

DICKENS SOLUTIONS

(REF – 21165)

WASTE MANAGEMENT PLAN **(BUILDING A)**

TRADERS IN PURPLE **(DKO ARCHITECTS)**

PROPOSED **RESIDENTIAL** **&** **COMMERCIAL DEVELOPMENT** **@** **2 KAMIRA COURT** **VILLAWOOD**

APRIL 2022

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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
PART 3 – CONSTRUCTION		
3.1	Construction – Generally	7
3.2	Construction – Recycling, Reuse and Disposal Details	7
3.3	Construction – On Site Storage of Materials	11
3.4	Construction – Excavated Material	12
PART 4 – GARBAGE CHUTE SYSTEM		
4.1	Design Requirements	13
4.2	Use and Operation of Chute System – North-West Core	13
4.3	Use and Operation of Chute System – North-East Core	14
4.4	Use and Operation of Chute System – South-West Core	15
4.5	Use and Operation of Chute System – South-East Core	15
4.6	Operational Requirements – All Chutes	16
4.7	On Going Use, Maintenance & Management	17
4.8	Management of Recycling	17
PART 5 – ON GOING USE		
5.1	Objectives	18
5.2	Assumptions	18
5.3	Waste Handling & Management	19
5.4	Residential Waste & Recycling – Service Requirements	19
5.5	Residential Waste & Recycling – Service Arrangements	20
5.6	Provision of Residential Waste & Recycling Services	21
5.7	Green Waste	24
5.8	Bulk Waste	24
5.9	Commercial Waste and Recycling Services	26
5.10	Community Hub	29
5.11	On Going Operation, Use & Management of Facilities	30
PART 6 – SUMMARY		
6.1	Summary	31

PART 1 – OVERVIEW AND PROPOSAL

1.1 INTRODUCTION

This Waste Management Master Plan (WMMP) describes in detail the manner in which all waste and other materials resulting from the excavation, construction and on-going use of the building on the site are to be dealt with.

The aims and objectives of this WMP are to: -

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

The land on which the development is proposed is located within the Fairfield LGA.

This WMP is prepared in accordance with: -

- Fairfield LEP 2013,
- Fairfield City Wide DCP 2013,
- All conditions of consent issued under the approved Development Application,
- The 'Better Practice Guide for Resource Recovery in Residential Buildings, published by the NSW EPA (April 2019)',
- Current industry standards and practices for the storage and collection of waste within Multi Unit Dwellings and Mixed Unit Developments, 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 Stage 3 of the development and the submission of a Development Application to Fairfield City Council for the construction of a ten (10) storey building of mixed residential and commercial components known as Building A, at 2 Kamira Court, Villawood, comprising of:

- 158 x 1, 2 and 3 bed-room units,
- Ground floor commercial area with a combined floor area of 2,446sqm,
- Car Parking Basement 1 and on Levels 1 and 2, and,
- Associated infrastructure.

This WMP is dated 15 April 2022, and has been prepared according to the Architectural Drawings prepared by DKO Architecture – Project No 00012870:

- Drawing No – DA000 – Cover Sheet – Revision A,
- Drawing No – DA200 – Basement 1 Floor Plan – Revision A, and,
- Drawing No – DA201 – Ground Floor Plan – Revision A.

1.2 PROJECT & PROPERTY DESCRIPTION

PROJECT DESCRIPTION	Ten (10) storey building of mixed residential and commercial components.
NUMBER OF UNITS	- 158 x 1, 2 and 3 bed-room units, - 2,446sqm of commercial space, and, - Car Parking in Basement 1 and Levels 1 and 2.
PROPERTY DESCRIPTION	The development is to be constructed over four (4) existing Torrens Title lots at - Lot 37, in DP202006, - Lot 39, in DP202006, - Lot 381, in DP123437, and - Lot 3382, in DP123437, 2 Kamira Close.
STREET ADDRESS	2 Kamira Close, Villawood
AREA	6,378sqm
LGA	Fairfield City Council
ZONING	Zone R4 – High Density Residential
PLANNING INSTRUMENTS	Fairfield LEP 2013 Fairfield City Wide DCP 2013

The site is located within the Villawood town centre adjacent to the Villawood railway station and the Sydney suburban south-western railway network.

The land upon which the development is proposed is located on a large parcel of vacant land with frontages to Kamira Court to the east and south, and Kamira Avenue to the west. The building is Stage 3 of the development is located in the north-western corner of the site – with egress onto Villawood on the north-western side of the site.

The site is approximately 500m west of Villawood Road a major Sydney north-to-south arterial road. The land upon which the development is proposed is in an area with significant diversity in terms of nature, scale and character of buildings and land usage.

The development to the immediate north-west comprise of a number of low rise commercial buildings of varying retail, offices and food premises land use activities. A number of the sites within the immediate location have been identified for their potential to revitalise this area.

The Hume Highway and the junction between Henry Lawson Drive are approximately 1km south of the site.

1.3 APPLICANTS DETAILS

APPLICANT	Traders in Purple
ADDRESS	Level 27 / 1 Farrer Place, Sydney. NSW. 2000.
TELEPHONE	Mb 0493 218 134
E-MAIL	Ryan.d@tradersinpurple.com.au

1.4 PROPOSAL

The proposal involves the construction the construction of a ten (10) storey building of mixed residential and commercial components, comprising of the following:

- 158 x 1, 2 and 3 bed-room units,
- 2,446sqm of commercial areas and community hub on the ground floor,
- Car parking on Ground Floor, Level 1 and 2, and,
- Associated infrastructure.

Egress from the ground floor will lead onto Villawood on the north-western side of the site.

Three (3) floor levels (Basement 1, Levels 1 and 2) will be used for car parking.

- Areas for lift wells, fire stairs, bicycle racks, and associated amenities; and,
- Waste and recycling storage facilities, chute outlets, and other services.

It is proposed to incorporate garbage chutes for the reception of waste material only.

The building has four (4) cores:

- North West – 34 units,
- South West – 10 units,
- North-East – 72 units, and,
- South East – 42 units.

One (1) chute system will be provided in each core.

All chute outlets will be provided at various locations throughout the building. These will be described in this WMP.

Appropriate waste storage facilities will be provided to the development.

It is proposed to provide all waste collection services for this development from a dedicated loading bay located on the ground floor as indicated on the Architectural Drawings.

The design of all waste management activities and facilities will be suitable for servicing by Fairfield City Council.

The land is currently vacant.

The project consists of: -

- a) The excavation of the site;
- b) The construction of the building for Building A;
- c) The provision of associated infrastructure, landscaping, driveways, concrete pathways and other elements of the development; and,
- d) The on-going use of the building.

Council requires that the provision of all waste and recycling services to the development, shall be take place from within the site. This Waste Management Plan has been developed on that basis.

PART 2 – DEMOLITION

2.1 DEMOLITION - GENERALLY

The land is essentially vacant with the exception of a portion of Kamira Court that runs West to East, to be demolished.

PART 3 – CONSTRUCTION

3.1 CONSTRUCTION – GENERALLY

Upon completion of all excavation works, construction of the building will commence. All materials sourced from these activities will be disposed of in accordance with the information provided in Part 3.2 on pages 7, 8, 9, 10, 11 and 12 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	22,000 cubic metres / 37,400 Tonnes (Estimation – to be finalised on completion of MRC final estimation)
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	Suez Eastern Creel Resource Recovery Park, Wallgrove Road, Eastern Creek. Tel 8887 6112 or, Blacktown Waste Services, 920 Richmond Road, Marsden Park. Tel 9835 4544 or, Bingo Industries, 3-5 Duck Street, Auburn (Tel 1300 424 646).

2. Bricks

Volume / Weight	10 cubic metres / 10 Tonnes
On Site Reuse	Clean and remove lime mortar from bricks. Re-use in new footings. Broken bricks for internal walls. Crush and reuse as drainage backfill. Crushed and used as aggregate.
Percentage Reused or Recycle	75% - 90%
Off Site Destination	Suez Eastern Creel Resource Recovery Park, Wallgrove Road, Eastern Creek. Tel 8887 6112 or, Blacktown Waste Services, 920 Richmond Road, Marsden Park. Tel 9835 4544 or, Bingo Industries, 3-5 Duck Street, Auburn (Tel 1300 424 646).

3. Concrete

Volume / Weight	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, Blacktown Waste Services, 920 Richmond Road, Marsden Park. Tel 9835 4544 or, Bingo Industries, 3-5 Duck Street, Auburn (Tel 1300 424 646).

4. Timber

Volume / Weight	10 cubic metres / 4 Tonnes
On Site Reuse	Re-use for formwork and studwork, and for landscaping
Percentage Reused or Recycled	65% - 90%
Off Site Destination	Suez Eastern Creel Resource Recovery Park, Wallgrove Road, Eastern Creek. Tel 8887 6112 or, Blacktown Waste Services, 920 Richmond Road, Marsden Park. Tel 9835 4544 or, Bingo Industries, 3-5 Duck Street, Auburn (Tel 1300 424 646).

5. Plasterboard & Fibro

Volume / Weight	20 cubic metres / 6.5 Tonnes
On Site Reuse	Nil – All to be processed off-site
Percentage Reused or Recycled	To be determined
Off Site Destination	Ecocycle, 155 Newtown Road, Wetherill Park (Tel 02 0757 2999) or, Suez Eastern Creel Resource Recovery Park, Wallgrove Road, Eastern Creek. Tel 8887 6112 or, Blacktown Waste Services, 920 Richmond Road, Marsden Park. Tel 9835 4544 or, Bingo Industries, 3-5 Duck Street, Auburn (Tel 1300 424 646).

6. Metals / Steel / Guttering & Downpipes

Volume / Weight	15 cubic metres / 3.75 Tonnes
On Site Reuse	No
Percentage Reused or Recycled	60 – 90%
Off Site Destination	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)

7. Roof Tiles / Tiles

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

8. Plastics

Volume / Weight	6 cubic metres / 1 Tonne
On Site Reuse	Nil
Percentage Reused or Recycled	80% - 95%
Off Site Destination	Ecocycle, 155 Newtown Road, Wetherill Park (Tel 02 0757 2999) or, Suez Eastern Creel Resource Recovery Park, Wallgrove Road, Eastern Creek. Tel 8887 6112 or, Blacktown Waste Services, 920 Richmond Road, Marsden Park. Tel 9835 4544 or, Bingo Industries, 3-5 Duck Street, Auburn (Tel 1300 424 646). or, Recycle Works, 45 Parramatta Road, Annandale (Tel 02 9517 2711)

9. Glass, Electrical & Light Fittings, PC items

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

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

Volume	25 cubic metres / 8 Tonnes
On Site Reuse	Broken up and used as fill.
Percentage Reused or Recycle	80% - 90%
Off Site Destination	Recycle Works, 45 Parramatta Road, Annandale (Tel 02 9517 2711)

11. Pallets

Volume / Weight	50 cubic metres / 16 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	2,300 cubic metres / 2,300 Tonnes
On Site Reuse	No
Off Site Destination	Suez Eastern Creel Resource Recovery Park, Wallgrove Road, Eastern Creek. Tel 8887 6112 or, Blacktown Waste Services, 920 Richmond Road, Marsden Park. Tel 9835 4544 or, Bingo Industries, 3-5 Duck Street, Auburn (Tel 1300 424 646)
Notes on calculation of volume of residual waste	<ol style="list-style-type: none">1. In calculating the amount of residual waste produced, 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 construction.

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 building, 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 – GARBAGE CHUTE SYSTEM

4.1 CHUTE DESIGN REQUIREMENTS

Garbage Chute Systems will be incorporated into the building design.

The chute system will be for the disposal of waste material only.

The building is separated into four (4) cores, as follows:

- North-West – 34 units,
- South-West – 10 units,
- North-East – 72 units, and,
- South East – 42 units.

All waste deposited into the chute will discharge into 1 x 1100-litre bin positioned under the chute outlet point of a 2 x 1100-litre mobile bin linear track system, with the exception of the South-West Core which only has 12 x units – 1 x 1100-litre waste bins will be positioned under the chute outlet.

The chute system in the North-West Core services all units and apartments for all 31 units from Level 1 to Level 7.

The chute system in the South-West Core services all units and apartments for all 10 units from Level 1 to Level 4.

The chute system in the North-East Core services all units and apartments for all 71 units from Level 1 to Level 10.

The chute system in the South-East Core services all units and apartments for all 42 units from Level 1 to Level 10.

Waste and Recycling Compartments will be located on each residential floor in each core for residents to deposit their waste (into the chute) and recyclables (into a 240-litre bin located next to the chute).

Details of all chute and recycling systems are described in Parts 4.2 and 4.3 on the following pages.

4.2 CHUTE SYSTEM – NORTH-WEST CORE

Waste and Recycling Compartments for all 34 units in the North-West Core are located on the northern side of the Lobby next to the two (2) lifts as indicated on the Architectural Drawings.

Each waste and recycling compartment will have approximate internal dimensions of 2.0 x 1.0m, with an area of 1.2sqm, and will provide space for: -

- A 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; and,
- 1 x 240-litre mobile recycling bin positioned next to the chute.

Residents will deposit waste material into the chute inlet hopper, labelled '**Waste Chute – Reception of Garbage Only**'.

All waste from the chute will discharge into 1 x 1100-litre mobile bin positioned under a 2 x 1100-litre waste bin linear track system under the chute outlet point.

Based on Council's waste generation rates (120-litres of space per unit per week), it is anticipated that the 34 units in this core will generate 4,080-litres of waste per week, or 582.86-litres per day.

With the capacity of the linear system being 2,200-litres, the chute system will be inspected at least one (1) time per day in order to ensure that waste receptacles will be removed when full.

Full waste bins will be removed from under the Chute outlet and replaced immediately with an empty one. The full 1100-litre waste bins will be transferred to the waste bin storage area of Bin/Chute Room1 which is located on the western side of the driveway into the basement, where they will be stored for servicing.

The Building Manager / Caretaker will monitor all activities associated with the use and operation of the Chute System and the depositing of waste into it, in order to ensure that there will be no spillage as a result of these activities.

4.3 CHUTE SYSTEMS – SOUTH-WEST CORE

Waste and Recycling Compartments for the 10 units in the South-West Core are located on the western side of the Lobby opposite the Fire Stair and lift as indicated on the Architectural Drawings.

Each waste and recycling compartment will have approximate internal dimensions of 2.0m x 1.0m, with an area of 1.6sqm, and will provide space for: -

- A 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; and,
- 1 x 240-litre mobile recycling bin positioned next to the chute.

Residents will deposit waste material into the chute inlet hopper, labelled 'Waste Chute – Reception of Garbage Only'.

All waste from the chute will discharge onto 1 x 1100-litre mobile bin positioned under the chute outlet point.

Based on Council's waste generation rates (120-litres of space per unit per week), it is anticipated that the 10 units in this core will generate 1,200-litres of waste per week, or 171.43-litres per day.

Given the 1100-litre bin capacity, the chute system will be inspected at least one (1) time per day in order to ensure that waste receptacles will be removed when full.

Full waste bins will be removed from under the Chute outlet and replaced immediately with an empty one. Full 1100-litre waste bins will be transferred to the waste bin storage area of Bin Chute Room 2, which is located in the southern end of the basement, where they will be stored for servicing.

The Building Manager / Caretaker will monitor all activities associated with the use and operation of the Chute System and the depositing of waste into it, in order to ensure that there will be no spillage as a result of these activities.

4.4 CHUTE SYSTEM – NORTH-EAST CORE

Waste and Recycling Compartments for all 72 units in the North-East Core are located on the eastern side of the Lobby next to the two (2) lifts as indicated on the Architectural Drawings.

Each waste and recycling compartment will have approximate internal dimensions of 2.0 x 1.0m, with an area of 1.2sqm, and will provide space for: -

- A 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; and,
- 1 x 240-litre mobile recycling bin positioned next to the chute.

Residents will deposit waste material into the chute inlet hopper, labelled 'Waste Chute – Reception of Garbage Only'.

All waste from the chute will discharge into 1 x 1100-litre mobile bin positioned under a 2 x 1100-litre waste bin linear track system under the chute outlet point.

Based on Council's waste generation rates (120-litres of space per unit per week), it is anticipated that the 72 units in this core will generate 8,640-litres of waste per week, or 1,234.29-litres per day.

With the capacity of the linear system being 2,200-litres, the chute system will be inspected at least one (1) time per day in order to ensure that waste receptacles will be removed when full.

Full waste bins will be removed from under the Chute outlet and replaced immediately with an empty one. The full 1100-litre waste bins will be transferred to the waste bin storage area of Bin/Chute Room 3 which is located on the eastern side of the basement next to the two (2) lifts, where they will be stored for servicing.

The Building Manager / Caretaker will monitor all activities associated with the use and operation of the Chute System and the depositing of waste into it, in order to ensure that there will be no spillage as a result of these activities.

4.5 CHUTE SYSTEMS – SOUTH-EAST CORE

Waste and Recycling Compartments for the 42 units in the South-East Core are located on the eastern side of the Lobby opposite the Fire Stair and next to the lifts as indicated on the Architectural Drawings.

Each waste and recycling compartment will have approximate internal dimensions of 2.0m x 1.0m, with an area of 1.6sqm, and will provide space for: -

- A 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; and,
- 1 x 240-litre mobile recycling bin positioned next to the chute.

Residents will deposit waste material into the chute inlet hopper, labelled 'Waste Chute – Reception of Garbage Only'.

All waste from the chute will discharge into 1 x 1100-litre mobile bin positioned under a 2 x 1100-litre waste bin linear track system under the chute outlet point.

Based on Council's waste generation rates (120-litres of space per unit per week), it is anticipated that the 42 units in this core will generate 5,040-litres of waste per week, or 720.00-litres per day.

With the capacity of the linear system being 2,200-litres, the chute system will be inspected at least one (1) time per day in order to ensure that waste receptacles will be removed when full.

Full waste bins will be removed from under the Chute outlet and replaced immediately with an empty one. Full 1100-litre waste bins will be transferred to the waste bin storage area of Bin Chute Room 2, which is located in the southern end of the basement, where they will be stored for servicing.

The Building Manager / Caretaker will monitor all activities associated with the use and operation of the Chute System and the depositing of waste into it, in order to ensure that there will be no spillage as a result of these activities.

4.6 OPERATIONAL REQUIREMENTS – ALL CHUTES

At a minimum, each Garbage Chute 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 Chutes 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).
7. Upon the appointment of the company selected to install the chutes, and completion of the chute design, Council will be provided with a manufacturers specification of all chute systems.
8. The chute discharge points will be restricted to residents by a caged enclosure in order to prevent injury, and will be provided with suitable circulation space, in accordance with the manufacturers' specification.

Bins will be manoeuvred through the development by an approved bin towing device.

All bin rooms and waste and recycling compartments will be inspected daily in order to ensure that 1100-litre waste bins will be removed when full.

Full waste bins will be removed from under Chute outlet compartments and replaced immediately with an empty one.

4.7 ON GOING MANAGEMENT & MAINTENANCE OF CHUTE SYSTEM

4.7.1 Generally

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

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

- a) Displaying signage indicating appropriate use of all waste management systems, including what is and what is not recyclable.
- b) Educating residents in the correct use of the chute of the chute systems.
- c) Providing regular maintenance, including cleaning and unblocking chutes.
- d) 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.
- e) 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.

4.7.2 Bin Room Infrastructure

In accordance with Council requirements, the following infrastructure will be incorporated into the design of all bin rooms: -

- a) Suitable door access for the service of bins;
- b) Where roller doors are provided, an additional service door will be provided inclusive of an Abloy key system;
- c) All floors will be finished with a non-slip and smooth and even surface covered at all intersections;
- d) The floor will be graded to a central drainage point connected to the sewer;
- e) Rooms will be fully enclosed and roofed with a minimum internal room height in accordance with the BCA 2019.
- f) Rooms are to be provided with an adequate supply of water through a centralised mixing valve with hose cock; and.
- g) Incorporation of adequate light and ventilation in accordance with requirements of the BCA 2019.

4.8 MANAGEMENT OF RECYCLING

Residents will place their recycling material into the 240-litre mobile recycling bin located in the waste and recycling compartment on that level of the building.

A representative of the Owners Corporation will be responsible for transporting full 240-litre mobile bins from the compartment on each floor of the building into the recycling bin storage area of the Consolidated Bin Room on the ground floor.

An empty 240 litre mobile recycling bin will be placed in the waste and recycling compartment when a full one is removed. Servicing and replacement of 240 litre recycling bins located in the waste and recycling compartments on each residential level of the building will take place on a regular basis to avoid hygiene, spillage and dumping problems.

All waste handling activities (including the transfer of recycling bins) will be undertaken by representatives of the Owners Corporation.

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 Plan, the following assumptions have been made: -

1. The project involves the construction of a ten (10) storey building of mixed residential and commercial components.
2. The residential component of the development comprises of 158 x 1, 2 and 3 bed-room units.
3. The commercial component comprises of 2,438sqm of commercial and retail areas on the ground floor
4. The building is separated into four (4) cores:
 - a) North-West – 34 units,
 - b) South-West – 10 units,
 - c) North-East – 72 units, and,
 - d) South East – 42 units.
5. Garbage Chute Systems will be incorporated into the building design for all four (4) cores.
6. All cores of the building have access to the waste chutes and recycling compartments, with the following exception.
7. Waste and Recycling Compartments will be located on each residential floor in each core of each building for residents to deposit their waste (into the chute) and recyclables (into a 240-litre bin located next to the chute).
8. All waste deposited into the waste chutes will discharge will discharge into a 2 x 1100-litre mobile bin linear track system provided in four (4) separate bin/chute rooms located in the basement of the building as indicated on the Architectural Drawings.
9. All full 1100-litre waste bins will be transferred from the respective bin/chute rooms into a Bin Holding Area (BHA), on the ground floor, where they will be stored for servicing.
10. All full 240-litre waste bins will be transferred from the respective recycling compartments into the BHA, where they will be stored for servicing.
11. In order to meet Council's servicing requirements, all waste material for all units in both cores of both buildings will be stored in 9 x 1100-litre mobile waste bins.
12. In order to meet Council's servicing requirements, all recycling material for all units in both cores of both buildings will be stored in 27 x 240-litre mobile waste bins.
13. Fairfield Council does not provide a green waste service to developments such as this. As such it will be the responsibility of the Owners Corporation to dispose of all green waste appropriately.

14. All waste and recycling generation rates were obtained from discussions with and advice from Council staff, as Council's DCP does not specifically provide information on them.
15. Waste services will be provided two (2) days per week.
16. Recycling services will be provided one (1) day per week.
17. Fairfield City Council will provide all residential waste and recycling services to the development.
18. All waste and recycling collections will take place from a truck turntable located adjacent to the Consolidated Bin Room as indicated on the Architectural Drawings.
19. All bins will be presented for servicing and returned to the Consolidated Bin Room after servicing.
20. Separate storage and collection arrangements will be made for the commercial waste and recycling services.
21. All commercial waste and recycling services will be provided by a licensed private waste and recycling collection contractor.
22. The Owners Corporation will appoint a dedicated Building Manager or Caretaker, whose responsibility it will be to will monitor and manage all waste management facilities and activities.

5.3 WASTE HANDLING & MANAGEMENT

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

All residents will be responsible for transporting and depositing their waste and recycling material into the chute and recycling compartments on the respective floor levels where their units are located.

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

Access to the Consolidated Bin Room is restricted to the Building Manager or their authorised representatives as well as members of Council's collection team. Resident access is not permitted.

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,
- Recycling Service – Yellow Lidded receptacle.

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

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

5.5 WASTE & RECYCLING – SERVICE ARRANGEMENTS

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

- Waste – 120 litres of bin space per unit per week; and,
- Recycling – 40 litres of bin space per unit per week.

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

TABLE 1 – RESIDENTIAL WASTE & RECYCLING GENERATION RATES

SERVICE TYPE	UNITS	BIN SPACE PER UNIT	TOTAL SPACE REQUIRED	BINS SIZE	SERVICES PER WEEK	BINS REQUIRED	BINS PROVIDED
Waste	158	120	18,960	1100	2	8.62	9
Recycling	158	40	6,320	240	1	26.33	27

TABLE 2 – PROPOSED SERVICING ARRANGEMENTS

WASTE	RECYCLING
9 x 1100-litre bins Two (2) Services per Week	27 x 240-litre bins One (1) Service per Week

It is also noted that in discussions with Council Officers in relation to the frequency of waste collections, it was advised that although Council normally provides waste collections to residential developments on a weekly basis, due to the size and scope of the development, consideration would be given to providing these services on a twice weekly basis.

5.6 PROVISION OF WASTE & RECYCLING SERVICES

5.6.1 Waste and Recycling Collection Service Provider Details

Fairfield City Council will provide all waste and recycling services to the building.

5.6.2 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
1100-litre mobile containers	1.470	1.245	1.370

In addition to the 9 x 1100-litre mobile waste bins required by Council as part of their service requirements, the Owners Corporation will provide an additional number of 1100-litre mobile waste bins in order to ensure that bins are provided at all times below the Garbage Chute Outlets.

Similarly, in addition to the 27 x 240-litre mobile recycling waste bins required by Council as part of their service requirements, the Owners Corporation will provide an additional number of 240-litre mobile recycling in order to ensure that bins are provided at all times in the Recycling Compartments.

5.6.3 Waste & Recycling Requirements

Waste and recycling requirements are provided in the table below.

SERVICE	NUMBER OF CONTAINERS	COLLECTION FREQUENCY
Waste Service	9 x 1100-litre mobile containers	Twice Weekly
Recycling Service	27 x 240-litre mobile containers	Weekly

5.6.4 Mobile Bin Towing Device

A Mobile Bin Towing Device, of an appropriate size and approved type, will be provided to transport and manoeuvre bins through the development. A trailer will be used to assist in moving the bins.

Each approved Mobile Bin Towing Device will be designed and manufactured to transport a minimum of 4 x 1100-litre waste bins, and up to eight (8) x 240-litre recycling bins (with the trailer), with a weight of 1,200kg's.

A manufacturers specification of both the towing device and trailer will be provided to Council.

The trailer will be attached to the towing device, where required, to assist in the transporting the bins over large basement areas.

Bins will be attached directly to the towing device, or attached to the trailer for towing, depending upon the bin size.

The bins will be transported to and from the bin/chute rooms along the basement to the bin hoist, which will transfer the bins to the ground floor.

The towing device will be stored in a secure location indicated on the Basement 1 Floor Plan.

Prior to occupation, a Risk Management Assessment will be undertaken to determine the most convenient and safest method of transporting the bins.

As a result of the Risk Management Assessment, the Owners Corporation will develop and document an Operational Procedure for the transportation of all mobile bins throughout the development. A copy of this procedure will be provided to Council upon request.

5.6.5 Location, Design, and Construction of Bin/Chute Rooms, Storage and Collection Areas

Details of all waste storage facilities are listed below.

5.6.5.1 Waste and Recycling Compartments

Waste and Recycling Compartments are provided on all residential floor levels in each core of both buildings. The compartments are located as indicated on the floor plans for each building.

All compartments in both cores will have approximate internal dimensions of 1.0m x 1.0m, with a floor area of 1.0sqm, and will provide space for the garbage chute compartment, which will have internal dimensions of 750 mm x 750 mm and will be installed within these confines in a fire rated compartment.

All Recycling Compartment in both cores are located immediately next to the waste compartment and will have approximate internal dimensions of 1.0m x 1.0m, and will provide space for 1 x 240-litre recycling bin.

5.6.5.2 Bin/Chute Room 1 – North-West Core

For the North-West Core of the building, all waste deposited into the Waste Chute will discharge into 1 x 1100-litre mobile bin positioned on a 2 x 1100-litre mobile bin linear track system under the chute outlet point.

Bin/Chute Room 1 is located in the northern side of the basement adjacent to the two (2) lifts and opposite the fire stairs. It has an area of 28sqm.

5.6.5.3 Bin/Chute Room 2 – South-West Core

For the South-West Core of the building, all waste deposited into the Waste Chute will discharge into 1 x 1100-litre mobile bin positioned under the chute outlet point.

Bin/Chute 2 Room is located in the southern side of the ground floor adjacent to the two (2) lifts and opposite the fire stair. It has an area of 16sqm.

5.6.5.4 Bin/Chute Room 3 – North-East Core

For the North-East Core of the building, all waste deposited into the Waste Chute will discharge into 1 x 1100-litre mobile bin positioned on a 2 x 1100-litre mobile bin linear track system under the chute outlet point.

Bin/Chute Room 3 is located in the eastern side of the basement adjacent to the two (2) lifts and opposite the fire stairs. It has an area of 28sqm.

5.6.5.5 Bin/Chute Room 4 – South-East Core

For the South-East Core of the building, all waste deposited into the Waste Chute will discharge into 1 x 1100-litre mobile bin positioned on a 2 x 1100-litre mobile bin linear track system under the chute outlet point.

Bin/Chute 4 Room is located in the southern corner of the basement adjacent to the driveway into the basement. It has an area of 16sqm.

5.6.5.4 Residential Bin Presentation Area

All full waste and recycling bins will be transferred from the respective bin/chute rooms to a dedicated Residential Bin Presentation Area (RBPA) Located on the ground floor of the building. The RWSA has an area of 37.5sqm and will provide storage space for:

- 9 x 1100-litre mobile waste bins, and,
- 26 x 240-litre mobile recycling bins.

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

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

5.6.5.5 Waste Collection Area / Loading Bay

All waste and recycling services will be carried out from a truck turntable located adjacent to the Residential Bin Presentation Area (RBPA).

The turntable will be designed to accommodate Council's rear loading Medium Rigid Waste Collection Vehicle (MRV) with the following dimensions:

- Operational Length – 8.80m,
- Design Width – 2.50m,
- Operational Height – 3.90m, and,
- Swept Circle – 17.0m.

In assessing the size and design of each area of this area, it is considered that it is of a sufficient size and dimension to adequately store and manoeuvre (for collection and return) all of the required number of bins and ancillary facilities.

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

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

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

The area has been designed to ensure that all collection activities do not interfere with the movement of traffic both in and out of the basements below.

5.6.6 Servicing Arrangements – Waste Collections

All waste services will be provided by Fairfield Council using a collection vehicle, that will enable all collections to be carried out effectively and efficiently, and in a manner, that will aim not impact negatively on the principles of health, safety or convenience.

All waste services will take place as detailed in Part 5.6.5.5 on page 23.

Upon the collection vehicles arrival, a member of Council's collection team will remove the waste bins from the bin room and transport them to the rear of the collection vehicle where the bins will be loaded onto the bin lifter and the contents deposited into the body of the vehicle. The bins will be returned to the bin room as soon as servicing has been completed.

All waste services will be provided two (2) days per week on days to be determined by the Council.

All 9 x 1100-litre mobile waste bins will be serviced on each collection day.

5.6.7 Servicing Arrangements – Recycling Collections

All recycling services will take place as detailed in Part 5.6.5.5 on page 23.

Upon the collection vehicles arrival, a member of Council's collection team will remove the recycling bins from the bin room and transport them to the rear of the collection vehicle where the bins will be loaded onto the bin lifter and the contents deposited into the body of the vehicle. The bins will be returned to the bin room as soon as servicing has been completed.

All recycling services will be provided one (1) day per week on a day to be determined by the Council.

All 26 x 240-litre mobile recycling bins will be serviced on each collection day.

5.7 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.

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 Clean Up services to be provided to this complex.

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

This area will provide space for all residents of the complex. It is located on Level 1.

The area is a fully enclosed rectangular structure, partially constructed of caged wire and is fitted with a 1.5m double doorway. It has an area of approximately 10.50sqm.

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

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

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

5.9 PROVISION OF COMMERCIAL WASTE & RECYCLING SERVICES

5.9.1 Details of Commercial Land Uses

The commercial component of the development comprises of nine (9) commercial and retail units, and one (1) community area, all of which are located on the ground floor of the building as indicated on the Architectural Drawings.

For the purposes of this WMP, it will be assumed that of the 10 retail and commercial uses, one (1) supermarket, three (3) will be used as food shops, one (1) office, and the remaining four (4) to be based on specialty retail shops, such as a news agency, clothing shops and specialty shops, pharmacist, plus one (1) community area.

Particulars of each unit is outlined in Table 3 below.

TABLE 3 – COMMERCIAL AND RETAIL UNITS

TENANCY	PROPOSED USE	LOCATION	FLOOR AREA (Square Metres)
C01	Takeaway / Café	Ground Floor	237
C02	Retail – TBD	Ground Floor	82
C03	Retail – TBD	Ground Floor	200
C04	Takeaway / Café	Ground Floor	137
C05	Retail – TBD	Ground Floor	202
C06	Office	Ground Floor	105
C07	Retail – TBD	Ground Floor	107
C08	Takeaway / Café	Ground Floor	111
C09	Supermarket	Ground Floor	1147
C10	Community Area	Ground Floor	118
TOTAL			2,446

5.9.2 Waste & Recycling Generation Rates

The Table below (Table 4) details the waste and recycling generation rates for the commercial land uses proposed.

These rates have been obtained from the EPA Better Practice Guide for Waste Management and Recycling, as Council's DCP does not specify waste and recycling general rates for commercial and uses.

TABLE 4 – WASTE & RECYCLING GENERATION RATES

SERVICE	LAND USE	WASTE & RECYCLING GENERATION RATES
Waste	Supermarket	240 litres of waste per 100m2 of floor area per day
Recycling	Supermarket	300 litres of waste per 100m2 of floor area per day
Waste	Shops (No Food)	50 litres of waste per 100m2 of floor area per day
Recycling	Shops (No Food)	50 litres of recyclables per 100m2 of floor area per day
Waste	Takeaway Food Shop	100 litres of waste per 100m2 of floor area per day
Recycling	Takeaway Food Shop	120 litres of recyclables per 100m2 of floor area per day)
Waste	Office	10 litres of waste per 100m2 of floor area per day
Recycling	Office	15 litres of recyclables per 100m2 of floor area per day)

5.9.3 Commercial Waste Service Requirements

The following table (Table 5) specifies the criteria for waste generation rates (as specified in Part 5.7.2.

TABLE 5 – WASTE GENERATION RATES

ACTIVITY	FORMULA	CALCULATION	LITRES PER WEEK
Supermarket (1)	240L per 100sqm of floor area per day	$240 \times 1147 / 100 \times 7$	19,269.60
Restaurant / Cafes (3)	100L per 100sqm of floor area per day	$100 \times 630 / 100 \times 7$	4,221.00
Specialty Retail (4)	50L per 100sqm of floor area per day	$50 \times 564 / 100 \times 7$	1,974.00
Offices (1)	10L per 100sqm of floor area per day	$10 \times 105 / 100 \times 6$	63.00
Total Litres of Waste Generated per Week			25,527.60
Service Requirements		8 x 1100-litre mobile waste bins Three (3) Services per Week	
Total Litres of Waste Serviced per Week		26,400-litres Serviced per Week	

As a single contractor will provide all waste services to the building, it is considered the most appropriate method of service would be supplying 8 x 1100 mobile waste bins, serviced three (3) days per week.

If for any reason, land use activities for the entire building, generates more waste than specified in Table 5, it will be the responsibility of the Owners Corporation to provide additional bins or services to ensure that adequate waste management services are provided.

The Owners Corporation will be required to enter into a Service Level Agreement with the contractor, and written evidence of the Agreement will be kept on the premises, in order to demonstrate that the regular collection and disposal of all waste generated from these activities, has taken place.

All commercial waste services, are to be undertaken in a manner that will not adversely impact on the principles of health, safety or convenience.

All waste services will be carried out so as not to impede or impact on vehicular and pedestrian traffic movement throughout, and adjacent to the development.

5.9.5 Commercial Recycling Services

All commercial waste services will be provided in accordance with the waste generation rates as prescribed in Tables 3 and 4. The following table (Table 6) specifies the criteria for waste generation rates, and the service requirements as a result of applying the waste generation rates to all units.

TABLE 6 – RECYCLING GENERATION RATES

ACTIVITY	FORMULA	CALCULATION	LITRES PER WEEK
Supermarket (1)	300L per 100sqm of floor area per day	$300 \times 1147 / 100 \times 7$	24,087.00
Restaurant / Cafes (3)	120L per 100sqm of floor area per day	$120 \times 630 / 100 \times 7$	5,292.00
Specialty Retail (4)	50L per 100sqm of floor area per day	$50 \times 564 / 100 \times 7$	1,974.00
Offices (1)	15L per 100sqm of floor area per day	$15 \times 105 / 100 \times 6$	63.00
Total Litres of Waste Generated per Week			31,416.00
Service Requirements		10 x 1100-litre mobile waste bins Three (3) Services per Week	
Total Litres of Waste Serviced per Week		33,000-litres Serviced per Week	

As a single contractor will provide all waste services to the building, it is considered the most appropriate method of service would be supplying 10 x 1100 mobile waste bins, serviced three (3) days per week.

If for any reason, land use activities for the entire building, generates more waste than specified in Table 6, it will be the responsibility of the Owners Corporation to provide additional bins or services to ensure that adequate waste management services are provided.

The Owners Corporation will be required to enter into a Service Level Agreement with the contractor, and written evidence of the Agreement will be kept on the premises, in order to demonstrate that the regular collection and disposal of all waste generated from these activities, has taken place.

All commercial waste services, are to be undertaken in a manner that will not adversely impact on the principles of health, safety or convenience.

All waste services will be carried out so as not to impede or impact on vehicular and pedestrian traffic movement throughout, and adjacent to the development.

5.9.6 Waste Storage Areas

Two (2) Commercial Waste Storage Areas (CWSA's) are provided to house all waste and recycling bins required to meet Council's servicing standards.

5.9.6.1 Commercial Waste Storage Area 1 (Supermarket)

CSWA 1 will house all waste and recycling bins associated with the use of the Supermarket. It is located on the northern side (rear) of the supermarket adjacent to the loading area, as indicated on the Architectural Drawings. It is a fully enclosed rectangular structure with minimum internal dimensions of 7.0m x 5.0m, with an area of approximately 35.00sqm. Within its confines will be storage space for:

- 5 x 1100-litre mobile waste bins,
- 6 x 1100-litre mobile recycling bins, and,
- Appropriate infrastructure.

The proprietor of the Supermarket will be responsible for ensuring that all waste and recycling material is placed in the designated bins.

5.9.6.2 Commercial Waste Storage Area 2 (All Other Retail and Commercial Units)

CSWA 2 will house all waste and recycling bins associated with the use of all other retail and commercial units. It is located on the western side (rear) of the loading area, as indicated on the Architectural Drawings. It is a fully enclosed rectangular structure with minimum internal dimensions of 6.0m x 5.5m, with an area of approximately 33.00sqm. Within its confines will be storage space for:

- 3 x 1100-litre mobile waste bins,
- 4 x 1100-litre mobile recycling bins, and,
- Appropriate infrastructure.

The proprietor of the Supermarket will be responsible for ensuring that all waste and recycling material is placed in the designated bins.

5.9.7 Waste Collection Area / Loading Bay

All commercial waste and recycling collections will be collected from the truck turntable adjacent to the CWSA.

The turntable has been designed to accommodate HRV waste and recycling collection vehicles.

As required by Council, all collection vehicles will enter and exit the building in a forward direction. Collection and servicing activities will take place as follows: -

1. The Collection vehicle will enter the building from Villawood Road on the western side of the entry.
2. Once into the building, the vehicle will drive onto the turntable, and the b reversed to face the bin area, where a member of contractor's collection team, will remove the bins from the CWSA and place the contents of the respective bins into the body of the collection vehicle.
3. Once the bins have been serviced, the collection vehicle will exit the collection area and exit the building in a forward direction.
4. All internal access, parking and servicing arrangements are to comply with all relevant Australian Standards.

Upon completion of servicing, the Contractor will return all bins to the CWSA.

All waste and recycling collections are to be conducted independently of each other.

Under no circumstances are waste and recyclables permitted to be collected at the same time using the one collection vehicle.

5.10 COMMUNITY HUB

A Community Hub will be located on the western of the ground floor of the complex as indicated on the Architectural Drawings. The facility has a floor area of 141sqm.

Separate waste management arrangements will be provided for this facility.

Councils DCP does not provide for waste and recycling generation rates for land use activities such as these. Accordingly waste and recycling generation rates have been calculated from information provided in the Better Practice Guide for Resource Recovery in Residential Buildings, published by the NSW EPA (April 2019), based on:

- Waste – 5-litres of space per 100sqm of floor area per day, and,
- Recycling – 10-litres of space per 100sqm of floor area per day.

According to the above calculations the facility will need to incorporate the following waste management requirements:

- Waste – 1 x 240-litre waste bin, serviced one (1) day per week,
- Recycling – 1 x 240-litre recycling bin, serviced one (1) day per week,

All waste and recycling bins will be stored within the confines of a dedicated Waste Storage Area located on the ground floor as indicated on the Architectural Drawings.

The Building Manager or their authorised representative will be responsible for the transfer of waste and recyclable material at the conclusion of each day's activity and deposit the waste and recycling material into the appropriate bins located in the Waste Storage Area.

All waste and recycling services to the facility will be provided by Fairfield City Council.

All services will take place from the loading bay.

5.11 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 are to be constructed of smooth faced masonry or concrete, and all walls will be painted with light coloured and washable paint.
2. The junction between all floors and walls will be coved and sealed up to 100mm above the floor level, in order to eliminate the build-up of dirt and grime.
3. A floor waste, connected to the Sydney Water drainage system in accordance with that Authority's requirements, will be provided to each storage area, and be graded to drain into it.
4. Appropriate washing facilities will be provided to each storage area, including appropriate plumbing and drainage fixtures and fittings, and the provision of running water.
5. All waste storage facilities will be washed and cleaned on a regular basis.
6. All mobile bins will be washed and cleaned on a regular basis.
7. All electrical equipment, including the provision of lighting, will be installed in accordance with the relevant Australian Standards.
8. Natural and mechanical ventilation will be required to be installed within all waste storage facilities, in accordance with the relative provisions of the Building Code of Australia.
9. Appropriate signage will be displayed throughout all basements clearly identifying waste and recycling bins and the waste and recycling bin rooms.
10. Appropriate signage will be erected within each storage area providing instruction to residents on how to use waste and recycling facilities, including what is and what is not recyclable.
11. The Owners Corporation will be responsible for ensuring that all waste and recyclable matter and materials are placed and stored within the appropriate containers provided.
12. The Owners Corporation will be responsible for ensuring that all waste management facilities and activities are provided, and carried out, in accordance with this Waste Management Plan.

PART 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 Councils DCP and advice from Council staff.
2. All residential waste and recycling services will be provided by Fairfield City Council.
3. The Owners Corporation will be responsible for ensuring that all on-going waste management activities are carried out in accordance with the provisions of this Waste Management Plan.
4. The WMP aims to promote the use of recyclable materials in the excavation, construction, and on-going operation of the building.
5. The WMP aims to ensure the design of waste and recycling storage facilities are of an adequate size, appropriate for the intended use of the building, hygienic with safe and manoeuvrable access.
6. The WMP aims to ensure that the provision of waste and recycling services to the completed buildings are carried out in an efficient manner, which will promote the principles of health, safety, and convenience.

The measures set out in this WMP aim to demonstrate that all such activities will be carried out effectively and efficiently, in a healthy, safe, and convenient manner, to acceptable community standards, and to the requirements of Fairfield Council.
