DICKENS SOLUTIONS

(REF – 22149)

AMENDED
WASTE MANAGEMENT PLAN
(Council RFI)

STAGE 1: 53 TOWNHOUSE DEVELOPMENT WITH PART BASEMENT PARKING- DESIGNICHE P/L BUILDING DESIGNERS

STAGE 2: 85 UNIT RESIDENTIAL FLAT BUILDING WITH BASEMENT- ALEKSANDAR PROJECTS

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No 400-404 CABRAMATTA RD, 2 ORANGE GROVE RD and 6 LINKS AVE CABRAMATTA.

MARCH 2024

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PART 1 – OVERVIEW AND PROPOSAL

1.1 INTRODUCTION

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

The aims and objectives of this WMP are to: -

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

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

This WMP is prepared in accordance with: -

- Fairfield Local Environment Plan 2013;
- Fairfield City Wide DCP 2013;
- All conditions of consent issued under the approved Development Consent;
- The 'Better Practice Guide for Waste Management in Multi Unit Dwellings'; and,
- The objective of ensuring that all waste management facilities and collection services will provide an outcome that will be effective and efficient, as well as promote the principles of health, safety and convenience.

Tcon Constructions propose to undertake a two (2) staged development at 400-404 Cabramatta Road, West Cabramatta. It is intended to submit one (1) DA for both stages of the development.

Stage 1 involves the construction of 53 x 3 and 4 bed-room dwellings, with attached garaging and part basement

Stage 2 involves the construction of a six (6) storey residential flat building, over two (2) basement levels, at 400-404 Cabramatta Road, West Cabramatta, comprising of 85 x 1, 2 and 3 bed-room units.

This Waste Management Plan (WMP) has been prepared for the submission of the Development Application to Fairfield City Council for both stages of the project.

This WMP is dated 2 June 2023 and has been documented in accordance with the Architectural Drawings prepared by Aleksander Projects – Project No 21024 – Revision E and Architectural Drawings by Designiche P/L – Dwg No 22020- Issue B- dated 30 May 2023.

1.2 HISTORY

The original WMP was dated 1 June 2023 and was to be submitted to Council with the DA Package for the proposal. As part of the assessment process, on 21 December 2023, Council provided the Applicant with a Request for Further Information (RFI) in relation to a number of issues, including waste management.

In their RFI Council has stated that Councils Waste Management Branch does not support the application, providing the following comments.

The issues raised by Council are detailed below in **BOLD TYPE TEXT** with specific responses following each item.

Stage 1 – Multi Unit Dwellings

Item 14 (a) – Collection Vehicle Access

The Traffic & Parking Impact Assessment Report prepared by Hemanote Consultants does not provide swept paths models to demonstrate Councils standard heavy rigid waste collection vehicle can provide a safe and efficient waste collection service to each/all dwellings (Block A-H) and their respective frontages to perform collections.

The internal road network and turning facilities is required to be designed to support heavy rigid vehicle access in accordance with AS2890.2, permitting unobstructed access for Fire & Rescue NSW's standard vehicle and Councils waste collection vehicle.

The current road network does not support unobstructed access to all dwelling and respective frontages inhibiting the provision of a safe and efficient waste collection service.

RESPONSE

The Traffic and Parking Assessment Report (T&PAR) has been amended to address all of the issues raised in the above Item. The Waste Management Plan has been amended to reflect the revised T&PAR. Refer to relevant parts of the WMP.

Item 14 (b) – On-Site Infrastructure

Each dwelling to permit the unobstructed movement of bins infrastructure (Garbage, Recycling, Organics) from the Private Open Space (POS) to the dwellings' frontage (minimum corridor width 900mm) for presentation/collection without the need to pass through the residential dwelling.

Block H (Units 51-53) currently inhibits the movement of bin infrastructure from the POS to the dwelling frontage for presentation

- **storage of bins within the garage is not permitted.**

Block E (Units 36-43) to provide individual bin storage room/s for each unit to accommodate Councils bin allocation (Garbage, Recycling, Organics)

- **The communal storage of bins is not permitted within basement 1 as a domestic waste charge and bin allocation is provided to each respective dwelling (inhibiting communal bin service) for MUDs**
- **Mechanical ventilation, waterproofing etc. to be provided responsive to**

Building Code of Australian (BCA)

The architectural plans and the Waste Management Plan (WMP) to be updated to outline the path of travel for each dwelling to permit scheduled waste collection by Councils standard collection vehicle.

RESPONSE

Both the Architectural Drawings and the Waste Management Plan have been amended to demonstrate that bins will not be transported through any of the dwellings when being presented for servicing.

No bins will be stored in any of the garages.

For Units 52-53 in Block H, all 240-litre mobile waste, recycling and green waste bins will be stored within designated areas in the rear yard areas of each property and transferred to the kerbside adjacent to front of the COS as indicated on the Architectural Drawings.

For Units 36-42 in Block E, it is understood that Council has agreed to permit all waste, recycling and green waste bins to be stored within the confines of a Basement Bin Store as indicated in Drawings No 28 and 29 of the Architectural Drawings prepared by Designiche. This is subject to the condition that each waste, recycling and green waste bin allocated to a particular unit will be secured to prevent access by the occupants of any other unit within Block E. In this regard it will also be written into the Strata Title Laws that occupants are not to place any material into any of the bins that are do not belong to them.

For Block E, bins will be transported from the basement Bin Store by the Building Manager or their authorised representative on the evening prior to the collection of respective bins. This process will be undertaken by using a Mobile Bin Towing Device, the details of which are provided in Part 5.4.7 on pages 28 and 29.

Item 14 (c) – Waste Collection

The architectural plans to provide the waste collection point outside each dwellings frontage to accommodate Councils full bin allocation. The collection point to be concrete and have minimum dimensions of 2800mm wide by 800mm deep to permit unobstructed access for Councils waste collection vehicle to perform scheduled collections.

For Block E (Units 36-43) a designated kerbside presentation area to be provided to permit the presentation of the full bin allocation (24x 240L bins). The width of a standard 240L bin is 600mm with a 500mm clearance to be provided between each bin to permit unobstructed collection/s.

The current plans do not provide/identify the waste collection point for each dwelling.

The Waste Management Plan (WMP) and architectural plans to be updated accordingly, to outline the path of travel, storage, and presentation area for each dwelling.

RESPONSE

For Block H, all waste, recycling and green waste bins will be serviced from a kerbside collection point, provided on the Eastern main road kerbside, adjacent the parking spaces, as indicated on Drawing No 29. All bins will be presented for collection by the occupants of each respective unit (U51, U52, and U53). It is noted that the maximum number of bins to be serviced on any one collection day will be 2 x 240-litre bins (waste and, recycling or green waste bin)

For Block E, all waste, recycling and green waste bins will be serviced from a kerbside collection point, located directly in front of the unit to which the bins have been allocated, the details of which are provided on Drawing No 29. All bins will be presented for collection by the occupants of each respective unit (U 36-42). It is noted that the maximum number of bins to be serviced on any one collection day will be 2 x 240-litre bins (waste and, recycling or green waste bin).

Bin collection arrangements for the Stage 1 (Town-House Dwellings) of the development will take place in accordance with the details provided in Part 5.4.7 'Bin Collection Methodology' on pages 29 and 30.

Stage 2 – Residential Flat Buildings

Item (a) On-site Loading Infrastructure

Section 7.7.1.1 of FCC DCP outlines: "The site must allow for waste collection vehicles to enter and exit in a forward direction and provide an adequate and safe manoeuvring space once on site."

A reverse manoeuvre is proposed within an active carriageway and adjacent to a basement ingress/egress (reduced vehicle sight distances) to access the loading bay. The current configuration will inhibit the provision of a safe and efficient waste collection service.

Traffic control systems to be explored or the reverse manoeuvre to be alleviated in consultation with Council's Traffic & Transport Branch.

RESPONSE

Both the Architectural Drawings and the Waste Management Plans have been amended to demonstrate that a rear loading Heavy Rigid waste collection vehicle can enter and exit the site in forward direction as well as provide an adequate and safe manoeuvring space once on site.

The drawings demonstrate that a reverse manoeuvre can be undertaken safely within the active carriageway and adjacent to a basement ingress/egress to access the loading bay.

In order to facilitate safety of collection activities an appropriate traffic control system will be installed in this area, in consultation with Council's Traffic & Transport Branch.

For all collection details refer to Part 5.5.9.6.

Item (b) Bin Allocation

The Statement of Environmental Effects (SEE) prepared by Ethos Urban outlines stage 2 comprise of 87 x units, while the WMP compiled by Dickens Solutions outlines 84 x units. The respective reports to be updated to reflect the correct number of units.

The bin allocation below is based upon 87x units outlined within the SEE:

- **16x 660L Garbage Bins**
- **29x 240L Recycling Bins**
- **15x 240L Organics Bins**

RESPONSE

The residential flat building component of the development will now comprise a total of 85 x 1, 2 and 3 bed-room units, which will require the following bin allocation numbers:

- 16 x 660-litre mobile waste bins, serviced one (1) day per week,
- 29 x 240-litre mobile recycling bins, serviced one (1) day per week, and,
- 15 x 240-litre food and garden organics bins serviced one (1) day per fortnight.

Refer to Part 5.5.4.

Item (c) Waste Cupboard/Room

A designated waste cupboard/room (infrastructure) to be provided on each residential level within proximity to the central elevator core.

The infrastructure to be designed to accommodate and permit unobstructed resident access to the chute inlet (garbage), recycling bin and organics bin.

The infrastructure to incorporate:

- **Accessed via 180-degree, outwards opening, self-closing, sealed doors,**
- **Mechanically ventilated,**
- **Water & tile to permit schedule cleaning,**
- **Hot & cold tap facilities**

The architectural plans to be updated accordingly to demonstrate accessible resident access it provided to all waste streams within each of the respective towers.

RESPONSE

Both the Architectural Drawings and the Waste Management Plans have been amended to demonstrate that Waste and Recycling Compartments are provided in both cores on each residential level of the building. Each compartment has been designed to accommodate and permit unobstructed resident access to the waste chute inlet (hopper), 1 x 240-litre mobile recycling bins and 1 x 240-litre organics bin.

The compartment is accessed by a 180-degree outward opening, self-closing, sealed door, mechanically ventilated, water and tiled to permit scheduled cleaning, with hot and cold tap facilities.

Refer to Architectural Drawings and Part 4.1 on page 20.

Item (d) Chute

A waste chute room to be provided within basement 1 to accommodate the bin infrastructure (660L) proposed to service the Garbage chute system. The WMP outlines: *"All waste deposited into the waste chutes will discharge into 660-litre mobile bins placed onto a three (3) bin mechanically operated linear track system in the respective bin/chute rooms located in Basement 1 as indicated on the Architectural Drawings."*

The architectural plans do not display a 'linear track system' and its operational clearances as outlined within the WMP. The plans to be updated accordingly.

The chute room to incorporate the following infrastructure:

- **Accessed via dual, 180-degree, outwards opening, self-closing sealed doors with a minimum opening of 1800mm,**
- **Bunted bin wash bay to permit scheduled washing of bin infrastructure (660L & 240L),**
- **Room enclosed, walled, and not permit through access to other on-site infrastructure.**

RESPONSE

The Architectural Drawing have been amended to demonstrate that the three (3) waste bin linear track system has been provided in both chute rooms in accordance with all operational requirements.

The Waste Management Plan already provides the appropriate details. Refer to Part 4 on pages 20 to 24.

Item (e) Waste Storage Room

A waste storage room to be provided within basement 1 large enough to accommodate the full bin allocation (refer to 0.2 above). The architectural plans propose bin storage within the respective chute room. This configuration is not permitted, a separate storage room to be provided. The storage room to accommodate the following:

- **Be located within close proximity to the chute room (basement 1),**
- **Accessed via dual, 180-degree, outwards opening, self-closing sealed doors with a minimum opening of 1800mm,**
- **Room enclosed, walled, and not permit through access to other on-site infrastructure.**

The architectural plans and WMP to be updated accordingly.

RESPONSE

Chute Rooms for both cores have been provided in Basement 1 as indicated on the Amended Architectural Drawings.

Two (2) separate Waste Rooms have also been provided in Basement 1 as indicated on the Amended Architectural Drawings. Each waste room provides the total number of waste, recycling and organic bins required for the number of units in each core of the building.

Refer to the Architectural Drawings and Part 5.5.9.2, 5.5.9.3, 5.5.9.4, and 5.5.9.5 on pages 34 to 35.

Item (f) Bulky Goods Room

The bulky goods room to be located within close proximity to the proposed on-site loading bay. The current location within basement 1 will inhibit scheduled collection/s by Council standard waste collection vehicle.

The architectural plans to be updated to show the room located on ground floor adjacent to the loading bay and incorporate the following infrastructure:

- **Accessed via dual, 180-degree, outwards opening, self-closing sealed doors with a minimum opening of 1800mm**
- **Room enclosed, walled, and not permit through access to other on-site infrastructure.**

RESPONSE

Both the Architectural Drawings and the Waste Management Plan have been amended to demonstrate that the Bulky Waste Storage has been relocated to the ground floor approximately seven (7) metres from the loading bay.

Item (g) Waste Collection Room

The waste collection room located on ground floor to be of sufficient size to accommodate the full bin allocation:

- **16 x 660L Garbage Bins**
- **29 x 240L Recycling Bins**
- **15 x 240L Organics Bins**

The architectural plans to be updated to show all bins can be stored within the respective room with a minimum 200mm clearance provided between respective bins for manoeuvrability. The room to accommodate the following infrastructure:

- **Accessed via dual, 180-degree, outwards opening, self-closing sealed doors with a minimum opening of 1800mm**
- **Room enclosed, walled, and not permit through access to other on-site infrastructure.**

RESPONSE

Both the Architectural Drawings and the Waste Management Plan have been amended to address this item.

Item (h) Bin Tug/Towing Device

The WMP outlines in section 5.5.7:
"The approved Mobile Bin Towing Device will be designed and manufactured to transport at least 8 x 240-litre waste and recycling bins (with the trailer), with a weight of 1,000kg's"

The architectural plans to be updated to show the device and trailer proposed to permit the movement of the full bin allocation from basement 1 (waste storage room) to ground floor (waste collection room).

The storage area for the Bin Tug/Towing Device to incorporate the following infrastructure:

- **Accessed via dual, 180-degree, outwards opening, self-closing sealed doors with a minimum opening of 1800mm,**
- **Room enclosed, walled, and not permit through access to other on-site infrastructure,**
- **Sufficient size to accommodate tug/towing device and trailer proposed,**
- **Electrical charge capabilities (specific to system proposed) to permit scheduled charging.**

RESPONSE

Both the Architectural Drawings and the Waste Management Plans have been amended to demonstrate that the Mobile Bin Towing Device (MBTD) is stored in secure located in the basement next to Waste Room 1 and the adjacent fire stair.

The storage area for the MBTD incorporates the following infrastructure:

- Access by dual, 180-degree, outwards opening, self-closing sealed doors with a minimum opening of 1800mm,
- Room enclosed, walled, and not permit through access to other on-site infrastructure,
- Sufficient size to accommodate tug/towing device and trailer proposed, and,
- Electrical charge capabilities (specific to system proposed) to permit scheduled charging.

Refer to Architectural Drawings and Part 5.5.7 on page 19 of this document.

Item (i) On-site Waste Infrastructure

All on-site waste infrastructure (chute room, waste storage, waste collection and bulky waste) to accommodate the following infrastructure:

- **Floor grade to central drainage point (connected to sewer),**
- **Floors waterproofed and extended 1200mm high on walls,**
- **Hot & cold-water tap/s,**
- **Mechanical ventilation,**
- **Sensor lighting,**
- **Unobstructed minimum height clearance of 2700mm.**

RESPONSE

All on-site waste infrastructure (chute room, waste storage, waste collection and bulky waste) will be designed and constructed to accommodate the following infrastructure:

- Floors graded to central drainage point (connected to sewer),
- Floors waterproofed and extended to a height of 1200mm on walls,
- Hot & cold-water tap/s,
- Mechanical ventilation,
- Sensor lighting,
- Unobstructed minimum height clearance of 2700mm.

Refer to Part 5.6.4 on page 40.

This is an Amended Waste Management Plan and is dated 18 March 2024 and has been prepared to addres all of Council's waste management issues in their RFI.

1.3 PROJECT AND PROPERTY DESCRIPTION

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

DESCRIPTION	**Two (2) Staged Residential Flat Building Development**
NUMBER OF UNITS	**Stage 1 construction of 53 x 3 and 4 bed-room dwellings with attached garaging and part basement.** **Stage 2 construction of a six (6) storey residential flat building, over two (2) basement levels, comprising of 85 x 1, 2 and 3 bed-room units.**
PROPERTY DESCRIPTION	**The development is to be constructed over six (6) existing lots at No 400-404 Cabramatta Rd, 2 Orange Grove Rd and 6 Links Ave Cabramatta.**
STREET ADDRESS	**400-404 Cabramatta Road, 2 Orange Grove Rd and 6 Links Ave Cabramatta.**
DIMENSIONS	**Refer to Site and Survey Plans**
AREA	**15,285sqm**
LGA	**Fairfield City Council**
ZONING	**Stage 1- Zone R3 – Medium Density Residential** **Stage 2- Zone R 4 – High Density Residential**
PLANNING INSTRUMENTS	**Fairfield LEP 2013** **Fairfield City Wide DCP 2013**

1.4 APPLICANTS DETAILS

APPLICANT	**Tcon Constructions Pty Ltd** **127 Water St Cabramatta, NSW 2166**
TELEPHONE	**02 9601 6154**
E-MAIL	**admin@talebconstruction.com.au**

1.5 PROPOSAL

The proposal involves a two (2) staged development at 400-404 Cabramatta Rd, 2 Orange Grove Rd and 6 Links Ave Cabramatta. It is intended to submit one (1) DA for both stages of the development.

- Stage 1 – the construction of 53 town house dwellings of 3 and 4 bed-room dwellings with attached garages and part basement.
- Stage 2 – the construction of a six (6) storey residential flat building, consisting of 85 dwellings over two (2) basement levels.

Stage 1 includes a part basement and includes

- Double garage parking for Units 36-42 & 44
- Second car spaces for other dwellings
- Visitor parking
- Storage and service rooms
- Lift, and
- Garbage storage for units 36-42

Stage 2 the for the Two (2) basement levels will be constructed under the building and provides for: -

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

Egress from the development will be onto Links Avenue at the South of the site.

A garbage chute system will be incorporated into the residential flat building design (Stage 2) for the reception of waste material only. As the building is separated into two (2) cores, two (2) waste chutes will be provided – one for each core.

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

Waste material from the chutes will discharge from a chute outlet point with 2 x 240-litre waste bins under the chute outlet point, in one (1) of two (2) separate bin/chute rooms located in Basement 1 of the building as indicated in the Architectural Drawings.

Separate Waste and Recycling Rooms have been provided for the development. Both are located in Basement 1 as indicated on the Architectural Drawings

For both cores, waste bins will be transferred from under the chute outlets into the Waste Room, where they will be stored prior to servicing. Similarly, the recycling bins will be transferred from the recycling compartments to the Recycling Room, where they will be stored prior to servicing.

All waste, recycling and FOGO services will be provided from an o-site loading area as indicated on the Architectural Drawings.

The Owners' Corporation will appoint a Building Manager who will be responsible for the management of all waste and recycling activities including presenting bins to the kerbside collection area and returning them to the respective bin/chute rooms and recycling compartments after they have been serviced.

Separate arrangements will be made for the residential town-house buildings as detailed herein.

All waste and recycling bins will be serviced by Fairfield City Council.

The land on which the development is proposed is vacant.

The project consists of: -

1. Clearing and excavation of the site to construct the basement levels for car parking and other services;
2. The construction of the residential flat building;
3. The provision of new roads, landscaping, driveways, concrete pathways and other elements associated with the development; and,
4. The on-going use of the building.

PART 2 – DEMOLITION

2.1 DEMOLITION – OVERVIEW

The land on which the development is proposed is vacant. As such there is no Demolition component to this WMP. All matters relating to the clearing and excavation of the site are dealt with in Part 3 of this WMP.

PART 3 – CONSTRUCTION

3.1 CONSTRUCTION – GENERALLY

Upon completion of all demolition works, construction of the building will commence with the excavation of the site for the basement levels of the building. All materials sourced from these activities will be disposed of in accordance with the information provided in Part 3.2 on pages 14, 15, 16, 17, 18 and 19 of this WMP.

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

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

3.2 CONSTRUCTION – RECYCLING, REUSE & DISPOSAL DETAILS

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

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

1. Excavated Materials

Volume / Weight	14,200 cubic metres / 24,140 Tonnes
On Site Reuse	Yes. Keep and reuse topsoil for landscaping. Shore on site. Use some for support of retaining walls (Excavated Materials are only to be used if the material is not contaminated or has been remediated in accordance with any requirements specified by any Environmental Consultancy engaged to carry out any contamination assessment of excavated material).
Percentage Reused or Recycled	To be determined (see above comments)
Off Site Destination	To an approved Agency – excavated materials may need to be assessed to determine the quality of the material to ensure that all excavated material will be acceptable to the designated receival authority.

2. Bricks

Volume / Weight	5 cubic metres / 5 Tonnes
On Site Reuse	Clean and remove lime mortar from bricks. Re-use in new footings. Broken bricks for internal walls. Crush and reuse as drainage backfill. Crushed and used as aggregate.
Percentage Reused or Recycle	75% - 90%
Off Site Destination	Brandown, Lot 9 Elizabeth Drive, Kemps Creek (Tel 02 9826 1256) or, Bingo Industries, 3-5 Duck Street, Auburn (Tel 1300 424 646) or, Jacks Gully Waste Management Centre, Richardson Road, Narellan (Tel 1300 651 116)

3. Concrete

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

4. Timber

Volume / Weight	5 cubic metres / 7 Tonnes
On Site Reuse	Re-use for formwork and studwork, and for landscaping
Percentage Reused or Recycled	65% - 90%
Off Site Destination	Bingo Industries, 3-5 Duck Street, Auburn (Tel 1300 424 646) or, Hallinan's Recycling Centre, 37 Lee Holm Road, St. Marys (Tel 02 9833 0883)

5. Plasterboard & Fibro

Volume / Weight	10 cubic metres / 4 Tonnes
On Site Reuse	Nil – all to be processed off site
Percentage Reused or Recycled	Nil – all to be processed off-site
Off Site Destination	Ecocycle, 155 Newtown Road, Wetherill Park (Tel 02 0757 2999) or, Jacks Gully Waste Management Centre, Richardson Road, Narellan (Tel 1300 651 116) or, Enviroguard, Cnr Mamre and Erskine Roads, Erskine Park (Tel 02 9834 3411).

6. Metals / Steel / Guttering & Downpipes

Volume / Weight	10 cubic metres / 2.5 Tonnes
On Site Reuse	No
Percentage Reused or Recycled	60 – 90%
Off Site Destination	Bingo Industries, 3-5 Duck Street, Auburn (Tel 1300 424 646) or, Boral Recycling, 3 Thackeray Street, Camelia (Tel 9529 4424) or, Hallinan's Recycling Centre, 37 Lee Holm Road, St. Marys (Tel 02 9833 0883), or Jacobson Metaland, 62-70 Silverwater Road, Silverwater (Tel 02 9748 2487)

7. Roof Tiles / Tiles

Volume / Weight	5 cubic metres / 3.75 Tonnes
On Site Reuse	Broken up and used as fill.
Percentage Reused or Recycled	80% - 90%
Off Site Destination	Obsolete Tiles, 3 South Street, Rydalmere. (Tel 02 9684 6333) or, Hallinan's Recycling Centre, 37 Lee Holm Road, St. Marys (Tel 02 9833 0883) or, Bingo Industries, 3-5 Duck Street, Auburn (Tel 1300 424 646)

8. Plastics

Volume / Weight	3 cubic metres / 0.5 Tonne
On Site Reuse	Nil
Percentage Reused or Recycled	80% - 95%
Off Site Destination	Recycle Works, 45 Parramatta Road, Annandale (Tel 02 9517 2711)

9. Glass, Electrical & Light Fittings, PC items

Volume / Weight	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	10 cubic metres / 3.3 Tonnes
On Site Reuse	Broken up and used as fill.
Percentage Reused or Recycle	80% - 90%
Off Site Destination	Bingo Industries, 3-5 Duck Street, Auburn (Tel 1300 424 646) or, Boral Recycling, 3 Thackeray Street, Camelia (Tel 9529 4424) or, Hallinan's Recycling Centre, 37 Lee Holm Road, St. Marys (Tel 02 9833 0883), or

11. Pallets

Volume / Weight	25 cubic metres / 8 Tonne
On Site Reuse	No
Percentage Reused or Recycle	90% - 100%
Off Site Destination	To an approved agency, or agencies, for reuse and resale.

12. Residual Waste

Volume / Weight	1,450 cubic metres / 1,450 Tonnes
On Site Reuse	No
Off Site Destination	Jacks Gully Waste Management Centre, Richardson Road, Narellan (Tel 1300 651 116) or, Bingo Industries, 3-5 Duck Street, Auburn (Tel 1300 424 646), or, other authorised facility
Notes on calculation of volume of residual waste	1. In calculating the amount of residual waste produced from the demolition of all buildings on site, it is estimated that approximately 10% of it, will be residual waste. 2. As all of the materials vary in weight per volume, a figure of 1 cubic metre of material is equal to 1 tonne in weight has been used.

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

The facilities and agencies that have been nominated to receive the materials listed above have been identified within the NSW waste industry as being a facility or agency that will accept the materials specified in each respective table. The developer understands that any costs associated with the transportation and receival of these materials will be their responsibility.

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

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

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

3.3 CONSTRUCTION – ON SITE STORAGE OF MATERAILS

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

- Material sorting;

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

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

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

3.4 CONSTRUCTION – EXCAVATED MATERIAL

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

All relevant details must be reported to the PCA.

PART 4 – GARBAGE CHUTE SYSTEM

This Part (Part 4) applies to the Stage 2 residential flat building only. No chutes are required for the town house buildings, which will have separate waste management arrangements as detailed in Part 5.

A garbage chute has been incorporated into the building design. The chute system will be for the reception of waste material only. Separate arrangements will be made for the disposal of recycling material as detailed in Part 4.6 on page 15.

All waste chute infrastructure and waste storage facilities areas are located in two (2) separate bin/chute rooms located Basement 1 of the building as indicated on the Architectural Drawings.

As there are two (2) cores in the building, separate chutes will be provided as detailed below:

- Chute 1 (Orange Grove Core) – 39 units, and,
- Chute 2 (Cumberland Core) – 46 units.

4.1 DESIGN REQUIREMENTS

All waste deposited into the waste chutes will discharge into 660-litre mobile bins placed onto a three (3) bin mechanically operated linear track system in the respective bin/chute rooms located in Basement 1 as indicated on the Architectural Drawings.

The chutes are provided in a Waste Chute Compartment provided on each residential floor level.

Waste and Recycling Compartments are provided in both cores on each residential level of the building. Each compartment has been designed to accommodate and permit unobstructed resident access to the waste chute inlet (hopper), 1 x 240-litre mobile recycling bins and 1 x 240-litre organics bin. The compartment is accessed by a 180-degree outward opening, self-closing, sealed door, mechanically ventilated, water and tiled to permit scheduled cleaning, with hot and cold tap facilities.

At a minimum each Garbage Chute 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. Waste Chute 1 (Orange Grove Core) will terminate in Bin/Chute Room 1 located in the western section of Basement 1 and discharge all waste into a 660-litre receptacle placed onto the three (3) Bin Linear track system.
5. Waste Chute 2 (Cumberland Core) will terminate in Bin/Chute Room 2 located in the north-eastern corner of Basement 1 and discharge all waste into a 660-litre receptacle placed onto the three (3) Bin Linear track system.
6. The Chute and service openings must be capable of being easily cleaned.
7. Chutes must be ventilated to ensure that air does not flow from the chute through any service opening.

8. 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).
9. All Linear Bin Systems will be designed, manufactured and installed in accordance with relevant Australian Standards and to manufacturers specifications.

4.2 CHUTE SYSTEM 1 – ORANGE GROVE CORE

The Orange Grove Core of the building is situated in the south-western corner of the mainly facing Orange Grove Road. It contains 39 x 1, 2 and 3 bed room units over all levels of the building.

Separate waste and recycling Compartments are provided for all units situated in this core of the building.

The waste and recycling compartments are located next to each other on the eastern side of the 'north-to south' secondary lobby adjacent to the fire stairs as indicated on the Architectural Drawings.

Each compartment will have approximate internal dimensions of 2.5m x 2.0m, with a floor area of 5.0sqm, 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, and
- 1 x 240-litre mobile recycling bin provided in the recycling compartment next to the chute.

All waste deposited into the Waste Chute will discharge into 1 x 660-litre mobile waste bin positioned under the chute outlet point of the three (3) bin mechanically operated linear track system which is located in Bin/Chute Room 1 in the western corner of Basement 1 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 36 units in this core will generate 4,320-litres of waste per week, or 617.15-litres per day.

With the capacity of the 2 x 660-litre bin system being 1,320-litres, the bins will be inspected at least one (1) time per day in order to ensure that waste receptacles will be removed when full.

The Building Manager or their authorised representative will be responsible for transferring full 660-litre waste bins from under the chute into the waste bin area of the room.

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

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

4.3 CHUTE SYSTEM 2 – CUMBERLAND CORE

The Cumberland Core of the building is situated on the north-eastern side of the site mainly facing Cabramatta Road. It contains 46 x 1, 2 and 3 bed room units over all levels of the building.

Separate waste and recycling Compartments are provided for all units situated in this core of the building.

The waste and recycling compartments are located next to each other on the eastern side of the 'east-to-west' main lobby adjacent to the fire stairs as indicated on the Architectural Drawings.

Each compartment will have approximate internal dimensions of 2.5m x 2.0m, with a floor area of 5.0sqm, 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, and
- 1 x 240-litre mobile recycling bin provided in the recycling compartment next to the chute.

All waste deposited into the Waste Chute will discharge into 1 x 660-litre mobile waste bin positioned under the chute outlet point of the three (3) bin mechanically operated linear track system which is located in Bin/Chute Room 2 in the north-eastern corner of Basement 1 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 46 units in this core will generate 5,520-litres of waste per week, or 788.57-litres per day.

With the capacity of the 2 x 660-litre bin system being 1,320-litres, the bins will be inspected at least one (1) time per day in order to ensure that waste receptacles will be removed when full.

The Building Manager or their authorised representative will be responsible for transferring full 660-litre waste bins from under the chute into the waste bin area of the room.

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

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

4.4 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.

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: -

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

Resident access to all bin/chute rooms is not permitted. Only the Building Manager or their authorised representative can access these areas.

All bin storage and serving rooms allocated on each habitable floor must be designed to comply with BCA and be fire-rated.

4.5.2 Bin Room Infrastructure

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

1. Suitable door access for the service of bins,
2. Where roller doors are provided, an additional service door will be provided inclusive of an Abloy key system,
3. All floors will be finished with a non-slip and smooth and even surface covered at all intersections,
4. The floor will be graded to a central drainage point connected to the sewer,

5. Rooms will be fully enclosed and roofed with a minimum internal room height in accordance with the BCA 2019,
6. Rooms are to be provided with an adequate supply of water through a centralised mixing valve with hose cock, and.
7. Incorporation of adequate light and ventilation in accordance with requirements of the BCA 2019.

4.6 MANAGEMENT OF RECYCLING

Residents will place their recycling material into 1 x 240-litre mobile recycling bins located in the waste and recycling compartment on that level of the building.

The Building Manager or their authorised representative will be responsible for transporting full 240-litre mobile bins from the compartment on each floor of the building into the Recycling Room located in the southern side of Basement 1 as indicated on the Architectural Drawings.

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 the Building Manager or their authorised representative.

PART 5 – ON GOING USE OF BUILDING

5.1 OBJECTIVES

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

5.2 ASSUMPTIONS

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

1. The proposal involves a two (2) staged development at 400-404 Cabramatta Road, West Cabramatta. It is intended to submit one (1) DA for both stages of the development.
2. Stage 1 incorporates the construction of 53 x 3 and 4 bed-room dwellings.
3. Stage 2 incorporates the construction of a six (6) storey residential flat building, over two (2) basement levels, at 400-404 Cabramatta Road, West Cabramatta, comprising of 85 x 1, 2 and 3 bed-room units.
4. A garbage chute system will be incorporated into the building design for the residential flat building component (Stage B) for the reception of waste material only.
5. As the building is separated into two (2) cores, two (2) waste chutes will be provided:
   a) Orange Grove Core – 39 units, and,
   b) Cumberland Core – 46 units.
6. Waste and Recycling Compartments will be located on all residential floor levels of each core for residents to deposit their waste (into the chute) and recyclables (into a 240-litre bin) located next to the garbage chutes.
7. All waste deposited into the waste chutes will discharge into 660-litre mobile bins placed onto a three (3) bin mechanically operated linear track system in the respective bin/chute rooms located in Basement 1 as indicated on the Architectural Drawings.
8. All waste chute infrastructure and waste storage facilities areas are located in four (4) separate bin/chute rooms located Basement 1 of the building as indicated on the Architectural Drawings.
9. For both cores, waste bins will be transferred from under the chute outlets into the Waste Room, where they will be stored prior to servicing. Similarly, the recycling bins will be transferred from the recycling compartments to the Recycling Room, where they will be stored prior to servicing.
10. For Stage 1 (town house development), the following arrangements will apply
    a) For all units within Blocks A, B, C and D (1 to 35), all waste, recycling and FOGO bins will be stored within the confines of each unit's lot entitlements as indicated on the Architectural Drawings.
    b) For units in Block E (36 to 42), all waste, recycling and FOGO bins will be stored within the confines of a communal waste area located in the town house basement as indicated on the Architectural Drawings.

c) For unit 43 in Block E, all waste, recycling and FOGO bins will be stored within the confines of the unit's lot entitlement as indicated on the Architectural Drawings.
d) For the sole unit in Block F (44), all waste, recycling and FOGO bins will be stored within the confines of the unit's lot entitlement as indicated on the Architectural Drawings.
e) For all units in Block G (45 to 50), all waste, recycling and FOGO bins will be stored within the confines of each unit's garage as indicated on the Architectural Drawings.
f) For unit 51 in Block H, all waste, recycling and FOGO bins will be stored within the confines of the unit's lot entitlement as indicated on the Architectural Drawings.
g) For units 52 -53 in Block H, all waste, recycling and FOGO bins will be stored within the confines of each unit's garage as indicated on the Architectural Drawings.
h) Each dwelling will be provided with 1 x 240-litre red lidded waste bin, service one (1) day per week, 1 x 240-litre yellow lidded recycling bin, serviced one (1) day per fortnight, and 1 x 240-litre green waste bin, serviced one (1) day per fortnight,
i) All waste, recycling and FOGO services will be provided as detailed in Part 5.4.7 on pages 21-22.

11. For Stage 2 (residential flat building development), the following arrangements will apply:
    a) Waste services will be provided weekly.
    b) Recycling services will be provided weekly.
    c) Green Waste services will be provided fortnightly.
    d) All waste, recycling and FOGO bins will be stored within the confines of two (2) bin storage areas located in Basement 1 as detailed in Part 5.5 on pages 24 to 30, and,
    e) All waste, recycling and FOG bins will be serviced from an onsite loading area as detailed in Part 5.5 on pages 24 to 30.
12. 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.
13. Fairfield City Council will provide all waste and recycling services to the development.

5.3 WASTE HANDLING & MANAGEMENT

As part of the kitchen fit-outs of each unit, cabinets will be provided within the unit so that separate and clearly marked and distinguishable waste and recycling containers will be accommodated.

This is aimed to encourage residents to source separate their waste and recycling materials in a convenient and efficient manner. Additionally, sufficient space will be provided within each unit for the storage of a minimum of one (1) day's waste and recycling material.

5.4 PROVISION OF SERVICES – STAGE 1 (TOWN HOUSE DEVELOPMENT)

5.4.1 Overview

This Part (Part 5.4) applies to the residential town house development, comprising of:

- Building A – two (2) storey + attic residential building containing 11 x 3 and 4 bed room dwellings,
- Building B – two (2) storey + attic residential building containing 8 x 3 and 4 bed room dwellings,
- Building C – two (2) storey residential building containing 9 x 3 bed-room dwellings,
- Building D – two (2) storey residential building containing 7 x 3 bed-room dwellings,
- Building E – two (2) storey residential building containing 8 x 3 bed-room dwellings + basement
- Building F – two (2) storey residential building containing 1 x 3 bed-room dwellings,
- Building G – two (2) storey residential building containing 6 x 3 bed-room dwellings, and,
- Building H – two (2) storey residential building containing 3 x 3 bed-room dwellings.

5.4.1 Waste Handling and Management

As part of the kitchen fit-outs of each unit, cabinets will be provided within the unit so that separate and clearly marked and distinguishable waste and recycling containers will be accommodated.

This is aimed to encourage residents to source separate their waste and recycling materials in a convenient and efficient manner. Additionally, sufficient space will be provided within each unit for the storage of a minimum of one (1) day's waste and recycling material.

5.4.2 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,
- Recycling Service – Yellow Lidded receptacle, and,
- Green Waste Services – Green Lidded receptacle.

5.4.3 Service Arrangements

According to the provisions of Part 6A.7.6 'Waste and Dry Recycling' of Council's City Wide DCP, the following table (Table 1) on page 21 specifies the criteria for waste and recycling generation rates (as specified by Fairfield City Council) based on: -

- Waste – 80-litres per dwelling per week,
- Recycling – 40-litres per dwelling per week, and,
- Green Waste – Not stated – 2 x 240-litre green lidded mobile green waste bins.

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	53	80	4,240	240	1	53	53
Recycling	53	40	2,120	240	0.5	53	53
Green Waste	53	N / A	N / A	240	0.5	53	53

TABLE 2 – PROPOSED SERVICING ARRANGEMENTS

WASTE	RECYCLING	GREEN WASTE
53 x 240-litre bins One (1) Service per Week	53 x 240 litre bins One (1) Service per Fortnight	53 x 240-litre bins One (1) Service per Fortnight

5.4.4 Waste and Recycling Collection Service Provider Details

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

5.4.5 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

5.4.6 Bin Storage Arrangements

For all units within Blocks A, B, C and D (1 to 35), all waste, recycling and FOGO bins will be stored within the confines of each unit's lot entitlements as indicated on the Architectural Drawings.

For all units in Block E (36 to 42), all waste, recycling and FOGO bins will be stored within the confines of a waste storage room with individual and locked bin cupboards for each unit, located in the town house basement as indicated on the Architectural Drawings.

For unit 43 in Block E, all waste, recycling and FOGO bins will be stored within the confines of the unit's lot entitlement as indicated on the Architectural Drawings.

For the sole unit in Block F (44), all waste, recycling and FOGO bins will be stored within the confines of the unit's lot entitlement as indicated on the Architectural Drawings.

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For all units in Block G (45 to 50), all waste, recycling and FOGO bins will be stored within the confines of each unit's lot entitlements as indicated on the Architectural Drawings.

For all units in Block H (51-53), all waste, recycling and FOGO bins will be stored within the confines of the unit's lot entitlement as indicated on the Architectural Drawings.

5.4.7 Mobile Towing Device and Trailer

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

The approved Mobile Bin Towing Device will be designed and manufactured to transport at least 8 x 240-litre waste and recycling bins (with the trailer), with a weight of 1,000kg's.

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

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

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

The Mobile Bin Towing Device (MBTD) is stored in secure located in the basement next to Waste Room 1 and the adjacent fire stair.

The storage area for the MBTD incorporates the following infrastructure:

- Access by dual, 180-degree, outwards opening, self-closing sealed doors with a minimum opening of 1800mm,
- Room enclosed, walled, and not permit through access to other on-site infrastructure,
- Sufficient size to accommodate tug/towing device and trailer proposed, and,
- Electrical charge capabilities (specific to system proposed) to permit scheduled charging.

Prior to the occupation of the building the Owners Corporation will carry out a risk assessment of this activity and as a result will provide Council with a Safe Work Statement.

Method Statement (SWMS) demonstrating how this work will be undertaken to comply with all relative work, health and safety requirements.

5.4.8 Collection Methodology – Bin Servicing Details

Based on advice from Council, it is understood that all collections occur on a Monday with waste being collected weekly and recycling and green waste being collected fortnightly on alternate weeks to one another.

It is also that the side loading collection vehicles for each bin stream will enter the site from Links Road. In order to facilitate the collection process, it is suggested that the respective collection vehicles proceed into the main area of the site and turn left at the main entry point and turn right into the roadway that separates Blocks A and B on the west and Blocks C and D to the east, proceed along the road in a northerly direction and collect all bins from Blocks A and B.

After servicing all units in Blocks A and B, the vehicle will turn right and then right again at Block G and service all units in Block G and Block H

Following the completion of servicing Block H bins, the vehicle will travel west and adjacent to Unit 20 will reverse (refer to Traffic Management Plan) to a point where it can be driven north along the roadway between Blocks E and H and service all bins allocated to Blocks E and F.

Following the completion of servicing Blocks E and F, the vehicle will travel north along the roadway turn left at the end of Block G and left again at the western side of Block D and service all of the bins allocated to Blocks C and D.

At the southern end of Block C, the vehicle will turn left and then exist the site in a forward direction through Links Avenue.

It is understood that a two (2) way road with a minimum width of 6.0 metres was approved by Council at a Re-zoning application meeting with Council planners, will be constructed along the entire length of the on-site roadway between Blocks A and B on the western side of the site and Blocks C and D to the east.

For the unit 43 (block E) and 44 (Block F), will be serviced from a 'kerbside' collection point located at the kerb adjacent to them.

For all units in Block G, all bins will be transported from a 'kerbside' collection point on the roadside in front of each unit.

The bins for Block H will be serviced from a kerbside collection point adjacent to Tree 46, and will be presented for servicing by the occupants of each of the three (3) units in Block H.

All services will be provided by Council using a side loading HRV collection vehicle. The entire collection process will be undertaken with only one (1) reverse movement.

5.4.8 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 not impact negatively on the principles of health, safety or convenience.

All waste services will take place according to the provisions outlined in Part 5.4.8 on page 29 and above.

The occupants of Block A, B, C, D, unit 43 in Block E, F, G & H will be responsible for presenting the bins to the kerbside for servicing and returning them to the bin area after collection. The Site Manager will be responsible for presenting the bins to the kerbside and returning them for units 36-42 in Block E.

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

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

All waste bins will be presented to the kerbside in an orderly manner. The bins will be returned to the bin area as soon as practicable after servicing, but no more than two hours of completed servicing.

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

5.4.9 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 not impact negatively on the principles of health, safety or convenience. All recycling services will take place according to the provisions outlined in Part 5.4.8 on pages 29 and 30.

The occupants of Block A, B, C, D, unit 43 in Block E, F, G & H will be responsible for presenting the bins to the kerbside for servicing and returning them to the bin room after collection. The Site Manager will be responsible for presenting the bins to the kerbside and returning them for units 36-42 in Block E.

All recycling services will be provided fortnightly on a day to be determined by the Council, on alternative weeks to the provision of the green waste (FOGO) services.

On the evening prior to each collection day, the yellow lidded recycling bins will be removed from the bin area and transferred to the kerbside for collection. The bins will be presented for servicing no earlier than 4.00pm on the evening prior to collection day. All recycling bins will be presented to the kerbside in an orderly manner.

The bins will be returned to the WSA as soon as practicable after servicing, but no more than two hours of completed servicing. All 240-litre mobile recycling bins will be presented for servicing on each collection day.

5.4.10 Green Waste (FOGO) Collections

All green 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 not impact negatively on the principles of health, safety or convenience.

All FOGO services will take place according to the provisions outlined in Part 5.4.7 on page 29 and 30.

The occupants of Block A, B, C, D, unit 43 in Block E, F, G & H will be responsible for presenting the bins to the kerbside for servicing and returning them to the bin area after collection. The Site Manager will be responsible for presenting the bins to the kerbside and returning them for units 36-42 in Block E.

All green waste services will be provided fortnightly on a day to be determined by the Council, on alternative weeks to the provision of the recycling services.

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

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

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

5.4.11 Bulky Waste Storage

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

This space may be used to store bulky waste items that can be disposed of as part of any Clean Up services to be provided. Bulky Waste Storage Areas are located within the confines of each unit's private lot entitlements.

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

5.5 PROVISION OF SERVICES – STAGE 2 (RESIDENTIAL FLAT BUILDING DEVELOPMENT)

5.5.1 Overview

This Part (Part 5.5) applies to the residential flat building component of the development town house development, comprising of the construction of a six (6) storey residential flat building, over two (2) basement levels, containing 85 x 1, 2 and 3 bedroom units.

5.5.2 Waste Handling and Management

As part of the kitchen fit-outs of each unit, cabinets will be provided within the unit so that separate and clearly marked and distinguishable waste and recycling containers will be accommodated.

This is aimed to encourage residents to source separate their waste and recycling materials in a convenient and efficient manner. Additionally, sufficient space will be provided within each unit for the storage of a minimum of one (1) day's waste and recycling material.

5.5.3 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,
- Recycling Service – Yellow Lidded receptacle, and,
- Green Waste Services – Green Lidded receptacle.

5.5.4 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,
- Recycling – 80 litres of bin space per unit collected fortnightly, and,
- Green Waste – 15 x 240-litre green waste bins.

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	85	120	10,200	660	1	15.46	16
Recycling	85	80	6,800	240	1	28.33	29
Green Waste	85	N / A	N / A	240	0.5	15.00	15

TABLE 2 – PROPOSED SERVICING ARRANGEMENTS

WASTE	RECYCLING	GREEN WASTE
16 x 660-litre bins One (1) Service per Week	29 x 240 litre bins One (1) Service per Week	15 x 240-litre bins One (1) Service per Fortnight

5.5.5 Waste and Recycling Collection Service Provider Details

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

5.5.6 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
660-litre mobile container	1.250	0.885	1.370

5.5.7 Mobile Towing Device and Trailer

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

The approved Mobile Bin Towing Device will be designed and manufactured to transport at least 8 x 240-litre waste and recycling bins (with the trailer), with a weight of 1,000kg's.

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

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

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

The Mobile Bin Towing Device (MBTD) is stored in secure located in the basement next to Waste Room 1 and the adjacent fire stair.

The storage area for the MBTD incorporates the following infrastructure:

- Access by dual, 180-degree, outwards opening, self-closing sealed doors with a minimum opening of 1800mm,
- Room enclosed, walled, and not permit through access to other on-site infrastructure,
- Sufficient size to accommodate tug/towing device and trailer proposed, and,
- Electrical charge capabilities (specific to system proposed) to permit scheduled charging.

Prior to the occupation of the building the Owners Corporation will carry out a risk assessment of this activity and as a result will provide Council with a Safe Work Statement.

Method Statement (SWMS) demonstrating how this work will be undertaken to comply with all relative work, health and safety requirements.

5.5.8 Waste & Recycling Requirements

Waste and recycling requirements are provided in the table below.

SERVICE	NUMBER OF CONTAINERS	COLLECTION FREQUENCY
Waste Service	16 x 660-litre mobile containers	Weekly
Recycling Service	29 x 240-litre mobile containers	Weekly
Green Waste	15 x 240-litre mobile containers	Fortnightly

5.5.9 Location, Design, and Construction of Bin Rooms

Waste storage and waste collection areas are provided to facilitate all residential waste and recycling storage and collection activities. These areas are located in Basement 1 of the buildings as indicated on the Architectural Drawings.

The building has two (2) separate cores – but four (4) bins rooms have been incorporated into the building design.

5.5.9.1 Waste and Recycling Chutes

All details of the waste chutes for both cores of the building are provided in Part 4 on pages 13-17.

5.5.9.2 Chute Room 1 – Orange Grove Core

All waste deposited into the Waste Chute will discharge into 1 x 660-litre mobile waste bin positioned under the chute outlet point of the three (3) bin mechanically operated linear track system which is located in Bin/Chute Room 1 in the north-western side of Basement 1 as indicated on the Architectural Drawings.

Chute Room 1 is a fully enclosed structure located on the western side of Basement 1 and has an area of 92.5sqm. Within the confines of the WSA is storage space for: -

- The 3 x 660-linear bin track system,
- 7 x 660-litre red lidded mobile waste bins, and,
- Associated infrastructure.

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.

5.5.9.3 Waste Room 1 – Orange Grove Core

Located next to Chute Room 1 is Waste Room 1 which will provide storage space for

- 14 x 240-litre mobile recycling bins,
- 7 x 240-litre green waste organic bins, and,
- Associated infrastructure.

Chute Room 1 and Waste Room 1 provide storage space for all waste, recycling and organic bins allocated to all 39 units situated in the Orange Grove core of the residential flat building development.

On the evening prior to collection, the Building Manager or their authorised representative for transporting all bins to be serviced from Chute Room 1 and Waste

Room 1 to the Waste Collection Room on the western side of the ground floor where they will be stored prior to being serviced.

5.5.9.4 Chute Room 2 – Cumberland Core

All waste deposited into the Waste Chute will discharge into 1 x 660-litre mobile waste bin positioned under the chute outlet point of the three (3) bin mechanically operated linear track system which is located in Bin/Chute Room 1 in the north-western side of Basement 1 as indicated on the Architectural Drawings.

Chute Room 2 is a fully enclosed structure located on the northern side of Basement 1 and has an area of 92.5sqm. Within the confines of the WSA is storage space for: -

- The 3 x 660-linear bin track system,
- 9 x 660-litre red lidded mobile waste bins, and,
- Associated infrastructure.

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.

5.5.9.5 Waste Room 2 – Cumberland Core

Located next to Chute Room 2 is Waste Room 2 which will provide storage space for

- 16 x 240-litre mobile recycling bins,
- 8 x 240-litre green waste organic bins, and,
- Associated infrastructure.

Chute Room 2 and Waste Room 2 provide storage space for all waste, recycling and organic bins allocated to all 46 units situated in the Cumberland core of the residential flat building development.

On the evening prior to collection, the Building Manager or their authorised representative for transporting all bins to be serviced from Chute Room 2 and Waste Room 2 to the Waste Collection Room on the western side of the ground floor where they will be stored prior to being serviced.

5.5.9.6 Waste Collection Area (Loading Dock)

Council's rear loading Heavy Rigid waste collection vehicle will provide all waste, recycling and green waste services to the RFB component of the development.

The vehicle will enter and exit the site in forward direction. A reverse manoeuvre will be undertaken within the active carriageway in order to access the loading bay which has been designed specifically to accommodate the HRV.

In order to facilitate safety of collection activities an appropriate traffic control system will be installed in this area, in consultation with Council's Traffic & Transport Branch.

All waste and recycling collections will take place from the loading bay which is located on the western side of the ground floor as indicated on the Architectural Drawings.

The loading bay is provided in this location so that it will not impact in any way on vehicular or pedestrian traffic throughout the development, and has been specifically

designed and located in this area to ensure that all collection activities are carried out efficiently and effectively in a manner that will not impact negatively on the principles of health safety and convenience.

All internal access, parking and servicing arrangements are to comply with all relevant Australian Standards. Additionally, all ramp grades will not exceed 15.4%

Bins will be transferred from the Waste Collection Area to a collection point at the rear end of the Loading Dock, where servicing will take place.

5.5.10 Mobile Traffic Barrier

A mobile traffic barrier will be provided to the front section of Waste Collection Area to prevent any vehicle from parking on or near it.

The barrier will be maintained by a Building Manager or Caretaker appointed by the Owners Corporation, who will be responsible for setting up the barrier and removing it to coincide with collection activities.

The barrier will be designed and manufactured in accordance with the relative Australian Standard.

The barrier will consist of four (4) parking bollards, a minimum of 1.0m in height secured to the basement floor slab at 1.0m intervals. It will remain in place permanently and only be removed by the Building Manager prior to waste and recycling collection activities.

All truck turning areas will be maintained and truck access to the loading bay (collection area) will be coordinated by the Building Manager/Caretaker.

5.5.11 Servicing Arrangements – Waste Collections

All waste services will be provided by Fairfield City Council's waste collection contractor, using a rear loading 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.

On the evening prior to collection, the Building Manager or their authorized representative will transfer the bins from the basement bin rooms to the rear of the loading dock ready for collection.

Upon the arrival of the collection vehicle at the loading dock, a member of Council's collection team will transfer the bins to the rear of the collection vehicle where the bins will be placed on the rear loading lifting device, and the contents of each bin will be deposited into the body of the collection vehicle.

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

All bins will be serviced in a manner that will not adversely impact on the principles of health, safety or convenience. The bins will be returned to the respective bins as soon as practicable after servicing by the Building Manager or their authorized representative

All 16 x 660-litre mobile waste bins will be serviced on each collection day.

5.5.12 Servicing Arrangements – Recycling Collections

All recycling services will be provided by Fairfield City Council, using a rear loading 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.

On the evening prior to collection, the Building Manager or their authorized representative will transfer the bins from the basement bin rooms to the rear of the loading dock ready for collection.

Upon the arrival of the collection vehicle at the loading dock, a member of Council's collection team will transfer the bins to the rear of the collection vehicle where the bins will be placed on the rear loading lifting device, and the contents of each bin will be deposited into the body of the collection vehicle.

The recycling bins will be serviced one (1) day per fortnight, on a day to be determined by the Council, on alternate weeks to the provision of the FOGO service.

All bins will be serviced in a manner that will not adversely impact on the principles of health, safety or convenience.

The bins will be returned to the respective bins as soon as practicable after servicing by the Building Manager or their authorized representative

All 56 x 240-litre mobile recycling bins will be serviced on each collection day.

5.5.13 Servicing Arrangements – Residential FOGO Collections

All FOGO services will be provided by Fairfield City Council, using a rear loading 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.

On the evening prior to collection, the Building Manager or their authorized representative will transfer the bins from the basement bin rooms to the rear of the loading dock ready for collection.

Upon the arrival of the collection vehicle at the loading dock, a member of Council's collection team will transfer the bins to the rear of the collection vehicle where the bins will be placed on the rear loading lifting device, and the contents of each bin will be deposited into the body of the collection vehicle.

The FOGO bins will be serviced one (1) day per fortnight, on a day to be determined by the Council, on alternate weeks to the provision of the recycling service.

All bins will be serviced in a manner that will not adversely impact on the principles of health, safety or convenience.

The bins will be returned to the respective bins as soon as practicable after servicing by the Building Manager or their authorized representative

All 5 x 240-litre mobile FOGO bins will be serviced on each collection day.

5.5.14 Bulky Waste Areas

Secure storage spaces are required to be provided for each residential unit in accordance with the requirements of Council.

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

The Bulky Waste Storage has been relocated to the ground floor approximately seven (7) metres from the loading bay.

The Building Manager 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.

All clean up services will be provided by Fairfield City Council.

The Owners Corporation will also be responsible for arranging ‘Clean Ups’ to ensure the efficient and regular removal at these materials. It will be the responsibility of the occupants of individual residential units, to dispose of this material, appropriately.

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

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

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

1. The walls and floors of all waste rooms 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. Floors waterproofed and extended to a height of 1200mm on walls,
5. Hot & cold-water tap/s,
6. Mechanical ventilation,
7. Sensor lighting,
8. Unobstructed minimum height clearance of 2700mm.
9. Appropriate washing facilities will be provided to each storage area, including appropriate plumbing and drainage fixtures and fittings, and the provision of running water.
10. All waste storage facilities will be washed and cleaned on a regular basis.
11. All mobile bins will be washed and cleaned on a regular basis.
12. All electrical equipment, including the provision of lighting, will be installed in accordance with the relevant Australian Standards.
13. 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.
14. Appropriate signage will be displayed throughout all basements clearly identifying waste and recycling bins and the waste and recycling bin rooms.
15. 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.
16. 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.
17. 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, 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.

This is a unique development with a unique set of arrangements for its waste management activities.

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