

DICKENS SOLUTIONS

WASTE MANAGEMENT PLAN

FOR ZHINAR ARCHITECTS (MONO CONSTRUCTIONS)

PROPOSED RESIDENTIAL FLAT BUILDING @ 824-834 FOREST ROAD PEAKHURST

DECEMBER 2018

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PART 1 – OVERVIEW AND PROPOSAL

1.1 EXECUTIVE SUMMARY

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

The aims and objectives of this WMP are to: -

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

This WMP is prepared in accordance with: -

- Hurstville Local Environment Plan 2012;
- Hurstville DCP No 1;
- All conditions of consent issued under the approved Development Application;
- The 'Better Practice Guide for Waste Management in Multi Unit Dwellings';
- Current industry standards and practices for the storage and collection of waste within Multi Unit Dwellings; and,
- The objective of ensuring that all waste management facilities and collection services will provide an outcome that will be effective and efficient, as well as promote the principles of health, safety and convenience.

This Waste Management Plan has been prepared for a Development Application submitted to the Georges River (formerly Hurstville) Council, for the construction of two (2) x four (4) storey residential flat buildings, at 824-834 Forest Road, Peakhurst, comprising:

- Building A – 37 x 1, 2, and 3 bed room units;
- Building B – 35 x 1, 2, and 3 bed room units;
- One (1) basement level under and common to both buildings; and.
- Associated infrastructure, driveway access, landscaping and services.

This WMP does not cover the demolition component of the development. A separate Waste Management Plan covering the demolition stage of the development will be submitted prior to the issue of the Construction Certificate.

This WMP is dated 14 December 2018.

1.2 INTRODUCTION

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

DESCRIPTION	Two (2) x four (4) storey residential flat buildings (72 units).
NUMBER OF UNITS	BUILDING A (37 Units) <ul style="list-style-type: none">- 13 x 1 bed room units;- 21 x 2 bed room units; and,- 3 x 3 bed room units. BUILDING B (35 Units) <ul style="list-style-type: none">- 11 x 1 bed room units;- 21 x 2 bed room units; and,- 3 x 3 bed room units. One basement level under and common to both buildings.
LOCATION	824-834 Forest Road, Peakhurst
LGA	Georges River Council

1.3 DESCRIPTION OF PROPERTY

PROPERTY DESCRIPTION	The development is to be constructed over six (6) existing Torrens Title lots at: - <ul style="list-style-type: none">- No 824, Lot 272, Forest Road;- No 826, Lot 271, Forest Road;- No 828, Lot 270, Forest Road;- No 830, Lot 269, Forest Road;- No 832, Lot 268, Forest Road; and,- No 834, Lot 267, Forest Road.
STREET ADDRESS	824-834 Forest Road, Peakhurst
DIMENSIONS (Approx.)	- Front (South) boundary – 98.09m; - Rear (North) boundary – 92.32m; - Side (West) boundary – 41.47m; and, - Side (East) boundary – 43.28m.
AREA	4,071 square metres
ZONING	Zone R3 – Medium Density Residential
R3	Hurstville LEP 2012 Hurstville DCP No 1

The site is located at 824-834 Forest Road, Peakhurst on the northern side of the road, over six (6) existing Torrens Title allotments upon which six (6) single storey dwellings exist.

The site is situated at the western end of the Peakhurst shopping precinct in an area zoned as R3 – Medium Density Residential, and is approximately 500m west of Bonds Road, and a short distance east of the intersection of Forest Road and Henry Lawson Drive. Peakhurst Park is a short distance north of the site.

The immediate surrounding development primarily consists of a mix of medium and low-density residential development. The Hurstville CBD is approximately 2km further east, and the M5 Motorway a similar distance north-east of the site.

1.4 APPLICANTS DETAILS

APPLICANT	Zhinar Architects (for Mono Constructions)
ADDRESS	Suite 1, Level 2, 2 Rowe Street, Eastwood. NSW. 2122.
TELEPHONE	02 8893 8888
E-MAIL	Vienna@zhinar.com.au

1.5 PROPOSAL

This proposal consists of the construction of two (2) x four (4) storey residential flat buildings, at 824-834 Forest Road, Peakhurst, comprising of 72 units:

- Building A – 37 x 1, 2, and 3 bed room units;
- Building B – 35 x 1, 2, and 3 bed room units;
- One (1) basement level under and common to both buildings; and.
- Associated infrastructure, driveway access, landscaping and services.

The development consists of two (2) distinct buildings, with one (1) basement under and common to both buildings.

Waste storage areas are provided in the north-western corner of the basement.

Although Council permits waste and recycling collections for development such as this from the kerbside (as part of both Council's DCP and waste collection contractual arrangements), it is understood that advice from the RMS has prohibited collection from the street in this instance. In this regard it is understood that at the Pre-DA Meeting with Council, it was advised that Council would consider on-site collection from the basement using a SRV (small rigid vehicle) due to the height and complexities of accessing the basement by a larger vehicle.

As it is understood that Council's waste and recycling collection contractors do not have small collection vehicles, it is proposed to service the development from the basement using a SRV by a licensed private waste and recycling collection contractor.

The basement constructed under the building will provide for: -

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

Egress from the building will be onto Forest Road, to the southern side of the site.

Current structures on the site are: -

- No 824 Forest Road – a single storey timber frame fibro dwelling with tiled roof, concrete driveway and paving, brick, metal and timber fencing, grasses rear yard area, and some miscellaneous vegetation;
- No 826 Forest Road – a single storey timber frame fibro dwelling with tiled roof, concrete driveway and paving, brick, metal and timber fencing, grasses rear yard area, and some miscellaneous vegetation;

- No 828 Forest Road – a single storey timber frame fibro dwelling with tiled roof, concrete driveway and paving, brick, metal and timber fencing, grasses rear yard area, and some miscellaneous vegetation;
- No 830 Forest Road – a single storey timber frame fibro dwelling with tiled roof, concrete driveway and paving, brick, metal and timber fencing, grasses rear yard area, and some miscellaneous vegetation;
- No 832 Forest Road – a single storey timber frame fibro dwelling with tiled roof, concrete driveway and paving, brick, metal and timber fencing, grasses rear yard area, and some miscellaneous vegetation; and,
- No 834 Forest Road – a single storey timber frame fibro dwelling with tiled roof, concrete driveway and paving, brick, metal and timber fencing, grasses rear yard area, and some miscellaneous vegetation.

The project consists of: -

- a) The excavation of the site to construct two (2) basement levels for car parking and other services;
- b) The construction of the building;
- c) The provision of landscaping, open space, driveways, concrete pathways and other elements associated with the development; and,
- d) The on-going use of the building.

This WMP does not cover the demolition component of the development. A separate Waste Management Plan covering the demolition stage of the development will be submitted prior to the issue of the Construction Certificate.

PART 2 – CONSTRUCTION

2.1 CONSTRUCTION – GENERALLY

Upon completion of all excavation 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 13, 14, 15, 16 and 17 of this WMP.

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

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

2.2 CONSTRUCTION – RECYCLING, REUSE & DISPOSAL DETAILS

The following details prescribe the manner in which all material surplus to the construction of the building will be dealt with.

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

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

1. Excavated Materials

Volume / Weight	14,250 cubic metres / 24,225 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	10 cubic metres / 10 Tonnes
On Site Reuse	Clean and remove lime mortar from bricks. Re-use in new footings. Broken bricks for internal walls. Crush and reuse as drainage backfill. Crushed and used as aggregate.
Percentage Reused or Recycle	75% - 90%
Off Site Destination	Brandown, Lot 9 Elizabeth Drive, Kemp's Creek (Tel 02 9826 1256) or, Bingo Industries, 38 McPherson Street, Banksmeadow. (Tel 1300 424 646)

3. Concrete

Volume / Weight	10 cubic metres / 24 Tonnes
On Site Reuse	Existing driveway to be retained during construction. Crushed and used as aggregate, drainage backfill.
Percentage Reused or Recycled	60% - 75%
Off Site Destination	Brandown, Lot 9 Elizabeth Drive, Kemp's Creek (Tel 02 9826 1256) or, Kurnell Landfill, Captain Cook Drive, Kurnell (Tel 02 9668 8539) or, Bingo Industries, 38 McPherson Street, Banksmeadow. (Tel 1300 424 646)

4. Timber

Volume / Weight	10 cubic metres / 4 Tonnes
On Site Reuse	Re-use for formwork and studwork, and for landscaping
Percentage Reused or Recycled	65% - 90%
Off Site Destination	Quality Recycled Demolitions, 34 Woodfield Boulevard, Caringbah (Tel 02 9542 7203) or, Second Hand Building Centre, Rear 432b West Botany Street, Rockdale (Tel 02 9567 1322). or, Bingo Industries, 38 McPherson Street, Banksmeadow. (Tel 1300 424 646)

5. Plasterboard & Fibro

Volume / Weight	10 cubic metres / 3.5 Tonnes
On Site Reuse	Nil – All to be disposed of off-site
Percentage Reused or Recycled	To be determined
Off Site Destination	Ecocycle, 155 Newtown Road, Wetherill Park (Tel 02 0757 2999) or, Lucas Heights Waste Management Centre, New Illawarra Road, Lucas Heights. (Tel 1300 651 116), or, Bingo Industries, 38 McPherson Street, Banksmeadow. (Tel 1300 424 646)

6. Metals / Steel / Guttering & Downpipes

Volume / Weight	12 cubic metres / 3 Tonnes
On Site Reuse	No
Percentage Reused or Recycled	60 – 90%
Off Site Destination	Sydney Wide Scrap Metal, 4/18 Alfred Street, Chipping Norton (Tel 9738 9771) or, Bingo Industries, 38 McPherson Street, Banksmeadow. (Tel 1300 424 646) or, All Metal Industries, 17 Tumbridge Street, Ramsgate (Tel 9529 4424)

7. 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	Bingo Industries, 38 McPherson Street, Banksmeadow. (Tel 1300 424 646) or, Kurnell Landfill, Captain Cook Drive, Kurnell (Tel 02 9668 8539)

8. Plastics

Volume / Weight	6 cubic metres / 1 Tonne
On Site Reuse	Nil
Percentage Reused or Recycled	80% - 95%
Off Site Destination	Bingo Industries, 38 McPherson Street, Banksmeadow. (Tel 1300 424 646) or, Recycle Works, 45 Parramatta Road, Annandale (Tel 02 9517 2711)

9. Glass, Electrical & Light Fittings, PC items

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

10. Pallets

Volume / Weight	20 cubic metres / 10 Tonne
On Site Reuse	No
Percentage Reused or Recycle	90% - 100%
Off Site Destination	To an approved agency, or agencies, for reuse and resale.

4. Residual Waste

Volume / Weight	1,430 cubic metres / 1,430 Tonnes
On Site Reuse	No
Off Site Destination	Lucas Heights Waste Management Centre, New Illawarra Road, Lucas Heights. (Tel 1300 651 116), or, Bingo Industries, 38 McPherson Street, Banksmeadow. (Tel 1300 424 646)
Notes on calculation of volume of residual waste	<ol style="list-style-type: none">1. In calculating the amount of residual waste produced from the construction of all buildings on site, it is estimated that 10% of it, will be residual waste.2. As all of the materials vary in weight per volume, a figure of 1 cubic metre of material is equal to 1 tonne in weight has been used.

It is noted that the quantities of materials detailed in this section (Part 3.2) are estimates only, based on current industry standards and quantity analysis, and may

vary due to the prevailing nature of construction constraints, weather conditions, and any other unforeseeable activities associated with the construction of the buildings, which are beyond the control of the developer, including but not being limited to theft, accidents, and other acts of misadventure.

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

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

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

2.3 CONSTRUCTION– ON SITE STORAGE OF MATERIALS

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

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

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

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

2.4 CONSTRUCTION – EXCAVATED MATERIAL

All excavated material removed from the site, as a result of 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 3 – ON GOING USE OF BUILDING

3.1 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.

3.2 ASSUMPTIONS

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

1. One (1) large Waste Storage Area is provided for the development.
2. The WSA is located in the south-western corner of the basement of the building, below the driveway ramp.
3. Within the WSA will be storage space for all waste and recycling bins required for the development.
4. All waste and recycling bins are to be stored within the confines of the WSA as indicated on the Basement Floor Plan.
5. The number and size of bins have been calculated from information provided in the Hurstville No 1 DCP (Amendment No 7 – effective October 2018).
6. All waste material will be stored in 18 x 240-litre mobile bins.
7. All recycling material will be stored in 12 x 240-litre mobile bins.
8. Waste services will be provided twice per week.
9. Recycling services will be provided twice weekly.
10. Although Council permits waste and recycling collections for development such as this from the kerbside (as part of both Council's DCP and waste collection contractual arrangements), it is understood that advice from the RMS has prohibited collection from the street in this instance.
11. At the Pre-DA Meeting with Council on 26 July 2018, it is understood that Council indicated it would consider on-site collection from the basement using a SRV (small rigid vehicle) due to the height and complexities of accessing the basement by a larger vehicle.
12. It is understood that Council's waste and recycling collection contractors do not have small collection vehicles, as such it is proposed to service the development from the basement using a SRV by a licensed private waste and recycling collection contractor.
13. A licensed private waste and recycling contractor will provide all waste and recycling services to the development.
14. The Owners Corporation will appoint a Building Manager / Caretaker, whose responsibility it will be to supervise and manage all waste management activities.

3.3 WASTE HANDLING & MANAGEMENT

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

All residents will be responsible for transporting and depositing their waste and recycling material into the appropriate bins within the bin storage area. All waste is to be placed in the red lidded waste bins. All recyclable material is to be placed in the yellow lidded recycling bins.

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

Appropriate signage will be erected within the bin storage area to assist residents in placing their waste and recyclables into the appropriate bins.

Unrestricted access to the bin storage area will be provided at all times to the residents of each block so that waste and recycling material can be deposited within the appropriate bins at any time.

3.4 WASTE & RECYCLING – SERVICE REQUIREMENTS

All waste and recycling materials will be stored in approved receptacles of an appropriate size as specified in this WMP.

The lids of the bins shall be closed at all times to reduce litter, stormwater pollution, odour and vermin.

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

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

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

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

3.5 WASTE & RECYCLING – SERVICE ARRANGEMENTS

The following table (Table 1) specifies the criteria for waste and recycling generation rates, as provided in Council’s DCP No 1 Clause 3(a) on page 21 of Appendix 1 (Amendment No 7 – effective October 2018), based on: -

- Waste – 120 litres of bin space per unit per week; and,
- Recycling – 80 litres of bin space per unit per week.

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	72	120	8,640	240	2	18.00	18
Recycling	72	80	5,760	240	2	12.00	12

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

TABLE 2 – PROPOSED SERVICING ARRANGEMENTS

WASTE	RECYCLING
18 x 240-litre bins / twice weekly	12 x 240-litre bins / twice weekly

3.6 PROVISION OF WASTE & RECYCLING SERVICES

3.6.1 Waste and Recycling Collection Service Provider Details

All waste and recycling services will be provided by a licensed private waste and recycling collection contractor using a small rigid vehicle (SRV). The size of SRV's are generally in the line with the following dimensions:

- Length – 6.4m;
- Height – 2.5m; and,
- Width – 2.5m.

Templates for swept paths, turning circles and other access requirements will be provided to Council prior to the issue of the Construction Certificate.

All details of the service provider, including vehicle specifications will be provided to Council upon the appointment of the contractor.

3.6.2 Details of Mobile Containers (Residential)

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

CONTAINER TYPE	HEIGHT (metres)	DEPTH (metres)	WIDTH (metres)
240-litre mobile container	1.080	0.735	0.585
1100-litre mobile container	1.470	1.070	1.240

3.6.3 Waste & Recycling Requirements

Waste and recycling requirements are provided in the table below.

TABLE 3 – PROPOSED RESIDENTIAL SERVICING ARRANGEMENTS

SERVICE	NUMBER OF CONTAINERS	COLLECTION FREQUENCY
Waste Service	18 x 240-litre mobile containers	Twice Weekly
Recycling Service	12 x 240-litre mobile containers	Twice Weekly

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

All waste and recycling bins be stored within the confines of the Waste Storage Area which is located in the basement of the of the building as indicated on the Basement Floor Plan.

Within the confines of this area will be storage space for 18 x 240-litre waste bins and 12 x 240-litre recycling bins, all of which form part of Council's servicing requirements for the development.

The Building Manager/Caretaker will be responsible for transferring all full waste and recycling bins from the WSA to the collection area.

3.6.5 Waste Collection Area

All waste and recycling collections will take place from a dedicated waste collection area in the form of a loading bay, located immediately east of the Waste Storage Area.

The loading bay has been designed to permit access by a SRV of the following dimensions:

- Length – 6.4m;
- Height – 2.5m; and,
- Width – 2.5m.

At all times the vehicle will enter and exit the site in a forward direction.

3.6.6 Servicing Arrangements – Waste Collections

All residential waste services will be provided by a licensed private waste and recycling collection contractor. The servicing of all waste bins will take place from the loading bay in the basement.

Waste bins will be removed from the WSA by the Building Manager/Caretaker or their representative and returned to it on completion of servicing.

All waste bins will be returned to the WSA as soon as practicable after they have been service, but no later than two (2) hours after servicing.

The waste bins will be serviced twice weekly, on days to be determined.

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

All 18 x 240-litre waste bins will be presented for servicing on each collection day.

3.6.6 Servicing Arrangements – Recycling Collections

All residential waste services will be provided by a licensed private waste and recycling collection contractor. The servicing of all waste bins will take place from the loading bay in the basement.

Waste bins will be removed from the WSA by the Building Manager/Caretaker or their representative and returned to it on completion of servicing.

All waste bins will be returned to the WSA as soon as practicable after they have been service, but no later than two (2) hours after servicing.

The waste bins will be serviced twice weekly, on days to be determined.

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

All 18 x 240-litre waste bins will be presented for servicing on each collection day.

3.7 GREEN WASTE

No formal green waste service will be provided to the development.

All green waste will be disposed of into the red lidded waste bins, as Council provides a garden organics service in a combined organics and waste bin.

3.8 BULKY WASTE STORAGE

Secure storage spaces are provided for each residential unit for the storage of bulky waste items that can be disposed of as part of any Clean Up services to be provided to this complex.

The Bulky Waste Storage Area is located next to the WSA in the basement. The area has a floor area of 13.5 square metres and is fitted with 1.5m double door for access.

The Owners Corporation 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 the Bulky Waste Storage Area will be carried out.

Residents will be provided with unrestricted access to the Bulky Waste Storage Area at all times.

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

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

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

1. The walls and floors of all Waste Storage Areas 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 all Waste Storage Areas, and the respective floors will be graded to drain into them.
4. Appropriate washing facilities will be provided to chute rooms and WSA's, including appropriate plumbing and drainage fixtures and fittings, and the provision of running water.
5. All Waste Storage Areas are to be washed and cleaned on a regular basis.
6. All mobile bins will be washed and cleaned on a regular basis.
7. All electrical equipment, including the provision of lighting, will be installed in accordance with the relevant Australian Standards.
8. Natural and mechanical ventilation will be required to be installed within all chute rooms and WSA's, in accordance with the relative provisions of the Building Code of Australia.
9. Appropriate signage will be erected adjacent to the chutes on residential floors and within the basement, providing instruction to residents on how to use waste and recycling facilities, including what is and what is not recyclable.
10. The Owners Corporation will be responsible for ensuring that all waste and recyclable matter and materials are placed and stored within the appropriate containers provided.

PART 4 – SUMMARY

4.1 SUMMARY

In summarising this proposal, the following information is provided:

1. Where possible, this Waste Management Plan (WMP) has been developed and documented in accordance the relevant provisions of Council's DCP No 1 (Amendment No 7 – effective October 2018).
2. All waste and recycling services will be provided by a licensed private waste and recycling collection contractor.
3. The number and size of bins have been calculated from information provided in Council's DCP.
4. The Owners Corporation will be responsible for ensuring that all ongoing waste management activities are carried out in accordance with the provisions of this WMP.
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.
7. This WMP does not cover the demolition component of the development. A separate Waste Management Plan covering the demolition stage of the development will be submitted prior to the issue of the Construction Certificate.

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 the Georges River Council.
