

Development Control Plan No

27



# Waste Management

Including Amendment No. 1



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### **Acknowledgement**

The original version of this Development Control Plan (which came into effect on 2 February 1998) was titled 'Development Control Plan No. 27: Controls for Site Waste Management & Minimisation' – and was based upon the 'Waste Not' model Development Control Plan developed by the Combined Sydney Regional Organisation of Councils in 1997.

### **Amendment No. 1**

Amendment No. 1 to this Development Control Plan has comprehensively changed the content and formatting of the original document. Amendment No. 1 was publicly exhibited from 20 January 2005 to 17 February 2005. The changes made by Amendment No. 1 were adopted by Council on 3 May 2005 and came into effect on 26 May 2005.

# Part 1

# Introduction

## 1.1 **Purpose**

The purpose of this Plan is to achieve effective waste management and minimisation practices in the Marrickville local government area. This Plan applies to the Marrickville local government area.

Sydney has a waste problem. Each year, over six million tonnes of 'waste' are deposited into landfill sites in NSW - a practice which is not sustainable. The NSW Waste Avoidance and Resource Recovery Strategy 2003 aims to address this problem by promoting waste avoidance and prevention and by promoting the use of renewable and recovered materials (in preference to materials which are not renewable or recovered).

## 1.2 **Legal citation**

This document may be cited as Marrickville Development Control Plan No. 27: Waste Management (DCP 27).

DCP 27 is effective from 2 February 1998 in accordance with the provisions of the Environmental Planning and Assessment Act 1979 and the Environmental Planning and Assessment Regulation 2000. Amendment No. 1 to DCP 27 (which includes a series of amendments which are included in this document) is effective from 26 May 2005.

## 1.3 **Objectives**

The objectives of DCP 27 are:

- to achieve waste reduction, waste separation and resource recovery in the demolition, design, construction and operation of buildings and landuse activities.
- to achieve the design of waste and recycling storage/collection systems in buildings and landuse activities which are: hygienic; accessible; safe to operate; quiet to operate; of an adequate size; and visually compatible with their surroundings.
- to reduce stormwater (and other types of) pollution that may result from the poor design of waste and recycling storage areas or from the poor management of such areas.

## 1.4 What is a Waste Management Plan?

A 'model' Waste Management Plan is included at **Appendix 10**. There are two parts to a Waste Management Plan (WMP).

**Part 1 of the Waste Management Plan describes the waste management practices associated with the ongoing use of the premises.** Part 1 of the WMP must be lodged with Development Applications for:

- new development;
- change of use of existing premises; and
- alterations/additions to existing premises which would affect waste management facilities or waste management practices.

Part 1 of the WMP does not apply to Development Applications for new dwelling houses/dual occupancy development or alterations/additions to existing dwelling houses/dual occupancy development.

**Part 2 of the Waste Management Plan describes the type, volume and disposal methods of materials to be generated during demolition and construction.** Part 2 of the WMP must be lodged prior to the commencement of any works. It applies to Development Applications for:

- demolition;
- new development; and
- alterations/additions affecting more than 20m<sup>2</sup> of existing premises.

## 1.5 Application of DCP 27

Waste management submission requirements for Development Applications			
Development type	Waste Management Plan (WMP) submission requirements (See Appendix 10 for model WMP)	Additional submission requirements	Controls to comply with
Dwelling house or Dual occupancy	Part 1 of WMP not applicable.	See section 3.1.2.	See section 3.1.3.
	Part 2 of WMP lodged prior to commencement of any works.		
Multi unit housing or Residential flat building	Part 1 of WMP lodged with Development Application.	See section 3.2.2.	See section 3.2.3.
	Part 2 of WMP lodged prior to commencement of any works.		
Commercial development or Public building or Industrial development	Part 1 of WMP lodged with Development Application.	See section 3.3.2.	See section 3.3.3.
	Part 2 of WMP lodged prior to commencement of any works.		
Mixed use development	Part 1 of WMP lodged with Development Application.	See section 3.4.2.	See section 3.4.3.
	Part 2 of WMP lodged prior to commencement of any works.		

## **1.6 Alterations and additions to existing premises**

Development Applications for alterations and additions to existing premises may not be able to fully comply with all of the waste management controls relating to particular development types. This situation may arise because the existing building may be configured in such a way that full compliance with the applicable controls would be unreasonable or undesirable. This situation may arise, for example, in relation to buildings which possess heritage significance.

In the case of Development Applications for alterations and additions to existing buildings, it may be necessary for Council to exercise some discretion as to the extent to which the controls in DCP 27 should be applied.

## Part 2

# Demolition and construction waste

### 2.1 *Applicability*

Part 2 of this DCP applies to all development applications which involve demolition and/or construction. It applies to development applications for new buildings and development applications for alterations/additions affecting more than 20m<sup>2</sup> of existing premises.

### 2.2 *Submission requirements*

- S1 A completed copy of Part 2 of the model Waste Management Plan (included at **Appendix 10**) must be prepared for lodgement prior to the commencement of any works.
- S2 Plans submitted with Part 2 of the model Waste Management Plan, must show:
- the location of areas that will be used for the sorting of demolition and construction recyclables/waste.
  - the location of areas that will be used for the storage of demolition and construction recyclables/waste, including the location of any associated waste containers/skip bins.
  - the point at which vehicles removing demolition and construction recyclables/waste will access the site.

### 2.3 *Aims*

- A1 The re-use and recycling of materials generated during demolition and construction is to be maximised. This can be assisted by using the process of 'deconstruction', where the various materials in a building are carefully dismantled and sorted.
- A2 The volume of materials/waste generated during demolition and construction which is directed to landfill sites is to be minimised.
- A3 Wherever possible, construction materials/waste must be sorted and stored upon the subject site. It is recognised that particularly in regards to small residential sites, it may not be possible to locate waste containers (or 'skip bins') upon the site. (See section 3.5 for requirements regarding the placement of waste containers on footpaths or roads.)
- A4 Building materials should be ordered in a careful manner so as to avoid purchasing unnecessarily excessive quantities.

### 2.4 *Controls*

- C1 Documentation (including receipts) regarding the destination and disposal methods of materials/waste leaving the site must be retained by the applicant. Council may wish to audit such documentation so as to monitor compliance with the Waste Management Plan.
- C2 All demolition and construction must occur in accordance with conditions of consent applying to a development application.



- C3 Demolition must occur in accordance with Australian Standard 'AS 2601 - The demolition of structures' (or in accordance with a later version of that Australian Standard which comes into effect after the adoption of this DCP). In particular, the removal of asbestos or materials containing asbestos fibre must be in accordance with the National Occupational Health and Safety Commission (WorkSafe Australia), *Code of practice for the safe removal of asbestos*, available at [www.worksafe.gov.au](http://www.worksafe.gov.au) (or in accordance with a later version of that Code which comes into effect after the adoption of this DCP). Demolition involving asbestos must only be carried out by persons licensed with WorkCover NSW.

## 2.5 Information

*The Construction & Demolition Recycling Directory* (for the Sydney metropolitan area) is available from the NSW Department of Environment and Conservation (DEC) and provides a comprehensive list of companies/operators which recycle and reuse waste materials generated by construction and demolition. In early 2005, this document is available at [www.resource.nsw.gov.au/data/cd\\_directory\\_syd.pdf](http://www.resource.nsw.gov.au/data/cd_directory_syd.pdf).

There are many opportunities to reduce the volume of materials/waste generated during demolition and construction which is directed to landfill sites. The following hierarchy should be adopted when managing waste products:

1. **Avoid** waste generation
2. **Reduce** waste generation
3. **Reuse** materials
4. **Recycle** materials

### *Avoid waste generation*

In the first instance, efforts should be made to avoid generating excess or unwanted materials upon a building site. Try to avoid excessive packaging by not purchasing materials and fittings that are individually wrapped. Careful purchasing of materials can help to reduce the delivery of materials which will not be used.

### *Reduce waste generation*

Attempt to reduce waste generation by using materials that can be delivered in returnable packaging. Where possible, return timber pallets for reuse.

### *Reuse materials*

The re-use of building materials should only be done in a way which complies with the development consent and with the Building Code of Australia.

### *Recycle materials*

If construction and demolition materials are to be recycled, they will need to be separated. It is best that these materials be separated before they leave the building site. There are some operators which will remove waste materials from a site and then separate (off-site) those materials for recycling.

The following table describes some of the reuse and recycling opportunities for particular materials.

Reuse and recycling opportunities for particular materials	
materials on-site	reuse/recycling potential
concrete	reused on-site as fill; crushed for road base
bricks	cleaned and/or rendered for reuse; reused on-site as fill; crushed for road base
roof tiles	crushed for reuse in landscaping and driveways
plasterboard	crushed for reuse in manufacture of new plasterboard
hardwood beams	reused as floorboards, fencing, furniture
other timber	reused in formwork; ground into mulch for garden compost
doors, windows, fittings	reused in new or existing buildings
glass	recycled; aggregate for concrete production
steel	recycled
cardboard packaging	recycled
synthetic and recycled rubber (e.g. under carpets)	reused in manufacture/construction of safety barriers, speed humps
significant trees	relocation on-site or sold for use off-site
greenwaste (organics)	mulched, composted for reuse as landscaping/fertiliser
soil	stockpiled on-site for reuse as fill

## Part 3

# Waste management facilities

### 3.1 Design of waste management facilities in dwellings houses and dual occupancies

#### 3.1.1 Applicability

Section 3.1 applies to:

- ▶ development applications for new dwelling houses or dual occupancies; and
- ▶ development applications (that affect waste management) for alterations/additions to existing dwelling houses or dual occupancies.

#### 3.1.2 Submission requirements

S1 Plans submitted with a development application must show:

- ▶ the location of an indoor waste/recycling cupboard (or other appropriate storage space) for each dwelling.
- ▶ the location of an on-site waste/recycling storage area for each dwelling, which is able to accommodate Council's waste, recycling and greenwaste bins.
- ▶ an identified on-site location for a compost container.
- ▶ an identified kerb-side collection point for the collection and emptying of Council's waste, recycling and greenwaste bins.

#### 3.1.3 Controls

C1 Each dwelling must be provided with an indoor waste/recycling cupboard (or other appropriate storage space).

C2 The indoor waste/recycling cupboard (or other appropriate storage space) must be of sufficient size to hold a single day's waste and to hold separate containers for general waste, recyclables and compostable material. Such a space would usually be located in the kitchen.

C3 Each dwelling must be provided with an on-site waste/recycling storage area which is able to store Council's waste, recycling and greenwaste bins. Council provides each dwelling with the following bins:

- ▶ 140 litre general garbage bin (red lid), collected weekly;
- ▶ 240 litre recycling bin (yellow lid), collected fortnightly; and
- ▶ 115 litre or 140 litre or 240 litre greenwaste bin (as chosen by resident), collected fortnightly.

The measurements for these bins are provided in **Appendix 2**.

C4 The on-site waste/recycling storage area should be located and/or designed in a manner which reduces adverse impacts upon neighboring properties and upon the appearance of the premises. Where possible, the waste/recycling storage area should be located in the rear yard. Where a rear yard location is impractical, the waste/recycling storage area can be located at the side of the house or in a garage/carport or in front of the building (behind suitable screening).

- C5 Between collection periods, all waste/recyclable materials generated upon the site must be kept in enclosed bins with securely fitting lids so that the contents are not able to leak or overflow.
- C6 Each dwelling must have an identified kerb-side collection point for the collection and emptying of Council's waste, recycling and greenwaste bins.
- C7 It is the responsibility of dwelling occupants to move bins to the identified collection point no earlier than the evening before collection day and to then return the bins to their storage area no later than the evening of collection day. Bins are to remain in their on-site storage area at all other times. Bins awaiting kerb-side collection must be placed 20 cm – 50 cm from the kerb, with the handle adjacent to the roadway.
- C8 The on-site waste/recycling storage area should be located so that it has unobstructed and, wherever possible, step-free access to the identified collection point.
- C9 Each dwelling must be provided with an on-site location for a compost container (so that even if current residents do not wish to operate a compost container, an identified space does exist for future residents).

## 3.2 Design of waste management facilities in multi unit housing & residential flat buildings

### 3.2.1 Applicability

Section 3.2 applies to:

- development applications for new multi unit housing or residential flat buildings; and
- development applications (that affect waste management) for alterations/additions to existing multi unit housing or residential flat buildings.

*For development proposals involving more than four dwellings, it is suggested that contact be made with Council's Waste Services Coordinator for advice regarding the design of waste management facilities.*

### 3.2.2 Submission requirements

- S1 A development application must include a completed copy of Part 1 of the model Waste Management Plan (included at **Appendix 10**).
- S2 Plans submitted with a development application must show:
- the location of an indoor waste/recycling cupboard (or other appropriate storage space) for each dwelling.
  - the location of individual waste/recycling storage areas (such as for townhouses and villas) or a communal waste/recycling storage room/s able to accommodate Council's waste, recycling and greenwaste bins.
  - the location of any garbage chute/s.
  - the location of any service rooms (for accessing a garbage chute) on each floor of the building.
  - the location of any waste compaction equipment.
  - an identified location for individual compost containers or a communal compost container.
  - an identified collection point for the collection and emptying of Council's waste, recycling and greenwaste bins.
  - the path of travel for moving bins from the storage area to the identified collection point (if collection is to occur away from the storage area).
  - the on-site path of travel for collection vehicles (if collection is to occur on-site).

### 3.2.3 Controls

- C1 Each dwelling must be provided with an indoor waste/recycling cupboard (or other appropriate storage space).
- C2 The indoor waste/recycling cupboard (or other appropriate storage space) must be of sufficient size to hold a single day's waste and must hold separate containers for general waste, recyclables and compostable material. Such a space would usually be located in the kitchen.
- C3 Residential flat buildings must include communal waste/recycling storage facilities in the form of a waste/recycling storage room (or rooms) designed in accordance with **Appendix 4**.

- C4 Multi unit housing in the form of townhouses and villas must include either individual waste/recycling storage areas for each dwelling or a communal facility in the form of a waste/recycling storage room (or rooms) designed in accordance with **Appendix 4**.
- C5 In townhouse and villa developments with individual waste/recycling storage areas, such areas should be located and designed in a manner which reduces adverse impacts upon neighboring properties and upon the appearance of the premises.
- C6 There must be an unobstructed and Continuous Accessible Path of Travel (as per Australian Standard 1428) from the waste/recycling storage area/s or room/s to:
- the entry to any Adaptable Housing (as per Australian Standard 4299);
  - the principal entrance to each residential flat building; and
  - the point at which bins are collected/emptied.
- In instances where a proposal does not comply with these requirements, Council will consider alternative proposals which seek to achieve a reasonable level of access to waste/recycling storage area/s or room/s.
- C7 The waste/recycling storage area/s or room/s must be of a size which can comfortably accommodate separate garbage, recycling and greenwaste containers at the rate described in C8 (immediately below).
- C8 Council provides bins to multi unit housing and residential flat buildings at the following rate:
- one 240 litre general garbage bin (red lid) per two dwellings, collected weekly;
  - one 240 litre recycling bin (yellow lid) per two dwellings, collected weekly; and
  - up to one 240 litre greenwaste bin (green lid) per dwelling, collected fortnightly.
- The measurements for these bins are provided in **Appendix 2**.
- C9 Space must be provided for an individual compost container for each dwelling (such as in townhouse and villa developments) or for a communal compost container (so that even if current occupants do not wish to operate a compost container, an identified space does exist for future occupants). In identifying a location for a communal compost container, consideration should be given to the impact of that location upon the amenity of dwellings.
- C10 For developments which include at least ten dwellings, a dedicated room or caged area of at least 4 cubic metres must be provided for the temporary storage of discarded bulky items which are awaiting removal. For each additional ten dwellings, an additional 4 cubic metres must be provided. (Therefore, for a development of 28 dwellings, 8 cubic metres would need to be provided.) The storage area must be readily accessible to all residents and must be located close to the main waste storage room or area.
- C11 Between collection periods, all waste/recyclable materials generated upon the site must be kept in enclosed bins with securely fitting lids so that the contents are not able to leak or overflow.
- C12 In instances where site characteristics, number of bins and length of street frontage allow, bins may be collected from a kerb-side location. In instances where kerb-side bin collection is not appropriate, bins must be collected on-site. Bins which are collected on-site are to be collected either from their usual storage point or from an

- on-site temporary holding area located inside the property boundary and close to a property entrance.
- C13 In instances where bins cannot be collected from a kerb-side location or from a temporary holding area located immediately inside the property boundary, the development must be designed to allow for on-site access by garbage collection vehicles (of dimensions detailed at **Appendix 3**). In these instances, the site must be configured so as to allow collection vehicles to enter and exit the site in a forward direction and so that collection vehicles do not impede general access to, from or within the site. Access driveways to be used by collection vehicles must be of sufficient strength to support such vehicles.
- C14 If Council waste collectors and/or waste collection vehicles are required to enter a site for the purpose of emptying bins, then particular arrangements must be in place – as described in **Appendix 9**.
- C15 If bins need to be moved from normal storage areas to a different location for collection purposes, it is the responsibility of residents/the owners' corporation to move the bins to the collection point no earlier than the evening before collection day and to then return the bins to their storage areas no later than the evening of collection day. Bins are to remain in their on-site storage areas at all other times. Bins awaiting kerb-side collection must be placed 20 cm – 50 cm from the kerb, with the handle adjacent to the roadway.
- C16 Residents/the owners' corporation must take responsibility for the management of waste and recyclable materials generated upon the site. Arrangements must be in place in regards to the management, maintenance and cleaning of all waste/recycling management facilities.
- C17 Any garbage chutes must be designed in accordance with the requirements at **Appendix 6**.

### 3.3 Design of waste management facilities in commercial development, public buildings and industrial development

#### 3.3.1 *Applicability*

Section 3.3 applies to:

- ▶ development applications for new commercial development, public buildings or industrial development; and
- ▶ development applications (that affect waste management) for alterations/additions to existing commercial buildings, public buildings or industrial development.

#### 3.3.2 *Submission requirements*

S1 A development application must include a completed copy of Part 1 of the model Waste Management Plan (included at **Appendix 10**).

S2 Plans submitted with a development application must show:

- ▶ the location of an individual waste/recycling storage room/area for each tenancy or the location of a communal waste/recycling storage room/area for the entire development.
- ▶ the location of an indoor waste/recycling cupboard for each and every kitchen area in the development.
- ▶ the location of any garbage chute/s.
- ▶ the location of any service rooms (for accessing a garbage chute) on each floor of the building.
- ▶ the location of any service lifts used for transporting waste/recyclable materials.
- ▶ the location of any waste compaction equipment.
- ▶ the location of any trade wastewater discharge points.
- ▶ an identified on-site collection point for the collection and emptying of bins.
- ▶ the path of travel for moving bins from the storage area to the identified collection point (if collection is to occur away from the storage area).
- ▶ the on-site path of travel for collection vehicles (if vehicles are to enter the site).

#### 3.3.3 *Controls*

- C1 All tenants must keep written evidence on site of a valid contract with a licensed private waste contractor for the regular collection and disposal of the waste and recyclables which are generated on site. (Council does not provide a waste collection service for non-residential landuses.)
- C2 Every development must include a designated waste/recycling storage room/s (designed in accordance with **Appendix 4**) or a designated waste/recycling storage area/s (designed in accordance with **Appendix 5**).
- C3 There must be convenient access from each tenancy to the waste/recycling storage room/s or area/s. There must be step-free access between the point at which bins are collected/emptied and the waste/recycling storage room/s or area/s.
- C4 Depending upon the size and type of the development, it may be necessary to include a separate waste/recycling storage room/area for each tenancy.



- C5 Between collection periods, all waste/recyclable materials generated upon the site must be kept in enclosed bins with securely fitting lids so that the contents are not able to leak or overflow. Bins must be stored in the designated waste/recycling storage room/s or area/s.
- C6 Arrangements must be in place in all parts of the development for the separation of recyclable materials from general waste. Arrangements must be in place in all parts of the development for the movement of recyclable materials and general waste to the main waste/recycling storage room/area. For buildings of multiple storeys, this may involve the use of a goods lift.
- C7 The waste/recycling storage room/area must be able to accommodate bins which are of sufficient volume to contain the quantity of waste generated (at the rate described in **Appendix 1**) between collections.
- C8 The waste/recycling storage room/area must provide separate containers for the separation of recyclable materials from general waste.
- C9 The type and volume of containers used to hold waste and recyclable materials must be compatible with the collection practices of the nominated waste contractor.
- C10 Waste management facilities must be suitably enclosed, covered and maintained so as to prevent polluted waste water runoff from entering the stormwater system.
- C11 Where possible, waste/recycling containers should be collected from a rear lane access point. Consideration should be given to the time of day at which containers are collected so as to minimise adverse impacts upon residential amenity, pedestrian movements and vehicle movements.
- C12 The size and layout of the waste/recycling storage room/area must be capable of accommodating future changes in use of the development.
- C13 A waste/recycling cupboard must be provided for each and every kitchen area in a development, including kitchen areas in hotel rooms, motel rooms and staff food preparation areas. Each waste/recycling cupboard must be of sufficient size to hold a single day's waste and to hold separate containers for general waste and recyclable materials.
- C14 Premises which discharge trade wastewater must do so only in accordance with a written agreement from Sydney Water. Sydney Water defines trade wastewater as "any liquid, and any substance contained in it, which may be produced at the premises in an industrial and commercial activity, but does not include domestic wastewater (e.g. from hand-basins, showers and toilets)."
- C15 Premises which generate at least 50 litres per day of meat, seafood or poultry waste must have that waste collected on a daily basis or must store that waste in a dedicated and refrigerated waste storage area until collection.
- C16 Arrangements must be in place regarding the regular maintenance and cleaning of waste management facilities. Tenants and cleaners must be aware of their obligations in regards to these matters.
- C17 Any garbage chutes must be designed in accordance with the requirements at **Appendix 6**.

- C18 Section 3.3.4 (below) contains information regarding integrated development. Particularly in the case of industrial development, special care must be taken to determine whether the type of waste materials being generated on-site are such that a particular activity is classified as integrated development. If a particular activity is classified as integrated development, an appropriate approval must be in force.

### **3.3.4 Information regarding integrated development**

Particular activities are classified as integrated development under section 91 of the Environmental Planning and Assessment Act 1979. In addition to requiring development consent from council, activity classified as integrated development requires a license from a particular government agency.

When lodging a development application for an activity which is classified as integrated development, the onus is upon the applicant to indicate on the development application form the fact that the proposed development is classified as integrated development. Council will then refer the development application to the relevant government agency or agencies as part of the development assessment process.

Activities which are described as integrated development by the Protection of the Environment Operations Act 1997 include particular types of 'waste activities'- including certain commercial activities which produce defined quantities of hazardous or industrial waste.

## 3.4 Design of waste management facilities in mixed use development

### 3.4.1 Applicability

Section 3.4 applies to:

- ▶ development applications for new mixed use development (such as development which includes both residential space and commercial space); and
- ▶ development applications (that affect waste management) for alterations/additions to existing mixed use development.

### 3.4.2 Submission requirements

- S1 A development application must include a completed copy of Part 1 of the model Waste Management Plan (included at **Appendix 10**).
- S2 Plans submitted with a development application which includes residential development, must show the items listed at 3.2.2.
- S3 Plans submitted with a development application which includes non-residential development, must show the items listed at 3.3.2.

### 3.4.3 Controls

- C1 The controls at section 3.2.3 apply to the residential component of mixed use development.
- C2 The controls at section 3.3.3 apply to the non-residential component of mixed used development.
- C3 Mixed use development must incorporate separate and self-contained waste management systems for the residential component and the non-residential component. In particular, the development must incorporate separate waste/recycling storage rooms/areas for the residential and non-residential components.
- C4 The residential waste management system and the non-residential waste management system must be designed so that that they can efficiently operate without conflict.
- C5 The waste management system for the non-residential component must be designed so as to reduce the potential for adverse amenity impacts upon the residential component.
- C6 Commercial tenants must be actively discouraged (via signage and other means) from using the residential waste/recycling bins.

## **3.5 Placement of waste containers**

### **3.5.1 Applicability**

Section 3.5 applies to situations where an applicant wishes to place a waste storage container or 'skip bin' on a Council road or footpath.

### **3.5.2 Submission requirements**

- S1 Obtain the Council form titled "Waste Container Companies Approved for Operation on Council Roads and Footpaths" from Council's website, from Council's Citizens' Service Centre or by telephoning Council on 9335 2000. Follow the instructions on the form. In most instances a permit for the placement of a waste container can be obtained by telephoning 9335 2000.

### **3.5.3 Controls**

- C1 Waste containers must be hired from one of the companies which have approval to operate in the Marrickville local government area (as listed on the form described above).
- C2 A waste container should only be placed on a Council footpath in instances where:
- ▶ it is not possible (due to a severe lack of space) to store waste products upon private property; AND
  - ▶ it is not possible to place a waste container on the roadway (as a result of it not being legal to park a motor vehicle on the street outside the premises).
- C3 A waste container can only be placed on a footpath or other public place where it is possible, at all times, to maintain a completely unobstructed pedestrian access way, of at least 1.5 metres in width, between the property boundary and the waste container.
- C4 The maximum size for a waste container placed on a footpath or other public place is 3.6m long x 1.5m wide x 1.5m high.
- C5 A waste container should only be placed on a roadway where parking restrictions (or other Australian Road Rules) do not restrict the stopping or parking of a vehicle (including 'No Stopping', 'No Standing' and 'No Parking' areas).
- C6 The maximum size for a waste container placed on a Council road or public carpark is 4.8m long x 1.8m wide x 1.5m high.
- C7 Permission must be obtained from the Roads and Traffic Authority for the placement of a waste container on the roadway along a State Road.

## Part 4

## Appendices

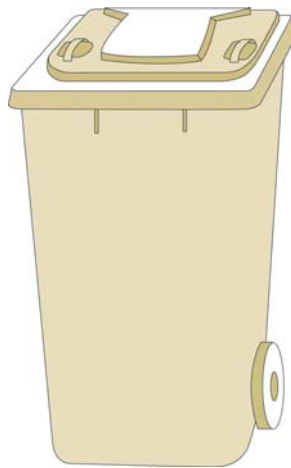
### Appendix 1 Waste/recycling generation rates

Premises type	Waste generation	Recyclable material generation
Backpackers' hostel	40L / occupant space / week	20L / occupant space / week
Boarding house, Guest house	60L / occupant space / week	20L / occupant space / week
Food premises: Butcher Delicatessen Fish shop Greengrocer Restaurant, Cafe Supermarket Takeaway food shop	80L / 100m <sup>2</sup> floor area / day 80L / 100m <sup>2</sup> floor area / day 80L / 100m <sup>2</sup> floor area / day 240L / 100m <sup>2</sup> floor area / day 10L / 1.5 m <sup>2</sup> floor area / day 240L / 100m <sup>2</sup> floor area / day 80L / 100m <sup>2</sup> floor area / day	Variable Variable Variable 120L / 100m <sup>2</sup> floor area / day 2L / 1.5m <sup>2</sup> floor area / day 240L / 100m <sup>2</sup> floor area / day Variable
Hairdresser, Beauty salon	60L / 100m <sup>2</sup> floor area / day	Variable
Hotel, Licensed club, Motel	5L / bed space / day 50L / 100m <sup>2</sup> bar area / day 10L / 1.5m <sup>2</sup> dining area / day	1L / bed space / day 50L / 100m <sup>2</sup> bar area / day 50L / 100m <sup>2</sup> dining area / day
Offices	50L / 100m <sup>2</sup> floor area / day	10L / 100m <sup>2</sup> floor area / day
Retail (other than food premises): Shop less than 100m <sup>2</sup> floor area Shop greater than 100m <sup>2</sup> floor area	50L / 100m <sup>2</sup> floor area / day 50L / 100m <sup>2</sup> floor area / day	25L / 100m <sup>2</sup> floor area / day 50L / 100m <sup>2</sup> floor area / day
Showroom	40L / 100m <sup>2</sup> floor area / day	10L / 100m <sup>2</sup> floor area / day

Source: Adapted from Waverley Council Code for the Storage and Handling of Waste.

**Appendix 2**  
**Residential bin dimensions**

Bin type	Height	Depth	Width
140 litre bin	925mm	615mm	535mm
240 litre bin	1080mm	735mm	580mm
115 litre collapsible green waste bin	1000mm	450mm	450mm



Council's 140 litre bins and 240 litre bins take this form.

*Source of diagram: Better Practice Guide for Waste Management in Multi-Unit Dwellings, Resource NSW, February 2002.*

### **Appendix 3**

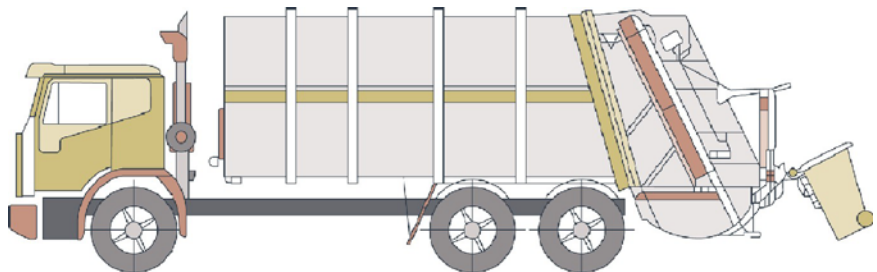
## **Garbage truck dimensions for residential waste collection**

This page includes information regarding the dimensions of garbage trucks which Marrickville Council typically uses (in 2005) for the collection of residential waste. Developments which require Council garbage trucks to enter the site for the collection of residential waste must be designed so as to accommodate on-site truck movement.

Requirements regarding vehicle turning circles and driveway width/gradient are contained in Marrickville Development Control Plan No. 19: Parking Strategy.

It is recommended that an applicant speak with Council's Waste Services Coordinator in regards to the design of development proposals which involve Council garbage trucks entering the site.

Typical Council garbage truck used for domestic waste collection	
Length overall	8.0 metres
Width overall	2.5 metres
Operational height	4.3 metres
Travel height	4.3 metres
Weight (vehicle and load)	22.5 tonnes
Weight (vehicle only)	13 tonnes
Turning circle	25.0 metres



Typical Council garbage truck.

*Source of diagram: Better Practice Guide for Waste Management in Multi-Unit Dwellings, Resource NSW, February 2002.*

## **Appendix 4**

### **Waste/recycling storage rooms**

*Appendix 4 applies to applications for multi unit housing, residential flat buildings, commercial development, public buildings and industrial development which include waste/recycling storage rooms.*

#### **Building Code of Australia**

- Waste/recycling storage rooms must be constructed in accordance with the requirements of the Building Code of Australia (BCA).

#### **Location and appearance**

- Waste/recycling storage rooms must be integrated into the design of the overall development. It is preferable that such rooms be located behind the front building line. Wherever possible, the room should be in a basement location within the main building envelope (rather than being a separate stand-alone structure). Materials and finishes which are visible from outside should be similar in style and quality to the external materials used in the rest of the development.
- Waste/recycling storage rooms must be located and designed in a manner which reduces adverse impacts upon the inhabitants of any dwellings on the site and upon neighboring properties. The location and design of the room should minimise adverse impacts associated with:
  - the proximity of the room to any dwellings;
  - the visibility of the room;
  - noise generated by any equipment located within the room;
  - noise generated by the movement of bins into and out of the room;
  - noise generated by collection vehicles accessing the site; and
  - odours emanating from the room.

#### **Size**

- Waste/recycling storage rooms must be of adequate size to comfortably accommodate all waste and recycling bins associated with the development.
- In the case of multi unit housing and residential flat buildings, the waste/recycling storage room must be able to accommodate bins at the rate described at section 3.2.3, control C8.
- In the case of non-residential development, the waste/recycling storage room must be able to accommodate separate general waste bins and recycling bins which are of sufficient volume to contain the quantity of waste generated (at the rate described in **Appendix 1**) between collections.

#### **Layout**

- The gradient of waste/recycling storage room floors and the gradient of any associated access ramps must be sufficiently level so that access for the purpose of emptying containers can occur in accordance with WorkCover NSW occupational health and safety requirements.
- Within waste/recycling storage rooms, containers used for the storage of recyclable materials should be kept separate from (but close to) general waste containers – so that the potential for contamination of recyclable materials is minimised.



**Access: waste/recycling collection**

- If the emptying of residential bins is to occur on-site, the development must be designed to allow for access by collection vehicles (of dimensions detailed at **Appendix 3**). In these instances, the site must be configured so as to allow collection vehicles to enter and exit the site in a forward direction and so that collection vehicles do not impede general access to, from or within the site.
- In the case of non-residential waste collection, the development must be designed to allow for access by collection vehicles used by the nominated waste contractor. Wherever possible, the site must be configured so as to allow collection vehicles to enter and exit the site in a forward direction and so that collection vehicles do not impede general access to, from or within the site.
- Access driveways to be used by collection vehicles must be of sufficient strength to support such vehicles.
- If the emptying of bins is to occur on-site, the servicing arrangements must be compatible with the operation of any other loading/unloading facilities on-site.
- Access for the purpose of emptying waste/recycling storage containers must be able to occur in accordance with WorkCover NSW occupational health and safety requirements.

**Access: general**

- In multi unit housing and residential flat buildings, there must be an unobstructed and Continuous Accessible Path of Travel (as per Australian Standard 1428) from the waste/recycling storage area/s or room/s to:
  - the entry to any Adaptable Housing (as per Australian Standard 4299);
  - the principal entrance to each residential flat building; and
  - the point at which bins are collected/emptied.
 In instances where a proposal does not comply with these requirements, Council will consider alternative proposals which seek to achieve a reasonable level of access to waste/recycling storage room/s or area/s.
- In commercial development, public buildings and industrial development, there must be convenient access from each tenancy to the waste/recycling storage room/s. There must be step-free access between the point at which bins are collected/emptied and the waste/recycling storage room/s.
- Arrangements must be in place so that the room is not accessible to the general public.
- Vermin must be prevented from entering the room.

**Surfaces**

- Waste/recycling storage rooms must have a smooth, durable ceiling, a smooth concrete floor at least 75mm thick and smooth concrete or cement rendered walls. Floor/wall intersections must be coved. All internal surfaces must be lightly coloured.

**Doors**

- Doors to waste/recycling storage rooms must be self-closing. If a roller door is to be used, there must be a sign adjacent to the door on the outside of the room which indicates that the door is to remain closed when not in use. All doors are to be durable and are to be openable from both inside and outside

the room. Doors are to be wide enough to allow for the easy passage of waste/recycling containers.

#### **Ventilation**

- Waste/recycling storage rooms should preferably be naturally ventilated by ventilation openings which are of an area that is not less than one twentieth of the floor area of the room. Alternatively, the room must be mechanically ventilated by a system which is isolated from mechanical ventilation systems servicing any other part of the building.

#### **Services**

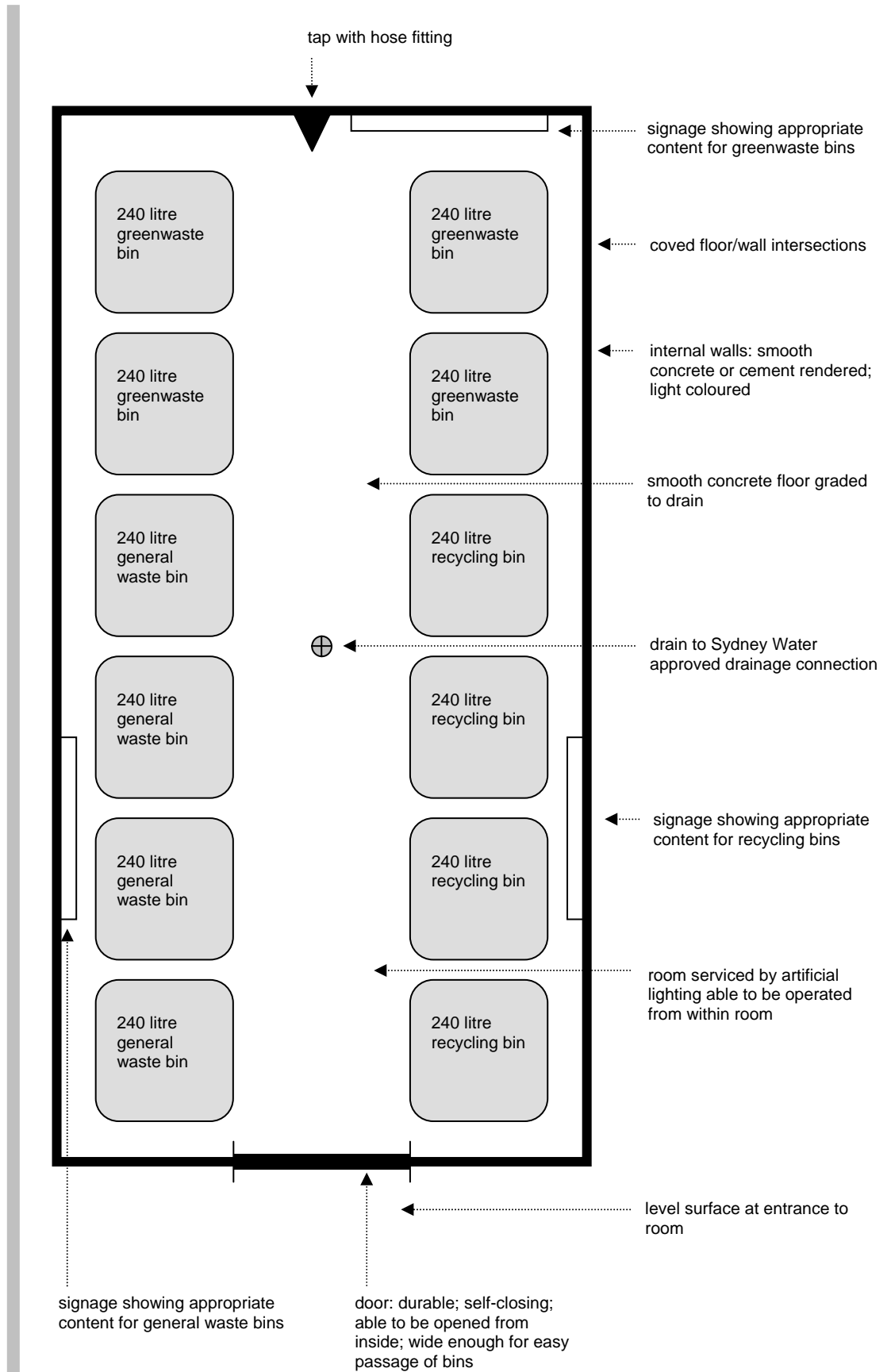
- Waste/recycling storage rooms must be serviced by water from a tap located within the room. In the case of residential development, this tap must provide cold water. In the case of non-residential development, this tap must provide hot and cold water through a centralised mixing valve. The tap must be protected from the waste containers and must be located in a position which is easily accessible when the room is filled with waste containers.
- The floor must be graded so that any water is directed to a Sydney Water approved drainage connection located within the room.
- Waste/recycling storage rooms must be serviced by artificial lighting which can be operated from within the room.

#### **Signage**

- Waste/recycling storage rooms must include signage which clearly describes the types of materials which can be deposited into recycling bins, greenwaste bins and general garbage bins. This signage is available from Council's Waste Services Coordinator.

#### **Management**

- Arrangements must be in place for the regular maintenance and cleaning of waste/recycling storage rooms. Waste/recycling containers must only be washed in an area which drains to a Sydney Water approved drainage connection.



Example of a waste/recycling storage room for a residential flat building containing eight dwellings.

## **Appendix 5**

### **Commercial/industrial waste/recycling storage areas**

*Appendix 5 applies to applications for commercial development, public buildings and industrial development which include waste/recycling storage areas (rather than waste/recycling storage rooms as described in Appendix 4).*

#### **Building Code of Australia**

- Waste/recycling storage areas must be constructed in accordance with the requirements of the Building Code of Australia (BCA).

#### **Location and appearance**

- Waste/recycling storage areas must be integrated into the design of the overall development. Materials and finishes which are visible from outside should be similar in style and quality to the external materials used in the rest of the development.
- Waste/recycling storage areas must be located and designed in a manner which reduces adverse impacts upon neighboring properties and the streetscape. The location and design of the areas should minimise adverse impacts associated with:
  - the proximity of the area to dwellings;
  - the visibility of the area;
  - noise generated by any equipment located within the area;
  - noise generated by the movement of bins into and out of the area;
  - noise generated by collection vehicles accessing the site; and
  - odours emanating from the area.

#### **Size**

- Waste/recycling storage areas must be of adequate size to comfortably accommodate all waste and recycling bins associated with the development.
- Waste/recycling storage areas must be able to accommodate separate general waste bins and recycling bins which are of sufficient volume to contain the quantity of waste generated (at the rate described in **Appendix 1**) between collections.

#### **Layout**

- The gradient of waste/recycling storage area floors and the gradient of any associated access ramps must be sufficiently level so that access for the purpose of emptying containers can occur in accordance with WorkCover NSW occupational health and safety requirements.
- Within waste/recycling storage areas, containers used for the storage of recyclable materials should be kept separate from (but close to) general waste containers – so that the potential for contamination of recyclable materials is minimised.

#### **Access: waste/recycling collection**

- The development must be designed to allow for access by collection vehicles used by the nominated waste contractor. Wherever possible, the site must be configured so as to allow collection vehicles to enter and exit the site in a forward direction and so that collection vehicles do not impede general access to, from and within the site. Access driveways to be used by collection vehicles must be of sufficient strength to support such vehicles.

- Servicing arrangements for the emptying of bins must be compatible with the operation of any other loading/unloading facilities on-site.
- Access for the purpose of emptying waste/recycling storage containers must be able to occur in accordance with WorkCover NSW occupational health and safety requirements.

#### **Access: general**

- In commercial development, public buildings and industrial development, there must be convenient access from each tenancy to the waste/recycling storage area/s. There must be step-free access between the point at which bins are collected/emptied and the waste/recycling storage area/s.
- Arrangements must be in place so that the waste/recycling storage area is not accessible to the general public.
- Vermin must be prevented from entering the waste/recycling storage area.

#### **Surfaces**

- Waste/recycling storage areas must have a smooth, durable floor and must be enclosed with durable walls/fences which extend to the height of any containers which are kept within.

#### **Doors/gates**

- Doors/gates to waste/recycling storage areas must be durable. There must be a sign adjacent to the door/gate which indicates that the door/gate is to remain closed when not in use. All doors/gates are to be openable from both inside and outside the storage area and must be wide enough to allow for the easy passage of waste/recycling containers.

#### **Services**

- Waste/recycling storage areas must be serviced by hot and cold water provided through a centralised mixing valve. The hose cock must be protected from the waste containers and must be located in a position which is easily accessible when the area is filled with waste containers.
- The floor must be graded so that any water is directed to a Sydney Water approved drainage connection located upon the site.

#### **Signage**

- Waste/recycling storage areas must include signage which clearly describes the types of materials which can be deposited into recycling bins and general garbage bins.

#### **Management**

- Arrangements must be in place for the regular maintenance and cleaning of waste/recycling storage areas. Waste/recycling containers must only be washed in an area which drains to a Sydney Water approved drainage connection.

## **Appendix 6**

### **Garbage chutes**

#### **Chute design**

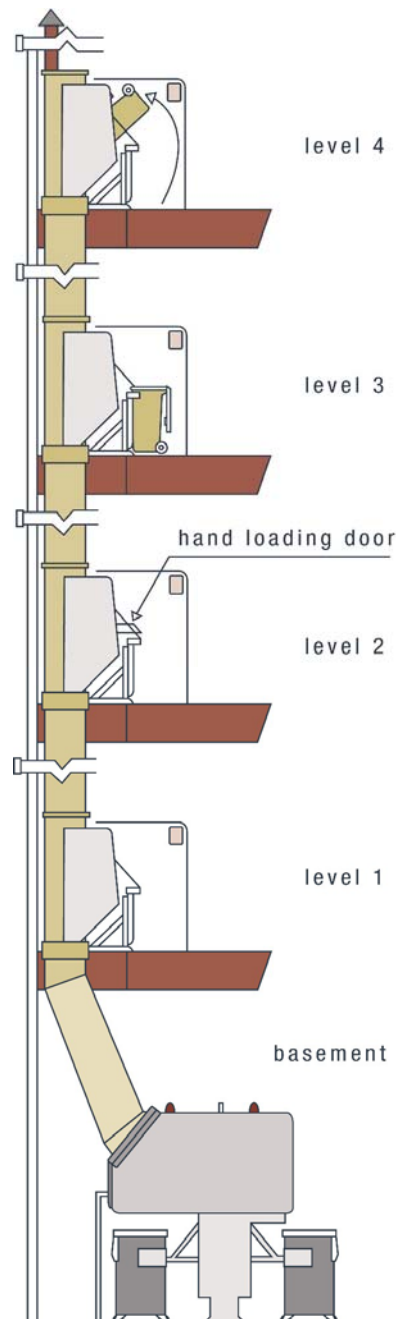
- Garbage chutes must be constructed in accordance with the requirements of the Building Code of Australia (BCA).
- Garbage chutes must be located and insulated in a manner which reduces noise impact upon dwellings.
- Chutes, service openings and charging devices must be constructed of material (such as metal) which is smooth, durable, impervious, non-corrosive and fire resistant.
- Chutes, service openings and charging devices must be capable of being easily cleaned.
- Chutes must be cylindrical and should have a diameter of at least 500mm.
- There must not be any bends (or sections of reduced diameter) in the main shaft of the chute.
- Internal overlaps in the chute must follow the direction of waste flow.
- Chutes must deposit rubbish directly into a bin or compactor located within a waste/recycling storage room.
- A cut-off device must be located at or near the base of the chute so that the bottom of the chute can be closed when the bin or compacting device at the bottom of the chute is withdrawn or being replaced.
- The upper end of a chute should extend above the roof line of the building.
- The upper end of a chute should be weather protected in a manner which doesn't impede the upward movement of air out of the chute.

#### **Service room design**

- The service opening (for depositing rubbish into the main chute) on each floor of the building must be located in a dedicated service room.
- The charging device for each service opening must be self closing and must not project into the main chute.
- Branches connecting service openings to the main chute are to be no more than 1m long.
- Each service room must include containers for the storage of recyclable materials. Signage regarding the materials which can be recycled should be displayed near these containers.
- Each service room must be located for convenient access by users and must be well ventilated and well lit.
- The floors, walls and ceilings of service rooms must be finished with smooth, durable materials which are capable of being easily cleaned.
- Service rooms must include signage which clearly describes the types of materials which can be deposited into the garbage chute and the types of materials which should be deposited into recycling bins.

### Management

- Garbage chutes are not to be used for the disposal of recyclable materials. Signage to this effect should be displayed near service openings.
- Arrangements must be in place for the regular maintenance and cleaning of garbage chutes and any associated service rooms, service openings and charging devices.
- Arrangements must be in place for the regular transfer of recyclable materials (which are stored in service rooms) to the main waste/recycling storage room.



Example of a garbage chute system.

Source of diagram: *Better Practice Guide for Waste Management in Multi-Unit Dwellings*, Resource NSW, February 2002.

## **Appendix 7 Service lifts**

*Adapted from: Better Practice Guide for Waste Management in Multi-Unit Dwellings, Resource NSW, February 2002.*

- A service lift (or service elevator) may be appropriate for transporting waste/recyclable materials in a multi-level building which employs a caretaker. A service lift is a dedicated lift system used for the movement of waste/recyclable materials and other products associated with the operation of the building.
- A waste service room must be provided on each floor of a building (which includes a service lift) to allow occupants to deposit waste and recyclables. Occupants place their waste and recyclables in containers which are transported daily by the caretaker to the main waste/recycling storage room. Each service room must be designed with sufficient space for the storage of one day's waste and recyclables for all occupants on that level.
- Applicants will need to check with Council's Waste Services Coordinator as to whether the use of a service lift for the movement of waste/recyclable materials is acceptable for a particular development proposal.

## **Appendix 8 Waste compactors**

*Adapted from: Better Practice Guide for Waste Management in Multi-Unit Dwellings, Resource NSW, February 2002.*

- The installation of waste compaction equipment would not normally result in a reduction in the amount of space which is required to be provided for the storage of waste/recycling bins.
- Compactors are used to compress waste (and/or recyclable material) so that its volume is reduced. The compacted waste is then deposited into collection containers. The compaction ratio is typically set at around 2:1 (so that after the waste has been compacted, it occupies approximately half as much space as it did before compaction). Higher compaction ratios are typically not used as they can result in overly heavy bins. Compactors usually deposit waste directly into a bin.
- Compactors are useful for mixed garbage, cardboard/paper and plastic/aluminium containers. They are less useful for steel and should not be used for glass. Compactors require regular maintenance. In particular, systems fed from a chute can be prone to blockages or failure of the 'electronic eye' device, which can result in garbage overflowing or backing up the chute.



## **Appendix 9**

### **Private property access arrangements**

Council collects waste which is generated by residential landuses - including general waste, recyclable materials and greenwaste.

In instances where a development is to be configured in such a way that Council waste collectors and/or vehicles are required to enter the site for the purpose of collecting waste, Council will impose particular conditions upon the consent for that development.

These conditions would usually require the registration of an instrument (under sections 88B and E of the Conveyancing Act 1919) upon the title of the affected property. The instrument would set out the terms and conditions of the easement, positive covenant and restriction on the use of the land.

The terms of the right of carriageway would generally be as follows.

- 1.1 Full and free right for the Authority Benefited, its employees, contractors and every person authorised by it, to, at all times:
  - (a) go, pass, repass and stand upon the Lot Burdened for the purpose of the removal of general waste, recyclable products and greenwaste products with or without vehicles;
  - (b) enter upon the Lot Burdened and remain there for a reasonable time for the purpose of the removal of general waste, recyclable products and greenwaste products;
- 1.2 The owner of the Lot Burdened can not make any claim against the Authority Benefited for any repairs or damage caused to the Lot Burdened as a result of the Authority benefited exercising its right as set out in clause 1.1.
- 1.3 The owner of the Lot Burdened indemnifies the Authority Benefited, its employees, contractors and persons authorised by it, against any future claim for damage or loss as a result of the Authority Benefited removing general waste, recyclable products and greenwaste products from the Lot burdened, except to the extent that such damage or loss is a result of the negligence of the Authority Benefited, its employees, contractors or persons authorised by it.

## **Appendix 10**

### **Model Waste Management Plan**

The tables on the following pages should be used as a model for the preparation of a Waste Management Plan (WMP).

There are two parts to a Waste Management Plan.

**Part 1 of the Waste Management Plan must be lodged with a Development Application.** Part 1 of the Waste Management Plan describes the waste management practices for the ongoing use of the premises.

**Part 2 of the Waste Management Plan must be lodged prior to the commencement of any works.** Part 2 of the Waste Management Plan describes the anticipated type and volume of materials that will be generated during demolition and construction. Part 2 of the Waste Management Plan also identifies the destination of these materials.

Additional information regarding Waste Management Plan requirements is included at sections 1.4 and 1.5 near the front of this document.

If the tables on the following pages do not contain enough space, simply attach additional pages.

# Part 1: Ongoing use of premises

For lodgement with development application

PAGE 1 OF 3

## INFORMATION

The Waste Management Plan Part 1 (ongoing use of premises) applies to Development Applications for:

- new development;
- change of use of existing premises; and
- alterations/additions to existing premises which would affect waste management facilities or waste management practices.

The Waste Management Plan Part 1 (ongoing use of premises) does not apply to Development Applications relating to dwelling houses or dual occupancy development. Additional information regarding the matters on this form is contained in DCP 27 Waste Management. If necessary, attach additional pages to this form.

## GENERAL DETAILS

Site address: .....

Proposed development: .....

Applicant name: .....

Applicant telephone number: .....

The information provided on this Waste Management Plan Part 1 (ongoing use of premises) provides an accurate indication of the manner in which waste/recyclable/greenwaste materials are to be managed.

Applicant signature: .....

Date: .....

No. of proposed dwellings: ..... No. of proposed commercial/industrial tenancies: .....

## MULTI UNIT HOUSING AND RESIDENTIAL FLAT BUILDINGS ONLY

### General waste: multi unit housing and residential flat buildings

number of Council 240 litre general waste bins to be accommodated on-site: .....

### Recyclable materials: multi unit housing and residential flat buildings

number of Council 240 litre recycling bins to be accommodated on-site: .....

### Greenwaste materials: multi unit housing and residential flat buildings

number of Council 240 litre greenwaste bins to be accommodated on-site: .....

**NON-RESIDENTIAL DEVELOPMENT ONLY**

**General waste: non-residential development**

Type of general waste (specify types)	Volume (m <sup>3</sup> or litres) per week	On-site storage/treatment arrangements	Method of disposal

**Recyclable materials: non-residential development**

Type of recyclable materials (specify types)	Volume (m <sup>3</sup> ) per week	On-site storage/treatment arrangements	Method of disposal

**WASTE MANAGEMENT PRACTICES IN ALL DEVELOPMENT TYPES**

If applicable, describe arrangements and responsibilities for moving bins from their usual storage area to the place at which they are emptied.

Describe arrangements and responsibilities for cleaning bins, waste storage rooms/areas, and other waste management facilities.

Describe arrangements and responsibilities for maintaining waste storage rooms/areas (including signage) and other waste management facilities.

Describe arrangements for educating staff (in non-residential development) and contractors of on-site waste management practices.

Describe other waste management practices relating to the ongoing use of the premises.



# Part 2: Demolition/construction

For lodgement prior to commencement of any works

PAGE 1 OF 4

## INFORMATION

The Waste Management Plan Part 2 (demolition/construction) applies to Development Applications for:

- demolition;
- new development; and
- alterations/additions affecting more than 20m<sup>2</sup> of existing premises.

**The Waste Management Plan for demolition/construction must be filled out in accordance with the Aims and Controls of Part 2 (demolition and construction waste) of DCP 27 Waste Management - to demonstrate how the volume of materials diverted to landfill sites is to be minimised.**

Documentation (including receipts) regarding the destination and disposal methods of materials/waste leaving the site must be retained by the applicant. Council may wish to audit such documentation so as to monitor compliance with the Waste Management Plan.

If necessary, attach additional pages to this form.

## PLANS

The Waste Management Plan Part 2 (demolition/construction) must be accompanied by plans which show:

- the location of areas that will be used for the sorting of demolition and construction recyclables/waste;
- the location of areas that will be used for the storage of demolition and construction recyclables/waste, including the location of any associated waste containers/skip bins; and
- the point at which vehicles removing demolition and construction recyclables/waste will access the site.

## GENERAL DETAILS

Development Application number: .....

Site address: .....

Proposed development: .....

Applicant name: .....

Applicant telephone number: .....

The information provided on this Waste Management Plan Part 2 (demolition/construction) and the accompanying plans provides an accurate indication of the manner in which waste/recyclable materials are to be managed.

Applicant signature: .....

Date: .....

**REUSE/RECYCLING/DISPOSAL**

MATERIALS ON-SITE		DESTINATION		
		Re-use and recycling		Disposal
Type of material	Estimated volume (m <sup>3</sup> or tonnes)	On-site re-use and recycling (specify proposed on-site reuse and recycling methods)	Off-site re-use and recycling (specify contractor and/or recycling outlet)	Off-site disposal (specify contractor and landfill site)
<i>Excavation material</i>				
<i>Greenwaste (organic)</i>				
<i>Bricks</i>				



**REUSE/RECYCLING/DISPOSAL (continued)**

MATERIALS ON-SITE		DESTINATION		
		Re-use and recycling		Disposal
Type of material	Estimated volume (m <sup>3</sup> or tonnes)	On-site re-use and recycling (specify proposed on-site reuse and recycling methods)	Off-site re-use and recycling (specify contractor and/or recycling outlet)	Off-site disposal (specify contractor and landfill site)
<i>Concrete</i>				
<i>Timber – specify type</i>				
<i>Plasterboard</i>				

**REUSE/RECYCLING/DISPOSAL (continued)**

MATERIALS ON-SITE		DESTINATION		
		Re-use and recycling		Disposal
Type of material	Estimated volume (m <sup>3</sup> or tonnes)	On-site re-use and recycling (specify proposed on-site reuse and recycling methods)	Off-site re-use and recycling (specify contractor and/or recycling outlet)	Off-site disposal (specify contractor and landfill site)
<i>Metals – specify type</i>				
<i>Tiles – specify type</i>				
<i>Other-specify (such as light fittings, kitchen/bathroom fittings)</i>				