

DICKENS SOLUTIONS

(REF – 21164)

WASTE MANAGEMENT PLAN (BUILDING C)

TRADERS IN PURPLE (DKO ARCHITECTS)

PROPOSED RESIDENTIAL & COMMERCIAL DEVELOPMENT @ 2 KAMIRA COURT VILLAWOOD

APRIL 2022

DISCLOSURE STATEMENT

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

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

Dickens Solutions Pty Ltd
(ABN 41 603 040 446)

1214 Botany Road, Botany NSW 2019

Telephone (Mb) 0400 388 996

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

TABLE OF CONTENTS

PART	SUBJECT	PAGE
PART 1 – OVERVIEW & PROPOSAL		
1.1	Introduction	3
1.2	Description of Property	4
1.3	Applicants Details	4
1.4	Proposal	5
PART 2 – DEMOLITION		
2.1	Demolition – Generally	6
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 – West Core	13
4.3	Use and Operation of Chute System – East Core	14
4.4	Operational Requirements – Both Chutes	15
4.5	On Going Use, Maintenance & Management	16
4.6	Management of Recycling	16
PART 5 – ON GOING USE		
5.1	Objectives	17
5.2	Assumptions	17
5.3	Waste Handling & Management	18
5.4	Residential Waste & Recycling – Service Requirements	18
5.5	Residential Waste & Recycling – Service Arrangements	19
5.6	Provision of Residential Waste & Recycling Services	20
5.7	Green Waste	23
5.8	Bulk Waste	23
5.9	Child Care Centre	24
5.10	Medical Centre	27
5.11	Retail Unit	30
5.12	On Going Operation, Use & Management of Facilities	32
PART 6 – SUMMARY		
6.1	Summary	33

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)', and,
- 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 effective and efficient outcome.

This Waste Management Plan has been prepared for Stage 2 of the development and the submission of a Development Application to Fairfield City Council for the construction of a part three (3), part six (6) and part eight (8) storey building of mixed residential and commercial components known as Building C, at 2 Kamira Court, Villawood, comprising of:

- 64 x 1, 2 and 3 bed-room units,
- Ground floor commercial are including a Child Care Centre and Medical Centre, with a combined floor area of 1,634sqm,
- Car Parking 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	Part 3, 6 and 8 storey building of mixed residential and commercial components.
NUMBER OF UNITS	- 64 x 1, 2 and 3 bed room units, - 1,634sqm of commercial space, and, - Car Parking on Basement 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	10,978sqm
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 2 of the development is located in the north-western corner of the site – with egress onto Villawood on the northern 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 of a part three (3), part six (6) and part eight (8) storey building of mixed residential and commercial components, comprising of the following:

- 64 x 1, 2 and 3 bed-room units,
- 1,634sqm of commercial areas on the ground floor,
- Car parking on Basement Levels 1 and 2, and,
- Associated infrastructure.

Egress from the ground floor will lead onto Villawood Road on the northern side of the site.

Three (3) floor levels (Basement 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 two (2) cores – a east and west south core – 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 truck turntable 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 C;
- 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	35,000 cubic metres / 59,500 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	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	3,500 cubic metres / 1,600 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 two (2) cores, as follows:

- West Core – 32 x units, and,
- East Core – 32 x units.

All waste deposited into the chute will discharge into 1 x 1100-litre bin positioned under the chute outlet point.

The chute system in the West Core services all units and apartments for all 32 units from Level 1 to Level 7.

The chute system in the East Core services all units and apartments for all 32 units from Level 1 to Level 7.

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 SYSTEMS – WEST CORE

Waste and Recycling Compartments for all 32 units in the West Core are located on the northern side of the lift lobby next to the two (2) lifts as indicated on the Architectural Drawings.

Each waste and recycling compartment will have approximate internal dimensions of 2.0m x 1.0m, with an area of 2.0sqm, 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 the chute outlet point in Bin/Chute Room 1 located in the western end of the basement as indicated on the Architectural Drawings.

Based on Council's waste generation rates (120-litres of space per unit per week), it is anticipated that the 32 units in this core will generate 3,840-litres of waste per week, or 548.58-litres per day.

With the capacity of the bin being 1,100-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, 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 – EAST CORE

Waste and Recycling Compartments for all 32 units in the East 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 2.0m x 1.0m, with an area of 2.0sqm, 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 the chute outlet point in Bin/Chute Room 2 located in the western end of the basement as indicated on the Architectural Drawings.

Based on Council's waste generation rates (120-litres of space per unit per week), it is anticipated that the 32 units in this core will generate 3,840-litres of waste per week, or 548.58-litres per day.

With the capacity of the bin being 1,100-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 2, 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 OPERATIONAL REQUIREMENTS – BOTH 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.

4.5 ON GOING MANAGEMENT & MAINTENANCE OF CHUTE SYSTEM

4.5.1 Generally

The Owners Corporation will be responsible for all issues associated with the on-going management and maintenance 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, and the need to keep bulky items out 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.

4.5.2 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.

4.6 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 in each core.

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 part three (3), part six (6) and part eight (8) storey building of mixed residential and commercial components.
2. The residential component of the development comprises of 64 x 1, 2 and 3 bed-room units.
3. The commercial component comprises of 1,634sqm of commercial areas on the ground floor, and includes provision for a child care centre, medical centre and retail unit.
4. The building is separated into two (2) cores, a West Core and an East Core.
5. Garbage Chute Systems will be incorporated into the building design for both cores.
6. The chute system will be for the disposal of waste material only.
7. The West Core of the building services 32 units, including dual key units.
8. The East Core of the building services all 32 units, including dual key units.
9. Both cores of the building have access to the waste chutes and recycling compartments, with the following exception.
10. 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).
11. All waste deposited into the waste chutes will discharge into a 2 x 1100-litre mobile bin linear track system provided in two (2) separate bin/chute rooms located on the Ground Floor as indicated on the Architectural Drawings.
12. All full 1100-litre waste bins will be transferred from the respective bin/chute rooms into the waste bin storage area of the Consolidated Bin Room, where they will be stored for servicing.
13. All full 240-litre waste bins will be transferred from the respective bin/chute rooms into the waste bin storage area of the Consolidated Bin Room, where they will be stored for servicing.
14. In order to meet Council's servicing requirements, all waste material for all units in both cores of both buildings will be stored in 4 x 1100-litre mobile waste bins.
15. In order to meet Council's servicing requirements, all recycling material for all units in both cores of both buildings will be stored in 11 x 240-litre mobile waste bins.
16. 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.

17. 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.
18. Waste services will be provided two (2) days per week.
19. Recycling services will be provided one (1) day per week.
20. Fairfield City Council will provide all residential waste and recycling services to the development.
21. All waste and recycling collections will take place from dedicated loading bay located adjacent to the Consolidated Bin Room as indicated on the Architectural Drawings.
22. All bins will be presented for servicing and returned to the Consolidated Bin Room after servicing.
23. Separate storage and collection arrangements will be made for the commercial waste and recycling services.
24. All commercial waste and recycling services will be provided by a licensed private waste and recycling collection contractor.
25. 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	64	120	7,680	1100	2	3.49	4
Recycling	64	40	2,560	240	1	10.67	11

TABLE 2 – PROPOSED SERVICING ARRANGEMENTS

WASTE	RECYCLING
4 x 1100-litre bins Two (2) Services per Week	11 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 4 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 11 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	4 x 1100-litre mobile containers	Twice Weekly
Recycling Service	11 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 ground floor to the Bin Hoist in Basement 1, where using the hoist, they will be transferred to the Residential Waste Room on 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 – West Core

For the West Core of the building, all waste deposited into the Waste Chute will discharge into 1 x 1100-litre mobile bin positioned 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 22.8sqm.

5.6.5.3 Bin/Chute Room 2 – East Core

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

The Bin/Chute Room is located in the western side of the basement ground floor adjacent to the two (2) lifts. It has an area of 25sqm.

5.6.5.4 Residential Waste Room (RWR)

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

- 4 x 1100-litre mobile waste bins, and,
- 11 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 RWR 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 on the ground floor adjacent to the Residential Waste Room (RWR) as indicated on the Architectural Drawings.

The turntable will be designed to accommodate Council's rear loading Medium Heavy 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 a loading area with 2.0 metre collection zone provided behind the turntable, where all waste and recycling bins will be removed from the adjacent storage area and loaded onto the rear lifting device, and the contents of the bin deposited into the body of the vehicle.

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 above.

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

5.6.7 Servicing Arrangements – Recycling Collections

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

All recycling services will take place as detailed in Part 5.6.5.5 on page 22.

Upon the collection vehicles arrival, a member of Council's collection team will remove the recycling bins from the RWR 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 11 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 the ground floor next to the Consolidated Bin Room.

The area is a fully enclosed rectangular structure, measuring 5.0m x 3.5m, and is fitted with a 1.5m double doorway. It has an area of approximately 17.50sqm.

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 WASTE MANAGEMENT SERVICES – CHILD CARE CENTRE

5.9.1 Waste Handling and Management

The proprietors of the Child Care Centre 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 (no plastic bags).

All waste and recyclable material is to be removed from the centre at the conclusion of each days' operations and is to be deposited in the appropriate bins provided in the Waste Storage Area (WSA).

Appropriate signage will be erected in a prominent place within the building to assist employees of the Centre to ensure that all waste and recyclable material is placed into the appropriate bins.

5.9.2 Service Requirements

The Child Care Centre is a commercial enterprise, and due to the nature of its use, will generate both waste and recyclable material.

Due to its commercial nature, the provision of residential waste and recycling services to the development do not apply.

Accordingly, commercial waste and recycling services will be provided to the Centre.

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 Proprietor.

It will be the responsibility of the Proprietors of the Child Care Centre to ensure that all green waste is removed from the complex in an appropriate manner.

5.9.3 Waste and Recycling Generation Rates

Council's Waste Management DCP does not prescribe waste and recycling generation rates for Child Care Centres. However, all waste and recycling generations have been calculated according to information provided from information contained in the Better Practice Guide for Resource Recovery, published by the NSW EPA (April 2019).

The number and size of bins have been calculated using this information, which is summarised in the following table (Table 3).

The waste generation rates published in the document do not make provision for sanitary waste, which given the nature of the use, will be generated. All sanitary waste management issues are dealt with in Part 5.9.7 on page 26.

TABLE 3 – FORMULA FOR CALCULATION WASTE & RECYCLING GENERATION RATES FOR CHILD CARE CENTRES

SERVICE	WASTE & RECYCLING GENERATION RATES
Waste	5.0 litres of waste per child per day (5.0 litres x 120 children per week)
Recycling	5.0 litres of recyclable material per child per day (5.0 litres x 120 children per week)
Sanitary Waste	Refer to Part 5.9.7 of WMP

The following table (Table 4) specifies the criteria for waste and recycling generation rates based on the above formula.

**TABLE 4 – CHILD CARE WASTE & RECYCLING GENERATION RATES
&
SERVICE REQUIREMENTS**

SERVICE TYPE	WASTE GENERATION RATES Litres of Space / Child / Day			TOTAL SPACE REQUIRED	BIN SIZE	SERVICES PER WEEK	BINS REQUIRED	BINS PROVIDED
	Litres	Children	Days					
Waste	5	120	5	3,000.00	240	2	6.25	7
Recycling	5	120	5	3,000.00	240	2	6.25	7
Sanitary	Refer to Part 5.9.7 of WMP							

The following table (Table 5) specifies the proposed bin servicing arrangements for the development and is based on the above waste and recycling generation rates: -

TABLE 5 – PROPOSED SERVICING ARRANGEMENTS

WASTE	RECYCLING	SANITARY WASTE
7 x 240-litre bins Two (2) x Services per Week	7 x 240-litre bins Two (2) Services per Week	Refer to Part 4.4.9 (Page 27)

5.9.4 Waste and Recycling Collection Service Provider Details

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

The Proprietors of the Child Care Centre will enter into a Service Level Agreement with the waste and recycling contractor in relation to the provision of both waste and recycling services to the development, and the manner in which they will be provided.

5.9.5 Waste Storage Area

A Waste Storage Area (WSA) is provided to facilitate all waste and recycling storage and collection activities.

The WSA is located on the ground floor as indicated on the Architectural Drawings. It is a rectangular structure, measuring 7.0m x 4.3m, with an area of 30.10sqm.

The WSA will provide storage space for:

- 7 x 240-litre mobile waste bins, and,
- 7 x 240-litre recycling bins.

All mobile waste and recycling bins required for the on-going operation of the development will be stored within the confines of this WSA, at all times.

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

5.9.6 Waste and Recycling Collections

All waste and recycling services will take place from a Loading Bay located adjacent to the WSACCC. The appointed contractor will be responsible for transporting the waste bins from the WSA to the collection vehicle. The basement and loading bay have been designed to accommodate a rear loading HRV collection vehicle.

5.9.7 Sanitary Waste

Sanitary waste includes disposable nappy and incontinence waste product waste and is to be disposed of in accordance with the requirements of the NSW EPA.

According to EPA standards sanitary waste is not classified as clinical waste, as such it does not need to be treated and can be disposed of directly to landfill through supervised burial.

All sanitary waste will be disposed of into approved waste receptacles which are to be stored in an appropriate area of the Cot Room. All sanitary waste receptacles are to be removed and disposed of by a contractor licensed to do so.

5.10 PROVISION OF WASTE MANAGEMENT SERVICES – MEDICAL CENTRE

5.10.1 Waste Handling and Management

The proprietors of the Medical Centre 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 recyclable material is to be removed from the centre at the conclusion of each days' operations and is to be deposited in the appropriate bins provided in the Waste Storage Area (WSA).

Appropriate signage will be erected in a prominent place within the building to assist employees of the Centre to ensure that all waste and recyclable material is placed into the appropriate bins.

All clinical and medical waste will be dealt with separately as detailed in Part 5.10.9 on page 27.

5.10.2 Service Requirements

Waste and recycling services will be provided to all units (suites) in accordance with the requirements of this WMP.

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.

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.

5.10.3 Waste and Recycling Generation Rates

The Table below (Table 6) details the waste and recycling generation rates for the commercial land uses proposed. Council's Waste Management DCP does not prescribe waste and recycling generation rates for Medical Centres. However, all waste and recycling generations have been calculated according to information provided by Officers of Council's waste management department.

The number and size of bins have been calculated using this guide. which is summarised in the following table (Table 6).

TABLE 6 – FORMULA FOR CALCULATION WASTE & RECYCLING GENERATION RATES FOR MEDICAL CENTRES

SERVICE	LAND USE	WASTE & RECYCLING GENERATION RATES
Waste	Medical Facility	20.0 litres of space per Consulting Room per day
Recycling	Medical Facility	10.0 litres of space per Consulting Room per day

**TABLE 7 – MEDICAL CENTRE
WASTE & RECYCLING GENERATION RATES – SERVICE REQUIREMENTS**

SERVICE TYPE	WASTE GENERATION RATES Litres of Space / Room / Day			TOTAL SPACE REQUIRED	BIN SIZE	SERVICES PER WEEK	BINS REQUIRED	BINS PROVIDED
	Litres	Rooms	Days					
Waste	20	8	7	1,120	240	1	4.67	5
Recycling	10	8	7	560	240	1	2.33	3

The following table (Table 8) specifies the proposed bin servicing arrangements for the development and is based on the above waste and recycling generation rates: -

TABLE 8 – PROPOSED SERVICING ARRANGEMENTS

WASTE	RECYCLING
5 x 240-litre bins One (1) Service per Week	3 x 240-litre bins One (1) Service per Week

5.10.4 Waste and Recycling Collection Service Provider Details

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

The Proprietors of the Medical Centre will enter into a Service Level Agreement with the waste and recycling contractor in relation to the provision of both waste and recycling services to the development, and the manner in which they will be provided.

5.10.5 Waste Storage Area

A Waste Storage Area (WSA) is provided to facilitate all waste and recycling storage and collection activities. The WSA is located on the western side of the basement as indicated on the Architectural Drawings.

The WSA is an L-shaped structure with an area of approximately 22.50sqm.

The WSA will provide storage space for:

- 5 x 240-litre mobile waste bins, and,
- 3 x 240-litre recycling bins.

All mobile waste and recycling bins required for the on-going operation of the development will be stored within the confines of this WSA, at all times.

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

5.10.6 Waste and Recycling Collections

All waste bins will be serviced from a Loading Bay located adjacent to the WSAMC. The appointed contractor will be responsible for transporting the waste bins from the WSA to the collection vehicle.

The loading bay have been designed to accommodate a rear loading HRV collection vehicle.

5.10.7 Medical and Clinical Waste

All clinical and medical waste is to be stored and disposed of in accordance with the following: -

- The relative provisions of the Protection of the Environment Operations Act,
- Waste Management Guidelines for Health Care Facilities August 1998, published by the NSW Department of Health,
- The relative requirements of Safe Work NSW, and,
- The requirements of Hornsby Shire Council.

All clinical and medical waste is to be:

- Stored only in approved receptacles,
- Transported by approved and appropriately licensed waste contractors; and,
- Disposed of at appropriately licenced waste management facilities.

5.11 COMMERCIAL WASTE & RECYCLING SERVICES

5.11.1 Details of Commercial Tenancy

One (1) retail unit will be located on the Ground Floor of the building, the floor area of the unit is 79sqm.

5.11.2 Commercial Waste & Recycling Generation Rates

The Table below (Table 9) details the waste and recycling generation rates for the commercial uses proposed. These rates have been obtained from the Better Practice Guide as they are not covered by Councils DCP.

TABLE 9 – FORMULA FOR CALCULATION WASTE & RECYCLING GENERATION RATES FOR COMMERCIAL LAND USES

SERVICE	LAND USE	WASTE & RECYCLING GENERATION RATES
Waste	Shop (No Food)	50.0 litres of waste per 100m ² of floor area per day
Recycling	Shop (No Food)	100.0 litres of waste per 100m ² of floor area per day
Waste	Takeaway Food	120.0 litres of waste per 100m ² of floor area per day
Recycling	Takeaway Food	120.0 litres of waste per 100m ² of floor area per day

5.11.3 Commercial Waste Services

The unit will be required to have commercial waste services provided in accordance with the waste generation rates as prescribed in Table 9. All commercial waste services will be provided by a licensed private waste contractor.

As an example, the unit has an area of 79sqm, and if used for a specialty retail shop (not selling food), it is anticipated to generate waste at a rate of 80-litres per 100 square metres of floor area per day ($50 \times 79 / 100 \times 6$) (assuming the land use operates 6 days per week), which equates to 237-litres of waste per week.

This will require the provision of 1 x 240-litre mobile waste bin serviced at least one (1) day per week.

The proprietor of the unit will enter into a Service Level Agreement with the contractor and keep written evidence on site of this agreement with the contractor for the regular collection and disposal of all waste generated from these activities.

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

5.11.4 Commercial Recycling Services

The unit will be required to have commercial waste services provided in accordance with the waste generation rates as prescribed in Table 9. All commercial waste services will be provided by a licensed private waste contractor.

As an example, the unit has an area of 79sqm, and if used for a takeaway food shop it is anticipated to generate waste at a rate of 100-litres per 100 square metres of floor area per day ($100 \times 79 / 100 \times 6$) (assuming the land use operates 6 days per week), which equates to 474-litres of recycling material per week.

This will require the provision of 2 x 240-litre mobile recycling bin serviced at least one (1) day per week.

5.11.5 Commercial Waste Storage Area

All commercial waste and recycling bins will be stored in a separate area located within the confines of the Residential Waste Storage Area (RWSA) as indicated on the Architectural Drawings. The area will be large enough to store 1 x 240-litre commercial waste bin and 2 x 240-litre commercial recycling bin.

The Owners Corporation will be responsible for ensuring that all commercial waste and recycling services are undertaken in an efficient manner that will promote the principles of health, safety and convenience and not impact negatively on the amenity of the complex and its surrounds.

5.11.6 Collection Vehicle Access to the Commercial Waste and Recycling Bins

A licensed private waste collection contractor will provide all waste and recycling services to the building, using a rear loading waste collection vehicle, suitable for collection purposes.

5.12 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.
