



**Ashfield  
Council**

# Interim Development Assessment Policy 2013

## Part D1

### Planning for Less Waste

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PART D1 - PLANNING FOR LESS WASTE

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**SECTION 1 PRELIMINARY****Introduction**

The Ashfield Local Environmental Plan is Council's main planning control for development in the Ashfield Municipality.

Part C1 of Ashfield Interim Development Assessment Policy 2013 supports Ashfield LEP 2013 by providing additional objectives and controls for waste minimisation.

Part D1 of Ashfield Local Environmental Plan 2007 applies to all land in the Ashfield Council Local Government Area.

**Objectives**

The objectives of Part D1 of Ashfield Interim Development Assessment Policy 2013 are:

:

General:

To reduce the amount of materials disposed of in landfill by providing guidelines and requiring a Waste Management Plan with each development application. This covers the life of the building from the design, construction, demolition and ongoing use of the building, with particular attention to provision of appropriate recycling and waste storage facilities and on-site management of organic waste (usually composting or worm farming).

Specific:

- (a) To maximise reuse and recycling of building/construction materials, household generated waste and industrial/commercial waste
- (b) To encourage building designs and construction techniques that minimise waste generation.
- (c) To require on-site source separation and other design and siting standards which assist waste collection and management services offered by Council and/or the private sector.
- (d) To minimise the overall environmental impacts of waste
- (e) To provide advice to applicants on matters to be considered when assessing the waste implications of the variety of developments and other applications made under the Environmental Planning and Assessment Act, 1979.
- (f) To assist in achieving Federal and State Government waste minimisation targets as set out in the Waste Avoidance and Resource Recovery Act 2001.

**How to use this Part of Ashfield Interim Development Assessment Policy 2013**

Ashfield Interim Development Assessment Policy 2013 is a multi-layered document.

The objectives and development standards of this Part of Ashfield Interim Development Assessment Policy 2013 cannot be read in isolation. A development application must consider all relevant Parts of Ashfield Interim Development Assessment Policy 2013.

Part A contains an index of the parts and sections in the Ashfield Interim Development Assessment Policy 2013 and guidelines on how to use the Policy; including the steps you need to follow before you prepare your development application.

### **Relationship of Part D1 to other planning documents**

Council will assess a development application according to:

- (a) Section 79C of the Environmental Planning and Assessment Act, 1979;
- (b) State Environmental Planning Policies;
- (c) Ashfield Local Environmental Plan 2013;
- (d) Ashfield Interim Development Assessment Policy 2013;
- (e) Section 94 Contribution Plans;
- (f) Ashfield Storm water Management Code;
- (g) Policies, legislation or studies adopted or recognised by Council that are relevant to the development application.

### **Lodging a Development Application**

Our development application forms can be downloaded ([www.ashfield.nsw.gov.au](http://www.ashfield.nsw.gov.au)) or contact Council on 9716 1800. The form contains a self-assessment checklist to help you complete your application. You should also check whether your proposal is 'exempt' (no application required) or is a 'complying development' (can be certified by Council or a private certifier).

**Note:** If you are proposing a major or complex development or if your proposal is likely to have significant heritage impacts, you should make an appointment to see our pre-lodgement development advisory panel or use our heritage advisory service before you lodge your development application. Call Council on 9716 1800.

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## **SECTION 2 WASTE MINIMISATION**

### **The Waste Problem**

- 2.1** Increasing quantities of waste, combined with rapidly diminishing landfill space in the Sydney area and community rejection of new landfills have created a waste disposal problem. It is essential that the amount of waste produced is reduced or recycled to ensure that a sustainable environment is achieved for future generations.

Ashfield Council has the following responsibilities in relation to waste management:

- as a service provider – arranging for domestic collection services including recycling, waste reduction, composting and worm-farming workshops, composting equipment sold at cost, worm farms and general advice on waste reduction.
- as a regulator of building and land development activity.

## Waste Minimisation – A Process

### Discussion

**2.2** The Waste Avoidance and Resource Recovery Act 2001 identifies the solutions in the waste management hierarchy:- avoid, reduce, recycle and, as a last resort, dispose. Facilities for the appropriate disposal and collection of waste need to be considered in the design process of any new development relating to: demolition, construction and on-going use.

### Provisions

**2.3** Applicants are required to prepare a WASTE MANAGEMENT PLAN for submission with development applications. Refer Appendix 1A-1C

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 is to be stored and treated on site
- how the residual non-reusable and non-recyclable waste is to be disposed of
- the ongoing management of waste for the life of the building

### Demolition

### Discussion

**2.4** Significant reductions in waste to landfill and cost-savings can be made at the demolition stage of a development by improved project management that focuses on minimising waste generation and maximising re-use and recycling of materials. Site operations should provide for waste minimisation (source separation, re-use and recycling) and ensure appropriate storage and collection waste.

### Provisions

**2.5** (a) It needs to be demonstrated that consideration has been given to:

- i. the re-use of existing structures or materials
- ii. the recycling of the maximum amount of material

b) The Waste Management Plan is to show:

- i. the location of on-site storage space for materials (for re-use) and containers for recycling and disposal

- ii. vehicular access to these areas. (Note: a separate application will be required for the placement of skips on a public street).

## **Residential Buildings - Construction and Waste Management**

### **Discussion**

- 2.6** Minimising waste at the construction stage and designing appropriate and convenient waste storage, recycling and collection facilities on site can provide immediate and ongoing waste reduction.

### **Provisions**

- 2.7** Each dwelling shall be provided with a Waste Cupboard or other storage area (probably in the kitchen). It should be of sufficient size to hold a single day's waste and to enable source separation of garbage, recyclables and compostable material.
- 2.8** In single dwelling houses, small-scale town house or villa home developments, each dwelling shall have its own bins (garbage and recycling) with individual unit holders taking responsibility for on street placement and removal. Bin storage should be in the dwelling's yard area (or garage or carport) with easy access to the Collection Point. Composting facilities should be provided in a separate location in the yard area.
- 2.9** In certain circumstances, a communal on-site Waste Storage and Recycling Area or Garbage and Recycling Rooms should be provided. Such circumstances would include:
- Residential flat buildings of multi-level occupancy
  - Large scale single level developments where the number of bins would not fit comfortably on the street frontage or would detrimentally affect residential amenity
  - Where site characteristics make access to the street difficult for individual unit holders, eg steep sites
  - Where such arrangements suit collection services
  - Responsibility for placement and removal of bins needs to be considered
  - The system for waste management is compatible with collection service(s) to be used whether Council or Private Contractor
- 2.10** Waste Storage and Recycling Areas or Garbage and Recycling Rooms should be capable of accommodating Council's required number of standard waste containers and should be designed to look acceptable from the street. Where such an area is proposed, additional space for the storage of bulky waste, such as clean-up materials awaiting removal, or recycling, may be considered.

Details on Council's standard waste containers and the design of Waste Storage and Recycling Areas or Garbage and Recycling Rooms can be obtained from Council. Call Council on 9716 1800.

- 2.11** On difficult or steep sites, or sites with two street frontages it may be appropriate to have a number of Waste Storage and Recycling Areas, to minimise distances, prevent site pollution and facilitate collection.
- 2.12** For large-scale proposals that propose more than one Garbage and Recycling Room operating in conjunction with a Collection Area, the Body Corporate is to ensure waste is transported from the rooms to the collection area at appropriate times and from this area to on-street placement on collection days, and their return.
- 2.13** Council encourages an area to be nominated for on-site treatment of organic waste, usually in the form of composting or (worm-farming). 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) and should be addressed in the Waste Management Plan. The siting of 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 appropriate for the purpose.
  - careful signposting (to ensure inappropriate waste is not added).
- 2.14** Where it is considered necessary in high-density developments, compactors and other volume reduction equipment may be provided in the Garbage and Recycling Room. Volume reduction equipment should not be used on recyclables: removing contaminants from compacted recyclables is almost impossible and compacted loads containing any contaminants will be rejected by markets. There will not be a reduction in area requirements where such equipment is proposed.
- 2.15** Area requirements should allow for possible changes in on-site waste management arrangements.
- 2.16** These provisions apply to buildings for which an application for alterations and additions is lodged where the floor space of the building is increased by more than 50%.
- Note:** Builders are reminded that it is their responsibility to ensure that the reuse of second-hand materials are fit for their intended purpose.

### **Non-Residential Buildings - Construction and Waste Management**

#### **Discussion**

- 2.17** Non residential buildings such as shops, offices, schools, hospitals and industrial buildings or the operation of restaurants may require special provisions for managing waste based on anticipated waste generation rates and types of waste generated. The design of waste facilities should encourage waste minimisation (source separation, reuse and recycling) and ensure efficient and high quality waste storage/collection facilities.

**Provisions**

- 2.18** The design of facilities for individual premises (which do not utilise or require shared waste storage/collection areas) should have regard to likely generation rates (see Appendix 2) and shall ensure:
- the system for waste management is compatible with collection service(s) to be used whether Council or Private Contractor
  - on-site source separation is facilitated
  - an appropriately designed, well located and ventilated Waste Storage and Recycling Area and/or Garbage and Recycling Room is provided on-site
  - clear access for staff and collection services is provided
  - facilities are appropriately sited and well-designed
  - there are acceptable administrative arrangements for ongoing waste management.
- 2.19** Where multiple occupancy tenancies occur (such as a series of shops or larger office complex), communal facilities may be appropriate. In such instances, the Waste Storage and Recycling Area shall be designed to enable each separately tenanted or separately occupied area within the building or complex to be provided with a designated and clearly identified space for the housing of sufficient commercial containers to accommodate the quantity of waste and recyclable material generated. Advice on anticipated generation rates is provided at Appendix 2. In all cases source separation (eg. for recyclables) is required. Communal facilities should also be considered in the following circumstances:
- where the design makes it difficult for all units to have ready access to a Collection Point
  - where site characteristics restrict entry of vehicles.
- 2.20** 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.
- 2.21** Area requirements should allow for changes in on-site management arrangements.
- 2.22** All buildings shall be provided with acceptable methods of transporting waste and recyclables from each level, or area of waste generation, to the garbage and recycling room or area. This method should be direct with convenient internal access available to all levels and tenants. In larger developments space must be provided per floor for temporary storage of waste material and recyclables.
- 2.23** Ongoing waste minimisation and management is a significant issue and details are required in the Waste Management Plan.
- 2.24** For offices and commercial premises particular attention should be paid to paper and cardboard recycling, with source separation available within the Waste Storage and Recycling Area or Garbage and Recycling Room.



- 2.25** a) 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.
- b) Refrigerated garbage rooms should be provided when large volumes, perishables (such as seafood, or liquids) and infrequent collection is proposed.
- c) Grease traps must be provided, where appropriate. Contact should be made with Sydney Water to obtain their trade waste requirements.
- 2.26** Where special waste material is to be generated (such as medical wastes) special arrangements/containers will be required. Contact should be made with the Council and the Environment Protection Authority.
- 2.27** These provisions apply to buildings for which an application for alterations and additions is lodged where the floor space of the building is increased by more than 50%.
- Note:** Builders are reminded that it is their responsibility to ensure that the reuse of second-hand materials are fit for their intended purpose.

**APPENDICES FOLLOW**

APPENDIX 1 – A

**Waste Management Plan Form 1 – Land use or activity proposed.**

<b>Outline of Proposal</b>		
Site Address:		
Applicant's Name and Address:		
Name:		
Address:		
Telephone:	Fax:	
	Mobile:	
	Email:	
Building and other structures currently on site:		
Brief description of proposal:		
The details provided on this form are my intentions for managing waste related to this project:		
Signature of Applicant: .....		Date:.....





## APPENDIX 2

## Waste Generation Rates (typical)

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 <ul style="list-style-type: none"> <li>- Butcher</li> <li>- Delicatessen</li> <li>- Fish shop</li> <li>- Greengrocer</li> <li>- Hairdresser</li> <li>- Restaurants</li> <li>- Supermarket</li> <li>- Takeaway</li> </ul>	<ul style="list-style-type: none"> <li>80L/100m<sup>2</sup> floor area/day</li> <li>80L/100m<sup>2</sup> floor area/day</li> <li>80L/100m<sup>2</sup> floor area/day</li> <li>240L/100m<sup>2</sup> floor area/day</li> <li>60L/100m<sup>2</sup> floor area/day</li> <li>10L/1.5m<sup>2</sup> floor area/day</li> <li>240L/100m<sup>2</sup> floor area/day</li> <li>80L/100m<sup>2</sup> floor area/day</li> </ul>	<ul style="list-style-type: none"> <li>Discretionary</li> <li>Discretionary</li> <li>Discretionary</li> <li>120L/100m<sup>2</sup> floor area /day</li> <li>Discretionary</li> <li>2L/1.5m<sup>2</sup> floor area/day (dining)</li> <li>240L/100m<sup>2</sup> floor area/day</li> <li>Discretionary</li> </ul>
Hotel	<ul style="list-style-type: none"> <li>5L/bed/day</li> <li>50L/100m<sup>2</sup> bar area/day</li> <li>10L/1.5m<sup>2</sup> dining area/day</li> </ul>	50L/100m <sup>2</sup> bar and dining areas/day
Licensed Club	<ul style="list-style-type: none"> <li>50L/100m<sup>2</sup> bar area/day</li> <li>10L/1.5m<sup>2</sup> dining area/day</li> </ul>	50L/100m <sup>2</sup> bar and dining areas/day
Motel (without public restaurant)	<ul style="list-style-type: none"> <li>5L/bed/day</li> <li>10L /1.5m<sup>2</sup> dining area/day</li> </ul>	1L/bed/day
Offices	10L/100m <sup>2</sup> /day	10L/100m <sup>2</sup> floor area/day
Retail (other than food sales) <ul style="list-style-type: none"> <li>- Shop less than 100m<sup>2</sup> floor area</li> <li>- Shop over 100 m<sup>2</sup> floor area</li> </ul>	<ul style="list-style-type: none"> <li>50L/100m<sup>2</sup> floor area/day</li> <li>50L/100m<sup>2</sup> floor area/day</li> </ul>	<ul style="list-style-type: none"> <li>25L/100m<sup>2</sup> floor area/day</li> <li>50L/100m<sup>2</sup> floor area/day</li> </ul>
Showrooms	40L/100m <sup>2</sup> floor area/day	10L/100m <sup>2</sup> floor area/day

