



DEVELOPMENT CONTROL PLAN NO.38

WASTE – AVOID, REUSE, RECYCLE

Avoid, Reuse, Recycle.



www.leichhardt.com.au

LEICHHARDT COUNCIL
WASTE DEVELOPMENT CONTROL PLAN

ACKNOWLEDGMENT

This Development Control Plan is based on the 'Waste Not' a model Development Control Plan and Local Approvals Policy developed by the Sydney Regional Organisation of Councils.

Contents	Page No
-----------------	----------------

Part A	General Information	4
1.	Introduction	4
2.	Adoption Date	4
3.	Land to which this Plan applies	4
4.	Relationship of this Plan to other LEP's and DCP's	4
5.	Aims and Objectives	4
6.	The Waste Problem	5
7.	Waste Management Plans	6
8.	Definitions	7
Part B	Waste minimisation, storage and removal - Residential	9
Part C	Waste Minimsistion, storage and removal - Non-residential	12
Infosheet 1	Waste Design Requirements Residential Uses	15
Infosheet 2	Waste Design Requirements Non - Residential Uses	18
Infosheet 3	Waste Management Plan	20
Infosheet 4	Sample Waste Management Plan	26
Infosheet 5	Indicative Waste Generation Rates	32
Infosheet 6	Bin sizes and Dimensions	33

PART A – GENERAL INFORMATION

1. INTRODUCTION

This Development Control Plan (DCP) relates to development classified under the Environmental Planning and Assessment Act (EPA & Amendment Act), 1997 and the Leichhardt Local Environmental Plan No 20 and Interim Development Order No 27.

The DCP contains Council's development standards and requirements for waste management and minimisation.

2. ADOPTION DATE

This DCP was adopted by Leichhardt Council on the 26 October 1999, and came into operation on 15 December 1999.

3. LAND TO WHICH THIS PLAN APPLIES

This DCP applies to all land within the Leichhardt local government area, except land covered by the Sydney Regional Environmental Planning Policy 26.

4. RELATIONSHIP OF THIS PLAN TO OTHER LEP'S AND DCP'S

This DCP supplements the controls of Leichhardt Environmental Plan No 20 and Interim Development Order No 27.

This Development Control Plan also supplements the controls of Leichhardt Local Environmental Plan 2000 and the accompanying Development Control Plan 2000.

This DCP has been prepared in accordance with the provisions of s.72 of the Environmental Planning and Assessment Act (EPA) 1979, and clauses 19-25 of the Environmental Planning and Assessment Regulation, 1980. This DCP applies to all development applications for demolition and/or construction (including alterations, additions and fit-outs) development within Leichhardt local government area.

5. AIMS AND OBJECTIVES

The principle aim of this DCP is to reduce the demand for waste disposal:

- in line with the Federal and NSW State Government reduction targets and the Waste Minimisation and Management Act 1995;
- by providing detailed criteria for the consideration of demolition and construction waste and the design and management of recycling, composting and waste storage and collection facilities within developments.

The specific objectives of the DCP are:

- To maximise reuse and recycling of building/construction materials, household generated waste and industrial/commercial waste.
- To encourage building designs and construction techniques, which will minimise waste generation.
- To provide for design and location standards, which assist waste and recycling collection and management services, offered by Council and private providers.
- To minimise the overall environmental impacts of waste, in line with the principles of Ecologically Sustainable Development (ESD).
- To provide advice to intending applicants on how to prepare Waste Management Plans, detailing actions to minimise waste generation and disposal in the demolition and construction phases and ongoing management of the development.
- To provide advice to applicants on matters to be considered when assessing the waste implication of the variety of applications made under the Environmental Planning and Assessment Act (as amended).
- To assist in achieving Federal and State government waste minimisation targets.

6. THE WASTE PROBLEM

The Federal and NSW State Governments have waste reduction targets of 50% and 60% respectively, (by the year 2000), to address the waste problem.

Waste can be considered a problem for at least two reasons:

Firstly, much of what we currently call 'waste' is actually reusable/recyclable. If we fail to recognise 'waste' as a valuable resource we will continue to extract and process large amounts of raw materials and have significant impact on the natural environment.

Secondly, finding space acceptable for landfill is an ever-increasing problem. Furthermore, landfill sites release gases that contribute to the green house effect (global warming). Approximately three million tonnes of waste is dumped to landfill annually in Sydney. It is essential that efforts be made to reduce quantities of waste sent to landfill and increase reuse and recycling of materials.

Much of Sydney's waste production can be reduced, with industry action at the point of production. A further high percentage can be reused and recycled if we take the time to separate reusable and recyclable materials, promote local markets and arrange for transportation.

Local government also has a key role to play in minimising waste. Councils collect, recycle and dispose of domestic waste and provide general advice on waste reduction. Council also regulates building and land development.

LEICHHARDT COUNCIL
WASTE DEVELOPMENT CONTROL PLAN

This DCP has been produced to implement mechanisms by which waste can be considered and ultimately reduced when an application is made for development.

7. WASTE MANAGEMENT PLANS

Applicants shall be required to prepare a WASTE MANAGEMENT PLAN and address any other provisions contained in this DCP (together with any other DCP relevant to the assessment of the application).

Where FORMS 3 and 4 of the WASTE MANAGEMENT PLAN are not submitted at Development Application stage, they will be required prior to the issue of the Construction Certificate.

In simple terms, a Waste Management Plan is a checklist that provides Council with details of the following:

- The volume and type of waste to be generated
- How the waste (and reusable and recyclable materials) are to be stored and treated on site
- How the residue is to be disposed of
- How ongoing management will operate.

The Waste Management Plan is at Info Sheet 3 (and a sample Waste Management Plan at Info Sheet 4) and must be completed for all applications. Completing the checklist should **not** be a difficult task and the process should assist industry, commercial operators and site managers in planning their necessary waste management procedures. Recent case studies outlined in the NSW's Waste Board's '*Waste Planning Guide for Development Applications*', have proven that waste minimisation can be a cost saving measure for the developer.

Please refer to Key references on Pages 11 and 14 and Info sheets 3 and 4 for information to assist applicants to prepare a Waste Management Plan.

8. DEFINITIONS

For the purposes of this DCP the following words have the meaning specified.

Collection Point means the usual (or agreed) point on the footpath/roadway, or onsite, where the garbage and recyclables are loaded onto vehicles.

Collection Area means the location where garbage, compostable material or recyclable materials is transferred from a building's storage containers to a collection vehicle for removal from the site.

Compost means vegetative material capable of being converted to humus by a biological decay process.

Dwelling means a room or suite of rooms occupied or used or so constructed or adapted as to be capable of being occupied or used as a separate domicile.

Garbage Chute means a duct in which the deposited material descends from one level to another within the building, due to gravity.

Hazardous waste means any waste that:

- because of its physically, biologically or chemically damaging properties, is capable of causing a danger to the life or health of any living thing if it is released into the environment, and
- is, or contains, a substance specified in Schedule 1 of the Waste Minimisation and Management Regulation 1996.

Multi-unit Housing means a development of more than 1 dwelling.

Recyclable means capable of being reprocessed into useable material.

Reusable means capable of being used more than once for the same or different purpose.

Storey in relation to a building, means a floor of the building, being a floor containing one or more habitable rooms.

Special waste means a waste that posed or is likely to pose an immediate or long-term risk to human health or the environment.

Volume reduction equipment means devices, which reduce the volume of waste or recyclable material including compressing devices such as compactors and balers, and shredding, pulverising or crushing devices.

LEICHHARDT COUNCIL
WASTE DEVELOPMENT CONTROL PLAN

Waste includes:

- Any substance (whether solid, liquid or gaseous) that is discharged, emitted, or deposited in the environment in such volume, constituency or manner as to cause an alteration in the environment, or
- Any discarded, rejected, unwanted, surplus or abandoned substance, or
- Any otherwise discarded, rejected, unwanted, surplus or abandoned substance intended for sale or for recycling, reprocessing, recovery or purification by a separate operation from that which produced the substance, or
- Any substance prescribed by the regulation to be waste for the purpose of the Waste Minimisation and Management Act 1995.

Waste Storage and recycling area or room means a designated area or room or combination of designated areas or rooms upon the site of a building for the housing of approved containers to store waste and recyclable material likely to be generated by the buildings occupants.

Waste Management Plan means a checklist showing the volume and type of waste to be generated, storage of reusables, recyclables and waste and treatment on site, and how the residual is to be disposed of.

Part B - Waste minimisation, storage and removal, Residential

Principles

To encourage waste minimisation (waste avoidance, re-use of materials and recycling) and ensure efficient storage and collection of reusable materials, recyclables and waste.

To promote improved project management to maximise re-use and/or recycling of materials.

Rationale

Our traditional *waste* disposal habits are unsustainable and limit the reuse of valuable resources. In addition to the environmental benefits, there are cost savings to be made by reducing the amount of *waste* we produce.

Waste is produced by the demolition of buildings, redevelopment of land and throughout the residential occupancy of buildings. Storage facilities for *reusable* materials, *recyclables* and *waste*, and the appropriate collection of these materials, need to be considered at the design stage.

Guidelines

Design

- Design of new buildings and alterations to existing buildings should aim to minimise *waste* by using, wherever possible:
 - standard sizes,
 - prefabricated construction; and
 - by 'ordering to fit'.
- Provision of appropriate *waste*, recycling and composting facilities
- Insink *waste* disposal systems are strongly discouraged by Council. Kitchen vegetable *waste* can be readily composted.
- Garbage chutes are strongly discouraged by Council.

Demolition and Construction

- Consider the opportunities to re-use materials from the demolition and excavation phase for a proposed new use.
- *Recyclable* materials should be separately stored from other left over materials for collection by the recycling contractor.
- Keep separated material clean, (e.g. cardboard, plasterboard etc) and, where appropriate, protected from weather damage.

On going Management

- Consider the ongoing management of *waste* for the life of the building.
- *Volume reduction equipment* should only be used if *recyclable* material proposed for compaction is appropriately separated and does not contain contaminants.

Controls

Design

- Completion of the *Waste Management Plan* Forms 1 and 2 at Info Sheet 3 (see sample at Info Sheet 4), including:
 - Estimations of quantities and type of materials to be generated in use of the premises.

A site plan showing:

 - *waste storage, recycling and composting areas*
 - location of *collection points*.
- *Waste storage and recycling areas* for all developments should be capable of accommodating Council's standard waste and recycling containers (Info Sheets 1 & 6).
- All dwellings shall be provided with an internal storage area (e.g. in the kitchen, laundry) for *recyclable* and *compostable* material, sufficient to hold a single day's waste.
- Areas for *composting*, being an unpaved earth surface, should be available for all residents for single dwellings in rear yards and for *multi unit housing* in communal facilities or in small private courtyards.
- Communal on-site *waste storage and recycling areas or rooms* should be provided:
 - For *multi-unit housing*, where each *dwelling* does not have a separate area at ground level (e.g. garages, carport, open space, etc) for the storage of bins (waste and recycling);
 - For *multi-unit housing* where the number of *dwellings* and subsequent number of bins would visually detract from the appearance of the development and surrounding streetscapes; and;
 - Where it is necessary for ensuring an efficient collection service.
- Communal *waste storage and recycling areas or rooms* should be located within the basement car park of *multi unit housing*, with an accessible path to the *collection point*.
- Where a basement car park is not proposed, communal *waste storage and recycling area or rooms* should be:
 - located behind the main building alignment; and
 - appropriately screened to minimise visual impacts on the development, and the streetscape; and
 - within easy access of the *collection point*.
- Communal *waste and recycling storage area or rooms* must have bin wash facilities, i.e. trapped gully and water taps.
- Communal *waste storage and recycling area or rooms* should be clearly labeled.
- Where communal *waste storage and recycling areas or rooms* are not required, consideration should be given to the location of bins (waste and recycling) for all residential development.
- Where it is necessary for collection vehicles to enter private property, details of design requirements should be obtained from Council's Works and Services Division.

residential

Demolition and Construction

- Completion of the *Waste Management Plan* Forms 3 and 4 at Information Sheet 3 (see sample at Information Sheet 4), including:
 - Estimations of quantities and type of materials to be reused, recycled or left over for removal from the site.

A site plan showing:

 - material storage areas for *reusable* materials and *recyclables* during demolition and construction
 - vehicular access to material storage areas.
- Where material cannot be reused or recycled, it should be disposed of at an 'approved' landfill.
- Waste and/or recycling containers (skips) may only be placed by persons, or companies holding a current licence from the Council. The licence applies to the owner, or provider, of the waste container. On street placement, insurance and other standard development conditions apply.

Ongoing Management

- For *multi-unit housing* with numerous communal onsite *waste and recycling areas or rooms* operating in conjunction with a *Collection area*, The Body Corporate is to ensure waste is transported from the rooms to the *collection areas* at appropriate times and from this area to on-street placement and removal on collection days.
- For all other residential development, each *dwelling* shall have its own bins (*waste and recycling*) with individual householders taking responsibility for on-street placement and removal.

Key references:

1. **Information sheet 1** – Waste Design Requirements for Residential Uses.
2. *Waste Planning Guide for Development Applications - planning for less waste*, NSW Waste Boards.
3. *Construction & Demolition Recycling Directory*, NSW Waste Boards and at www.wasteboard.nsw.gov.au

Part C - Waste minimisation, storage and removal, Non - Residential

Principle

To encourage waste minimisation (waste avoidance, re-use of materials and recycling) and ensure efficient storage and collection of reusables, recyclables and waste.

To promote improved project management to maximise re-use and/or recycling of materials.

Rationale

Our traditional *waste* disposal habits are unsustainable and limit the reuse of valuable resources. In addition to the environmental benefits, there are cost savings to be made by reducing the amount of *waste* we produce.

Waste is produced by the demolition of buildings, redevelopment of land, and changes in the use of buildings and throughout the occupancy of buildings, for non-residential purposes. Non residential developments may require special provisions for managing *waste* based on anticipated waste generation rates.

The design of *waste* facilities should encourage waste minimisation. Storage facilities for *reusable* materials, *recyclables* and *waste*, and their appropriate collection need to be considered at the design stage.

Guidelines

Design

- Design of buildings should aim to minimise *waste* by using, wherever possible:
 - standard sizes,
 - prefabricated construction; and
 - by 'ordering to fit'.
- *Waste* disposal and *recycling* areas should be flexible in design allowing for future changes of use or tenancy.
- Explore the possibility of *composting*.

Demolition and Construction

- Consider the opportunities to re-use materials from the demolition and excavation phase for a proposed new use.
- *Recyclable* materials should be separately stored from other left over materials for collection by the recycling contractor.
- Keep separated material clean, (e.g. cardboard, plasterboard etc) and, where appropriate, protected from weather damage.

Ongoing Management

- Consider the ongoing management of *waste* for the life of the building.
- *Volume reduction equipment* should only be used if *recyclable* material proposed for compaction is appropriately separated and does not contain contaminants.

Controls

Design

- Completion of the *Waste Management Plan* Forms 1 and 2 at Info Sheet 3 (see sample at Info Sheet 4), including:
 - Estimations of quantities and type of materials to be generated in use of the premises.

A site plan showing:

- *waste storage*, recycling and *composting* areas
 - location of *collection point*.
- Communal waste and recycling facilities shall be provided:
 - for multiple occupancy tenancies (such as a group of shops or office complex);
 - where design makes it impractical for all tenancies to have access to a collection point;
 - where site characteristics restrict entry of vehicles.

Each tenancy within the building or complex shall have a designated and clearly defined space within the communal *waste storage and recycling area*.

Each designated space shall provide sufficient commercial containers to accommodate the quantity of *waste and recyclable* material generated. Typical waste generation rates for various non-residential uses are provided at Information Sheet 5.

- Premises, which do not utilise or require shared waste and recycling storage/collection areas, should have regards to the likely generation rates at information sheet 5.
Waste and recycling storage /collection areas shall also ensure:-

- The system for waste management is compatible with collection service (s)
 - Onsite separation for *reusable* materials and *recyclables* is facilitated
 - The provision of an appropriately designed and well located *waste storage and recycling area and/or room* is provided on site
 - The provision of clear access for staff and collection services is provided.
- Where *waste storage and recycling areas* are not internally located, they should be:
 - located behind the main building alignment; and
 - appropriately screened to minimise visual impacts on the development, and streetscape.
 - Where it is necessary for collection vehicles to enter private property, details of design requirements should be obtained from Council's Works and Services Division.
 - Provide details of compliance with any environmental health and safety requirements relating to on site storage and removal of waste materials (e.g. refrigerated waste rooms, grease traps etc).

Demolition and Construction

- **Completion of the *Waste Management Plan* Forms 3 and 4 at Information Sheet 3, (see sample at information sheet 4) including:**
 - Estimations of quantities and type of materials to be reused, recycled or left over for removal from the site.
 - A site plan showing:
 - material storage areas for *reusable* materials and *recyclables* during demolition and construction
 - vehicular access to material storage areas.
- ***Waste* and/or recycling containers (skips) may only be placed by persons, or companies holding a current licence from the Council. The licence applies to the owner, or provider, of the waste container. On street placement, insurance and other standard development conditions apply.**
- **Where material cannot be reused or recycled, it should be disposed of at an 'approved' landfill.**

Ongoing management

- **Provide details of operational/management practices for recycling and collection. Describe ongoing management of waste on site e.g. lease conditions, caretaker/manager on site, as per the *Waste Management Plan*.**
- **Non residential developments comprising multiple tenancies shall be provided with an acceptable method for transporting waste from each level or unit to a *waste and recycling room* or space. This could be a goods lift or by a caretaker, or some other means of providing direct and convenient internal access, available to all levels and tenants.**

Where such facilities are utilised, space must be provided per floor for temporary storage of waste material and *recyclables*.

Key references:

- 1. Information sheet 2 – Waste Design Requirements for Non- Residential Uses.**
- 2. *Waste Planning Guide for Development Applications - planning for less waste*, NSW Waste Boards.**
- 3. *Construction & Demolition Recycling Directory*, NSW Waste Boards and at www.wasteboard.nsw.gov.au**



Waste Design Requirements

Residential Uses



Waste Management Plans – all Residential development

- Completion of a *Waste Management Plan* is required for all applications.
- A comprehensive booklet to assist applicants to prepare a *Waste Management Plan* entitled *Waste Planning Guide for Development Applications – Planning for Less Waste* has been prepared by the NSW Waste Boards. A *Construction and Demolition Recycling Directory* prepared by the NSW Waste Boards provides information on recycling contractors and outlets and disposal contractors and landfill sites. The Directory and other details are on the Waste Board's Internet web site on www.wasteboard.nsw.gov.au

Multi - unit housing

Standard Waste and Recycling Containers

- Where a communal on site *waste storage and recycling area or room* is required, the area or room shall be capable of accommodating Council's required number of standard *waste* and recycling containers as set out below (see Info sheet 6 for Council's standard bin sizes):

Waste

1 x 240 litre green Mobile Garbage Bin for domestic garbage (ie, 120 litres maximum per unit) (shared between minimum of 2 units).

Recycling

1-4 units:

No. of units	No. of recycling bins	
	Yellow MGB	Blue MGB
2	1 X 120	1 X 120
3	1 X 120	1 x 120
4	1 x 120	1 x 120

More than 4 units:

No. of units	No. of recycling bins	
	Yellow MGB	Blue MGB
5	1 X 240	1 X 120
6	1 X 240	1 x 120
7	1 x 240	1 x 240
8	1 x 240	1 x 240

A combination of 240 and 120 litre yellow and blue MGB's may be necessary (i.e. calculated to the equivalent of minimum of 60 litres per unit).

Note: Please contact Council's Waste Supervisor on 9367 9154 before 11.30 am Mondays to Fridays, for details on site specific requirements and to arrange for bin purchases.

Bin wash facilities

- The *waste and recycling storage area or room* must have bin wash facilities, i.e. trapped gully and water taps.

Vehicular access

- The area must be serviceable by Council's own waste and recycling vehicles and/or private collection contractors.



Waste Design Requirements Residential Uses



Infosheet 1 (con't)

Multi- unit housing (con't)

- Buildings shall provide a system for the transportation of *waste* from each floor level to the *waste and recycling room (s)* (e.g. caretaker).

Volume reduction equipment

- Where it is considered necessary, compactors and other *volume reduction equipment* may be provided in the *waste and recycling room*. Such equipment could save space on site, where design is difficult and should be considered for all buildings greater than 25 metres high.
- *Volume reduction equipment* should only be used if *recyclable* material proposed for compaction is appropriately separated and does not contain contaminants. Markets will reject compacted loads containing any contaminants.
- There will not be a reduction in area requirements where such equipment is proposed. Council considers that area requirements should allow for possible changes in on site waste management arrangements.

Composting

- Council requires an area to be nominated onsite for communal *composting*. While the operation of such a facility will depend upon the attitudes of unit holders and their management, the potential should exist. It is appropriate for this area to be incorporated in the landscaping plans for the development. The operation of the facility should be the responsibility of the Body Corporate (or managing agent). The siting of communal *composting* facilities should consider: -
 - location and proximity to units (including adjoining development), odour and location of the drainage system
 - the design of the facility. It should be purpose-built. There are a variety of techniques available and advice on this and public health considerations can be obtained from Council
 - careful signposting (to ensure inappropriate waste is not added).



Waste Design Requirements

Residential Uses



Infosheet 1 (con't)

Other residential development

Where *waste storage and recycling areas or rooms* are not required, each *dwelling* shall have its own bins (*waste and recycling*) which shall be stored within the dwellings yard area (or garage or carport) with easy access to the *collection point*.

Individual householders are responsible for on street placement of bins. Householders have a choice of *waste and recycling* bins:

Waste

- A 55-litre, 80 litre Mobile Garbage bin or 120-litre Mobile Garbage bin.

Recycling

- A 120 litre yellow recycling bin for glass, cans and plastic recyclables and/or
- A 50 litre black crate for all recyclables (see Info sheet 6 for Council's standard bin sizes).





Waste Design Requirements

Non - Residential Uses



Waste Management Plans – all Non-residential developments

- Completion of a *Waste Management Plan* is required for all applications.
- A comprehensive booklet to assist applicants to prepare a *Waste Management Plan* entitled *Waste Planning Guide for Development Applications – Planning for Less Waste* has been prepared by the NSW Waste Boards. A *Construction and Demolition Recycling Directory* prepared by the NSW Waste Boards provides information on recycling contractors and outlets and disposal contractors and landfill sites. The Directory and other details are on the Waste Board's Internet web site on www.wasteboard.nsw.gov.au

Communal facilities

Non- residential buildings comprising multiple tenancies

- Non residential buildings comprising multiple tenancies shall be provided with an acceptable method for transporting waste from each level to a *waste and recycling room*. This could be a goods lift or by a caretaker, or some other means of providing direct and convenient internal access, available to all levels and tenants.

Where such facilities are utilised, space must be provided per floor for temporary storage of *waste* material and *recyclables*.

Completed details of ongoing management are required in the *Waste Management Plan*.

Volume reduction equipment

- The use of *volume reduction equipment* may be appropriate where space is a problem. In normal circumstances, there will not be a reduction in area requirements where such equipment is proposed. Council considers that area requirements should allow for changes in onsite management arrangements.

Volume reduction equipment should only be used if *recyclable* material proposed for compaction is appropriately separated and does not contain contaminants.

Markets will reject compacted loads containing any contaminants.



Waste Design Requirements

Non - Residential Uses



Infosheet 2 (con't)

Other important information for non-residential uses

Operational time

Commercial waste and recycling collection is to occur between 7am-10pm Mon to Saturday and 8am to 10pm Sundays and public holidays.

Paper and cardboard

For offices and commercial premises particular attention should be paid to paper and cardboard recycling, with opportunity for separation available within the *waste storage and recycling area or room*.

Glass

Where separation of glass (e.g. into brown, clear, green glass) is undertaken it should be carried out within the premises to minimise noise. When the commercial contractor collects glass all care is to be taken so as not to create a noise nuisance. Should complaints be lodged with Council, notices or orders may be issued under the *Protection of the Environment Operations Act 1997*.

Food, restaurants and refrigerated waste

Special attention should be paid to food scrap generation from restaurants and staff kitchens. Specialised containment should be provided and regular/daily collection service arranged.

Refrigerated garbage rooms should be provided when large volumes, perishables (such as seafood) and infrequent collection are proposed.

Grease traps

Grease traps must be provided, where appropriate and in accordance with Sydney Water's *Guidelines for the On-site Pretreatment of Trade Wastewater Discharges*.

Where possible waste and recycling storage areas should be graded and drained towards the grease trap collection areas.

Special Wastes

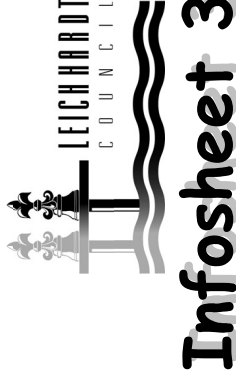
Where special waste material is to be generated (such as medical wastes) special arrangements will be required. Contact the Council for requirements/controls. Additional standards may be set by the NSW's Environment Protection Authority.

Hazardous Waste

Production of hazardous waste requires particular attention. Contact should be made with the NSW's Environment Protection Authority.



Waste Management Plan



The applicable sections of the following forms must be completed and submitted with your Development Application. **(N.B. where FORMS 3 and 4 are not submitted at Development Application stage, they will be required prior to the issue of the Construction Certificate).**

Completing this table will assist you in identifying the type of waste that will be generated and in advising Council how you intend to reuse, recycle or dispose of the waste.

The information provided on the forms (**and on your plans**) will be assessed against the objectives of the DCP.

If space is insufficient in the table please provide attachments.

FORMS 1 and 2 DESIGN and ONGOING MANAGEMENT

Forms 1 and 2 should be completed by applicants for design and ongoing management of the building.

A large part of your *Waste Management Plan* will be dedicated to the use and ongoing management of the building. Each type of building will require waste facilities to be designed especially for the premises (Info sheets 1 & 6 - residential, 2 & 5 - non-residential).

Waste storage and recycling areas or rooms shall be flexible in design allowing for future changes of use or tenancy. The size is to be calculated on the basis of waste generation rates (at Infosheet 5 – non residential) and proposed bin sizes (at Info Sheet 1 and 6 - residential).

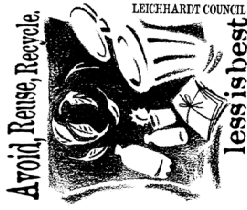
Waste generation rates and area requirements shall include the operation of staff kitchen facilities.

This section of the *Waste Management Plan* will enable you to describe how you intend to ensure ongoing management of waste on-site (e.g. lease conditions, care-taker/manager on-site).

SITE PLAN

In accordance with information provided in Form 1 the following details should be shown on your site plan:

- Details of design/location of communal waste storage and recycling area(s) or room(s) and any conveyance or volume reduction equipment.
- For all other residential development, location of bins (waste and recycling).
- Location of composting areas.
- Location of collection points.



Waste Management Plan



Infosheet 3 (con't)

FORM 3 DEMOLITION

Form 3 should be completed by applicants proposing any demolition work.

This is the stage with the greatest potential for waste minimisation, particularly in Leichhardt where there are high levels of development, relatively high tipping charges and where alternative quarry materials are located on the outskirts.

The first thing that applicants should consider is whether it is possible to re-use existing buildings, or parts thereof, for the proposed use.

With careful onsite sorting and storage and by staging work programs, it is possible to re-use many materials, either onsite or offsite.

In other words, to move from the attitude of "trashing the building" to "total recycling on site". This could require a number of colour-coded or clearly labeled bins for different materials onsite (rather than one size fits all).

FORM 4 CONSTRUCTION

Form 4 should be completed by applicants proposing any construction work.

Consideration of the following measures can also save resources and minimise waste:

- Purchasing policy:
 - ordering the right quantities of materials
 - prefabricated construction
- Reusing formwork
- Minimising site disturbance:
 - limiting unnecessary excavation
- Careful separation of off-cuts to facilitate re-use, resale or efficient recycling
- Coordination/sequencing of various trades.

SITE PLAN

In accordance with information provided in Forms 3 and 4 the following details should be shown on your site plan:

- Location of on-site storage space for separation of materials (for re-use) and containers for recycling and disposal (including weather protection).
- Vehicle access to the site and to storage and container areas.

FORM1– DESIGN and ONGOING MANAGEMENT

TYPE OF WASTE TO BE GENERATED	EXPECTED VOLUME PER WEEK	PROPOSED ON-SITE STORAGE AND TREATMENT FACILITIES	DESTINATION
Please specify. For example: glass, paper food waste, offcuts, etc.	<ul style="list-style-type: none"> • litres or m³ • see Infosheets 1, 5 and 6 for estimates 	For example: <ul style="list-style-type: none"> • waste storage and recycling area • on-site composting • compaction equipment 	<ul style="list-style-type: none"> • recycling • disposal • specify contractor • see Key reference 3 for suggestions

Describe how you intend to ensure on-going management of waste on-site (e.g. lease conditions, caretaker/manager on-site).

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are approximately 20 lines visible. The paper appears to be a standard notebook page or a sheet of stationery.

Page 23

Materials On-Site		DESTINATION		
		REUSE AND RECYCLING	OFF-SITE	DISPOSAL
Type of Material	Estimated Vol. or Wt. (m3) or (t) • see Key reference 2, p 13 for suggestions	ON-SITE • specify proposed reuse or on-site recycling methods • see Info sheet 4 & Key reference 2, p 21 for suggestions	OFF-SITE • specify contractor and recycling outlet • see Key reference 3 for suggestions	• specify contractor and landfill site • see Key reference 3 for suggestions
Excavation Material				
Green Waste				
Bricks				
Concrete				
Timber – Please specify:				
Plasterboard				
Metals - Please specify				
Other – Please specify				

MATERIALS ON-SITE		DESTINATION	
		REUSE AND RECYCLING	DISPOSAL
Type of Material	Estimated Vol. or Wt. (m3) (t) <ul style="list-style-type: none"> see Key reference 2, p 13 for suggestions 	ON-SITE <ul style="list-style-type: none"> specify proposed reuse or on-site recycling methods see Info sheet 4 & Key reference 2, p 21 for suggestions 	OFF-SITE <ul style="list-style-type: none"> specify contractor and recycling outlet see Key reference 3 for suggestions
Excavation Material			<ul style="list-style-type: none"> specify contractor and landfill site see Key reference 3 for suggestions
Green Waste			
Bricks			
Concrete			
Timber – Please specify:			
Plasterboard			
Metals - Please specify			
Other – Please specify			

Waste Management Plan

FORM 1 DESIGN and ON-GOING MANAGEMENT

TYPE OF WASTE TO BE GENERATED	EXPECTED VOLUME PER WEEK	PROPOSED ON-SITE STORAGE AND TREATMENT FACILITIES	DESTINATION
Please specify. For example: glass, paper, food waste, offcuts, etc.	★ litres or m ³	For example: ★ waste storage and recycling area ★ on-site composting ★ compaction equipment	★ recycling ★ disposal ★ specify contractor
<p>Recyclables:</p> <ol style="list-style-type: none"> Office/retail paper & Cardboard. Glass, aluminium & plastic (bottles). Timber pallets Electrical fittings Reject trade-ins. 	<p>360 litres.</p> <p>50 litres.</p> <p>5 per week</p> <p>5 litres</p> <p>2 units</p>	<p>Temporary storage bins in upstairs office (scraps recyclables).</p> <p>Two bins/bales (for paper/cardboard) & two crates (for glass, plastics, aluminium) in Waste storage & Recycling Area.</p> <p>Note: specific area for removal/storage of CFCs.</p>	<p>Paper/Cardboard to _____ Recyclers.</p> <p>Glass/aluminium & plastics to _____ Recyclers.</p> <p>Pallets, electrical fittings & CFCs to manufacturers.</p>
<p>Non-recyclables:</p> <ol style="list-style-type: none"> Foodscraps etc Other plastics (eg wrapping). Unrecyclable retail waste. 	<p>50 litres</p> <p>240 litres</p> <p>25 litres</p>	<p>Temporary storage bins in upstairs office.</p> <p>Two 240 litre bins in on-site Waste storage & Recycling Area.</p>	<p>To _____ landfill site by _____ Waste contractors.</p>

Infosheet 4 (con't)

FORM 2 ON-GOING MANAGEMENT

Describe how you intend to ensure on-going management of waste on-site (eg. lease conditions, caretaker/manager on-site).

1. The company will prepare an Environmental Management System addressing office & retail waste & recycling. This will include expectations & achievable objectives for sorting & separating waste. Also, a regular waste audit.
2. An information kit for employees. Followed-up every 12 months.
3. The Waste Storage & Recycling Area will be suitably located & bins clearly labelled.
4. A staff member (or cleaner) will be responsible for transferring materials to the Area & keeping the Area clean & tidy.

Thank you for the information.

FORM 3 DEMOLITION

DEMOLITION STAGE

MATERIALS ON-SITE		DESTINATION		
Type of Material	Estimated Volume (m ³)	REUSE AND RECYCLING		DISPOSAL
		ON-SITE ★ specify proposed reuse or on-site recycling methods	OFF-SITE ★ specify contractor and recycling outlet	★ specify contractor and landfill site
Excavation Material	200	Keep & re-use topsoil for landscaping. Store on-site. Use some behind retaining walls etc.		Remainder to _____ landfill site by _____ Waste Contractor.
Green Waste	60	Separated. Some chipped & stored on-site for re-use on landscaping.	Remainder to _____ Landscape Supplies for composting / re-use	Stumps & large trunks separated & to _____ landfill by _____ Waste Contractor.
Bricks	50	Clean & re-use lime mortar bricks for footings. Broken bricks for internal walls.	Concrete mortar bricks to _____ Crushing & Recycling Company	Nil.
Concrete	15	Existing driveway to remain during construction.	On completion to _____ Crushing & Recycling Company	Nil.

(continued over page ...)

FORM 3 DEMOLITION (CON'T)

Demolition Stage - continued

MATERIALS ON-SITE		DESTINATION		
		REUSE AND RECYCLING	DISPOSAL	
Type of Material	Estimated Volume (m ³)	ON-SITE ★ specify proposed reuse or on-site recycling methods	OFF-SITE ★ specify contractor and recycling outlet	★ specify contractor and landfill site
Timber - Please specify: oregon pine	5	Re-use for formwork & studwork. Chip remainder for use in landscaping.	To stockpile at Transfer station by Waste Contractor.	Nil.
Plasterboard	3	Break-up & use in landscaping.	Remainder to Landscape Supplies	Nil
Metals - Please specify: • hot water pipes • gutters • lead Other - Please specify: • tiles	1	Nil	To Metal Recyclers.	Nil
• door fittings	5	Broken tiles for fill. on-site sale	Remainder to Building Supply Company	Nil

FORM 4 CONSTRUCTION

CONSTRUCTION STAGE

MATERIALS ON-SITE		DESTINATION		
		REUSE AND RECYCLING		DISPOSAL
Expected Waste Materials	Estimated Volume (m³)	ON-SITE ★ specify proposed reuse or on-site recycling methods	OFF-SITE ★ specify contractor and recycling outlet	★ specify contractor and landfill site
Excavation Material		covered in Section 1 as part of demolition.		
Green Waste				
Bricks	2	Use for fill behind retaining walls	Remainder to — Crushing & Recycling Company	Nil.
Concrete	5	Use for fill behind retaining walls	Remainder to — Crushing & Recycling Company	Nil.

(continued over page ...)

FORM 4 CONSTRUCTION (CON'T)

Construction Stage - continued

MATERIALS ON-SITE		DESTINATION			DISPOSAL
Expected Waste Materials	Estimated Volume (m³)	ON-SITE ★ specify proposed reuse or on-site recycling methods	OFF-SITE ★ specify contractor and recycling outlet		★ specify contractor and landfill site
Timber - Please specify: • oregon • pine • particle board • finishes Plasterboard	3	chip for landscaping Sell some on site for firewood.	Remainder to — Landscape Supplies for chipping & composting.		Nil.
	1	Break-up and use in landscaping.	Remainder to — Landscape Supplies.		Nil.
Metals - Please specify: • copper • aluminium	3	Nil	Some to — Metal Recyclers for reuse		Remainder to — landfill site by — Waste Contractors.
Other - Please specify: • plastics	1	Nil			To — Landfill site by — Waste Contractors

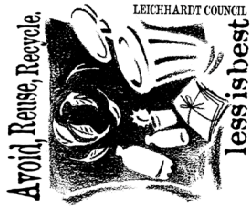


Indicative Waste Generation Rates

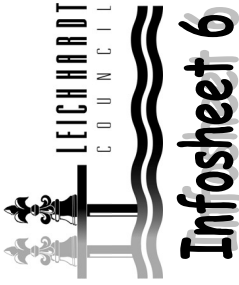


Type of Premises	Waste Generation	Recycling Generation
Backpackers Accommodation	40L/occupant/week	20 litres/occupant/week
Boarding house, Guest house	60L/occupant/week	20 litres/occupant/week
Food Premises		
Butcher	80L/100m ² floor area/day	120L/100m ² floor area/day
Delicatessen	80L/100m ² floor area/day	120L/100m ² floor area/day
Fish shop	80L/100m ² floor area/day	120L/100m ² floor area/day
Greengrocer	240L/100m ² /day	120L/100m ² floor area/day
Hairdresser	60L/100m ² floor area/day	Discretionary
Restaurants	10L/1.5m ² floor area/day	2L/1.5m ² /floor area/day dining
Supermarket	240L/100m ² floor area/day	240L/100m ² floor area/day
Takeaway	80L/100m ² floor area/day	120L/100m ² floor area/day
Hotel	5L/bed/day 50L/100m ² /bar area/day 10L/1.5m ² /of dining area/day	50L/100m ² /of bar and dining areas/day
Licensed Club	50L/100m ² /bar area/day 10L/1.5m ² /of dining area/day	50L/100m ² /of bar and dining areas/day
Motel (without public restaurant)	5L/bed/day 10L/1.5m ² /of dining area/day	1L/bed/day
Offices	10L/100m ² /day	10L/100m ² /day
Retail (other than food sales)		
Shop less than 100m² floor area	50L/100m ² floor area/day	25L/100m ² floor area/day
Shop over 100 m² floor area	50L/100m ² floor area/day	50L/100m ² floor area/day
Showrooms	40L/100m ² floor area/day	10L/100m ² floor area/day

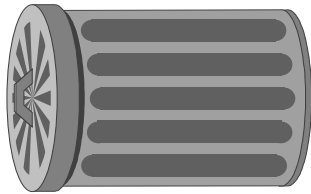
Source: Waverly Council. Code for the Storage and Handling of Waste



Bin sizes and Dimensions



55 LITRE



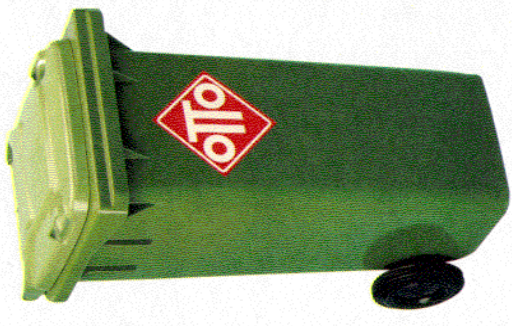
Height 540mm
Diameter 410mm

MGB 80



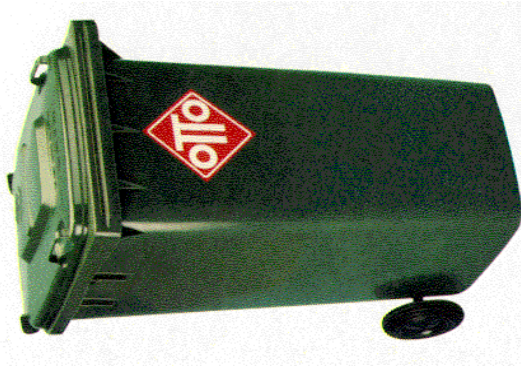
False bottom
Height 940mm
Depth 550mm
Width 485mm

MGB 120



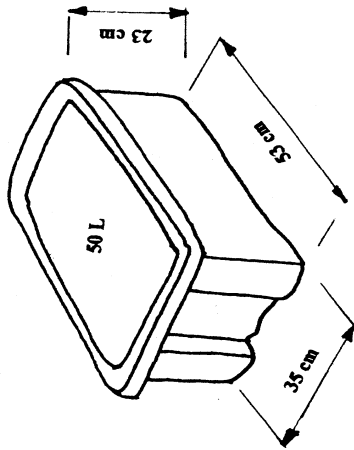
Height 940mm
Depth 560mm
Width 485mm

MGB 240
(UNITS ONLY)
1 bin per 2 units



Height 1080mm
Depth 735mm
Width 580 mm

Recycling
container
50 litre



Height 230 mm
Lenth 530 mm
Width 350 mm