel 02 9833 0883) or, Bingo Industries, 3-5 Duck Street, Auburn (Tel 1300 651 116)

7. Roof Tiles / Tiles

Volume / Weight	6 cubic metres / 4.5 Tonnes
On Site Reuse	Broken up and used as fill.
Percentage Reused or Recycled	80% - 90%
Off Site Destination	Obsolete Tiles, 3 South Street, Rydalmere. (Tel 02 9684 6333) or, Hallinan's Recycling Centre, 37 Lee Holm Road, St. Marys (Tel 02 9833 0883) or, Bingo Industries, 3-5 Duck Street, Auburn (Tel 1300 651 116)

8. Plastics

Volume / Weight	8 cubic metres / 1.25 Tonne
On Site Reuse	Nil
Percentage Reused or Recycled	80% - 95%
Off Site Destination	Recycle Works, 45 Parramatta Road, Annandale (Tel 02 9517 2711)

9. Glass, Electrical & Light Fittings, PC items

Volume / Weight	5 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	12 cubic metres / 4 Tonnes
On Site Reuse	Broken up and used as fill.
Percentage Reused or Recycle	80% - 90%
Off Site Destination	Hallinan's Recycling Centre, 37 Lee Holm Road, St. Marys (Tel 02 9833 0883) or, Bingo Industries, 3-5 Duck Street, Auburn (Tel 1300 651 116) or, Recycle Works, 45 Parramatta Road, Annandale (Tel 02 9517 2711)

11. Pallets

Volume / Weight	50 cubic metres / 8 Tonne
On Site Reuse	No
Percentage Reused or Recycle	90% - 100%
Off Site Destination	To an approved agency, or agencies, for reuse and resale.

12. Residual Waste

Volume / Weight	580 cubic metres / 580 Tonnes
On Site Reuse	No
Off Site Destination	Jacks Gully Waste Management Centre, Richardson Road, Narellan (Tel 1300 651 116) or, Bingo Industries, 3-5 Duck Street, Auburn (Tel 1300 424 646), or, other authorised facility
Notes on calculation of volume of residual waste	<ol style="list-style-type: none">1. In calculating the amount of residual waste produced from the demolition of all buildings on site, it is estimated that approximately 10% of it, will be residual waste.2. As all of the materials vary in weight per volume, a figure of 1 cubic metre of material is equal to 1 tonne in weight has been used.

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

Notwithstanding any of the above, the developer will provide Council with all details in relation to any major variations in this regard.

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

Should any of the facilities nominated above, for any reason be unable to accommodate the receipt of these materials, the developer will be responsible for making alternative arrangements that will ensure that all materials, excess to construction requirements, that are removed from the site are disposed of, or processed, appropriately.

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

3.3 CONSTRUCTION – ON SITE STORAGE OF MATERIALS

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

- Material sorting;
- Segregation of materials that may be hazardous and which will be required to be disposed of;

- Recovery equipment, such as concrete crushers, chippers, and skip bins;
- Material storage; and,
- Access for transport equipment.

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

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

3.4 CONSTRUCTION – EXCAVATED MATERIAL

All excavated material removed from the site, as a result of any activities associated with the construction of the building, must be classified in accordance with the Department of Environment, Climate Change and Water NSW Waste Classification Guidelines prior to removal, transportation and disposal to an approved waste management facility.

All relevant details must be reported to the PCA.

PART 4 – ON GOING USE OF BUILDING

4.1 OBJECTIVES

1. To ensure that the storage, amenity and management of waste is sufficient to meet the needs of the development.
2. To ensure that all waste management activities are carried out effectively and efficiently, and in a manner, that promotes the principles of health, safety and, convenience.
3. To promote waste minimisation practices.

4.2 ASSUMPTIONS

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

1. The proposal development involves the construction the construction of a five storey residential building to be used as a Boarding House containing 36 rooms, over two (2) basement levels.
2. A Waste Storage Area (WSA) is provided for the storage of all waste and recycling bins associated with the use and occupation of the Boarding House.
3. The WSA is located on the ground floor of the building adjacent to the northern side boundary of the property, with access from Broomfield Street.
4. All waste and recycling bins will be stored within the confines of the WSA at all times.
5. The WSA will be integrated into the design of the building so that the visual amenity impacts are negligible.
6. The number and size of bins have been calculated from information provided from the Better Practice Guide for Resource Recovery in Residential Buildings, published by the EPA (April 2019).
7. All waste associated with the use of the Boarding House will be stored in 6 x 240-litre mobile bins.
8. All recycling material associated with the use of the Boarding House will be stored in 6 x 240-litre mobile bins.
9. Waste services for the Boarding House will be provided two (2) days per week.
10. Recycling services for the Boarding House will be provided weekly.
11. All waste and recycling services for the Boarding House will be provided from the Waste Storage Area.
12. All waste and recycling services for the Boarding House will be provided by a licensed private waste and recycling collection contractor.
13. The Owners Corporation will appoint a Building Manager/Caretaker whose responsibilities will include the management of all activities associated with the provision of waste and recycling services to the development.

4.3 WASTE HANDLING & MANAGEMENT

All boarding house occupants will be responsible for depositing their waste and recycling material into the appropriate bins.

All waste is to be placed in the red lidded waste bins. All recyclable material is to be placed in the yellow lidded recycling bins. All waste and recyclables should be appropriately bagged or wrapped prior to being deposited into the designated bin.

Appropriate signage will be erected within the complex to assist the occupants placing their waste and recyclables into the appropriate bins.

4.4 WASTE & RECYCLING – SERVICE REQUIREMENTS

All waste and recycling materials will be stored in approved receptacles of an appropriate size as specified in this WMP. The lids of the bins shall be closed at all times to reduce litter, stormwater pollution, odour and vermin.

The Council in general requires that colour coded receptacle lids that distinguish each service component are to be provided: -

- Waste Service – Red Lidded receptacle; and,
- Recycling Service – Yellow Lidded receptacle.

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.

4.5 RESIDENTIAL WASTE & RECYCLING – SERVICE ARRANGEMENTS

The following table (Table 1) specifies the criteria for waste and recycling generation rates based on advice from Council Officers and from information contained in the Better Practice Waste Management Guidelines for Resource Recovery in Residential Buildings, published by the NSW EPA, based on:

- Waste – 70 litres of bin space per room per week; and,
- Recycling – 35 litres of bin space per unit per week.

TABLE 1 – WASTE & RECYCLING GENERATION RATES

SERVICE TYPE	UNITS	BIN SPACE PER UNIT	TOTAL SPACE REQUIRED	BINS SIZE	SERVICES PER WEEK	BINS REQ'D	BINS PROVIDED
Waste	36	70	2,520	240	2	5.25	6
Recycling	36	35	1,260	240	1	5.55	6

The following table (Table 2) specifies the proposed bin servicing requirements for the building and is based on the above waste and recycling generation rates: -

TABLE 2 – PROPOSED SERVICING ARRANGEMENTS

WASTE	RECYCLING
6 x 240 litre bins Two (2) x Services per Week	6 x 240 litre bins One (1) Service per Week

4.6 PROVISION OF WASTE & RECYCLING SERVICES

4.6.1 Waste and Recycling Collection Service Provider Details

All waste and recycling services will be provided by a licensed private waste and recycling collection contractor.

4.6.2 Details of Mobile Containers

In relation to the size and design of the waste and recycling mobile bins, the following technical information is provided: -

CONTAINER TYPE	HEIGHT (metres)	DEPTH (metres)	WIDTH (metres)
240 litre mobile container	1.080	0.735	0.585

4.6.3 Waste & Recycling Requirements

Waste and recycling requirements are provided in the table below.

TABLE 3 – WASTE & RECYCLING SERVICES

SERVICE	NUMBER OF CONTAINERS	COLLECTION FREQUENCY
Waste Service	6 x 240-litre mobile containers	Two (2) Services per Week
Recycling Service	6 x 240-litre mobile containers	One (1) Service per Week

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

The Waste Storage Area (WSA) is located on the ground floor of the building adjacent to the northern side boundary of the site, with access from Broomfield Road. It will be an enclosed rectangular shaped structure, measuring 5.5m x 2.4m, with an area of 13.2sqm.

The WSA will be integrated into the design of the building so that the visual amenity impacts are negligible.

Within this area will be storage space for 6 x 240-litre mobile waste bins, and 6 x 240-litre mobile recycling bins.

All mobile bins will be stored within the designated areas of the WSA at all times.

It will be the responsibility of the Building Manager to ensure that all allocated bins to both components of the building are stored in the correct areas of the WSA at all times.

Access to the WSA is approximately 13.5m from the Broomfield Street frontage.

4.6.5 Servicing Arrangements – Waste Collections

All waste services will be provided by a licensed private waste and recycling collection contractor. All waste collections will take place from the WSA and bins will be presented to the collection vehicle stationed on Broomfield Street adjacent to the pathway entry into the site.

It is not intended to present any waste bins directly to the kerbside prior to servicing. All bins will be removed from the WSA directly to the collection vehicle waiting at the kerbside.

The waste bins will be presented for servicing, and returned to the WSA, as soon as

servicing is completed.

The waste bins will be serviced twice per week, on days to be determined, but not on the same day as the recycling bins are serviced.

All 6 x 240-litre waste bins will be serviced on each collection day.

4.6.6 Servicing Arrangements – Residential Recycling Collections

All recycling services will be provided by a licensed private waste and recycling collection contractor. All recycling collections will take place from the WSA and bins will be presented to the collection vehicle stationed on Broomfield Street adjacent to the pathway entry into the site.

It is not intended to present any recycling bins directly to the kerbside prior to servicing. All bins will be removed from the WSA directly to the collection vehicle waiting at the kerbside.

The recycling bins will be presented for servicing, and returned to the WSA, as soon as servicing is completed.

The recycling bins will be serviced weekly on a day to be determined, but not on the same day as the waste bins are serviced.

All 6 x 240-litre recycling bins will be serviced 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 AREA

As the use and occupation of the building is a commercial operation, the requirement for a bulky waste area is not considered necessary.

It will be the responsibility to ensure that when residents leave the building any waste items required to be disposed of in a satisfactory manner.

4.9 ON GOING OPERATION, USE & MAINTENANCE OF WASTE MANAGEMENT FACILITIES

All waste management facilities will be maintained in a clean and hygienic condition that will promote the principles of health, safety and convenience.

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

1. The walls and floors of the WSA is to be constructed of smooth faced masonry or concrete, and all walls will be painted with light coloured and washable paint.
2. The junction between all floors and walls will be coved and sealed up to 100mm above the floor level, in order to eliminate the build-up of dirt and grime.
3. Appropriate bin washing facilities will be provided to the WSA inclusive of hose cocks for hot and cold water and the floor will be graded and drained to a 100mm diameter floor waste.

4. The WSA will be washed and cleaned on a regular basis.
5. All mobile bins will be washed and cleaned on a regular basis.
6. All electrical equipment, including the provision of lighting, will be installed in accordance with the relevant Australian Standards.
7. The WSA will be easily accessed and shall be appropriately integrated into the overall design of the building and is not to obstruct any other area on site.
8. Appropriate signage will be displayed clearly identifying waste and recycling bins and the WSA.
9. Appropriate signage will be erected within the WSA, providing instruction on how to use waste and recycling facilities, including what is and what is not recyclable.
10. The Owners Corporation will be responsible for ensuring that all waste and recyclable matter and materials are placed and stored within the appropriate containers provided.

PART 5 – SUMMARY

5.1 SUMMARY

In summarising this proposal, the following information is provided:

1. This Amended Waste Management Plan (WMP) has been developed and documented in accordance with the Council requirements.
2. The number and size of bins have been calculated from information provided by Fairfield City Council and from information contained in the Better Practice Waste Management Guide.
3. As the use and operation of a boarding house is considered a commercial enterprise, all waste and recycling services will be provided by a licensed private waste collection contractor.
4. The Owners Corporation will be responsible for ensuring that all on-going waste management activities are carried out in accordance with the provisions of this Waste Management Plan.
5. The WMP aims to promote the use of recyclable materials in the excavation, demolition, construction and on-going operation of the building;
6. 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.
7. 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 City Council.