

CAMPBELLTOWN (SUSTAINABLE CITY) DEVELOPMENT CONTROL PLAN		
DESIGN GUIDEDANCE	PROPOSED	COMPLIES
PART 2.15 Waste Management Plan		
2.15.1 Waste Management Plan Design Requirements a) A detailed Waste Management Plan (WMP) shall accompany development applications for certain types of development/land uses, as detailed in Table 2.15.1 and for any other development that in the opinion of Council a WMP is required. b) Council may require a WMP for any other development, where in Council's opinion, such a development c) Plans submitted with a development application shall detail the following (as applicable): i) the size and location of waste and recycling storage areas; ii) routes for occupants to access waste and recycling areas; iii) collection point and/or access route for collection vehicles; iv) ventilation of waste and recycling storage areas; v) location of garbage chute and service rooms; vi) bin and storage area washing facilities; and vii) occupants' disposal points for all waste streams.	A waste management plan is provided with the application and is satisfactory.	Yes
	Waste management during construction is addressed in the provided WMP and conditions of consent are enforced to ensure compliance with council's requirements.	Yes

a) All waste and recyclable streams shall be stored separately on site. b) All storage areas/containers for each waste and recycling stream shall be kept on the site at all times and shall be indicated on the site plans/drawings as part of the WMP. c) Where material cannot be reused or recycled, it shall be disposed of at an appropriately licensed waste management facility. Details of disposal arrangements shall be specified in the WMP. d) Convenient and safe vehicular access to waste and recycling material storage areas shall be provided. e) The removal, handling and disposal of asbestos or other hazardous materials shall be carried out in accordance with WorkCover NSW, Office of Environment and Heritage and other regulatory authority guidelines and requirements.		
2.15.3 On-going Waste Management Design Requirements a) Provision shall be made for all waste and recycling storage containers to be located behind the primary and secondary building line and out of public view. b) Any room(s) for storing garbage and recycling shall be located in a position that is convenient for occupants and waste collection staff. Collection rooms shall complement the development and not be visibly obtrusive when viewed from any public place. c) A refuse collection point shall be nominated demonstrating that waste loading operations can occur on a level surface not adjacent to steep gradients, vehicle ramps and pedestrian access points. d) The path for wheeling bins between waste storage area(s) and the collection vehicle shall be free of steps or kerbs and have a maximum gradient of 1V:8H. e) The maximum travel distance between any storage area/point and the collection point for all bins shall be 25 metres.	On-going waste management for the proposed independent living units is addressed in the provided waste management plan and is satisfactory.	Yes

f) Where it is intended that collection vehicles are to drive into a private property to collect waste and recycling, the development shall be designed to provide for: i) the safe and efficient service of the development with minimal need to reverse; ii) vehicles to enter and exit in a forward direction; iii) adequate clearance to accommodate the waste collection vehicle dimensions detailed in Table 2.15.2. iv) where collection vehicles are required to enter the property, the pavement shall be constructed in such a manner that will not be damaged by a collection vehicle carrying the maximum legal weight			
PART 19 – SENIORS HOUSING AND HOUSING FOR PEOPLE WITH A DISABILITY			
19.2.1 Requirements for a development application a) A photomontage of the proposed development shall accompany any development application for seniors housing that is for more than 20 dwellings. b) A detailed landscape plan prepared by an appropriately qualified landscape architect shall accompany development applications for seniors housing. c) A detailed Waste Management Plan (WMP) prepared by an appropriately qualified waste management professional a waste audit is to be submitted as part of the waste management plan. d) A detailed traffic and car parking assessment report that is suitably prepared by a qualified consultant report shall accompany the development application. e) This section is to be read in conjunction with Clause 2.15 of the Campbelltown (Sustainable City) Development Control Plan. Which contains other requirements. 19.3.1 General Waste Requirements a) The business operator must enter into a commercial waste contract agreement for		A photomontage was provided with the application and council is satisfied. A detailed landscape plan was provided with the application, and council is satisfied it complies with the requirements. As noted above, a detailed WMP was provided with the application, and it is expected	Yes Yes Yes

regular waste & recycling collection and disposal with a suitably licensed contractor. A copy of the waste agreement must be available for inspection upon request by Council.		a commercial agreement will be entered into to manage on going waste.	
19.3.2 Waste Storage Areas a) Open waste storage areas must be appropriately covered and bunded to avoid stormwater entering the sewer. The ground areas must be paved with impervious material and must be graded and drained to a waste water disposal system according to Sydney Water's requirements. A hose tap connected to a water supply must be provided to enable easy cleaning. b) Closed waste storage area/room must be provided with smooth and impervious surfaces (walls and floors) and coved at the intersection of the floor and walls. Floor areas must be graded and drained to a floor waste gully connected to the sewer. Waste storage rooms must be well ventilated and proofed against pests. The area or room must be provided with water service hose connectors to enable easy cleaning. c) All waste and recycling generated from the business are to be kept within an appropriate storage receptacle on the premises. Waste is not to be stored or placed outside of a waste storage receptacle or in such a manner that it will become a litter, odour or health nuisance.		Waste storage areas are compliant, and conditions of consent are enforced ensuring strict compliance.	Yes
19.3.4 For Independent Living Units and Self-contained Dwellings a) Development shall comply with the appropriate section of the Plan DCP as follows: i) Clause 2.15 provides the general waste requirements for all dwelling types. ii) Clause 3.7.1.10 provides the requirements for attached dwellings (zone R3) iii) Clause 3.7.2.10 provides the requirements for multi dwelling housing (zone R3)		N/A	N/A

iv) Clause 5.4.8 provides the requirements for residential flat buildings and mixed use developments (zones R4, B3 and B4) v) Clause 5.6.5 provides the requirements for mixed use developments (zones B3 and B4)			
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