

DICKENS SOLUTIONS

(REF – 24124)

AMENDED WASTE MANAGEMENT PLAN (RFI)

LK PROPERTY GROUP PTY LTD

**RESIDENTIAL FLAT BUILDING
DEVELOPMENT
@
84 TALLAWONG ROAD
ROUSE HILL**

APRIL 2026

DISCLOSURE STATEMENT

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PART 1 – OVERVIEW AND PROPOSAL

1.1 INTRODUCTION

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

The aims and objectives of this WMP are to: -

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

The land on which the development is proposed is located within the Blacktown City LGA.

This WMP is prepared in accordance with: -

- Blacktown Local Environment Plan 2015;
- Blacktown Growth Centres DCP 2010, and relevant waste management guidelines;
- All conditions of consent issued under the approved Development Application;
- The 'Better Practice Guide for Resource Recovery in Residential Buildings, published by the NSW EPA;
- The objective of ensuring that all waste management facilities and collection services will provide an outcome that will be effective and efficient, as well as promote the principles of health, safety and convenience.

This Waste Management Plan (WMP) has been prepared to address the submission of Development Application to the NSW Planning Panel to be assessed under the relevant State Significant Development (SEAR's legislation) for the construction of six (6) x six (6) storey residential flat buildings at 84 Tallawong Road, Rouse Hill, comprising of:

- Building A – 66 x 1, 2 and 3 bed-room units,
- Building B – 69 x 1, 2 and 3 bed-room units,
- Building C – 68 x 1, 2 and 3 bed-room units,
- Building D – 70 x 1, 2 and 3 bed-room units,
- Building E – 68 x 1, 2 and 3 bed-room units,
- Building F – 70 x 1, 2 and 3 bed-room units,

The total number of units over all buildings is 411 units.

The WMP is dated 29 October 2025 and has been developed and documented in accordance with the Architectural Drawings prepared by Place Studio Architects.

1.2 STATE SIGNIFICANT DEVELOPMENT (SEAR'S REQUIREMENTS)

In accordance with the relevant SEAR's requirements, the following information is provided:

- Project Name – Residential Flat Building Development at 84 Tallawong Road, Rouse Hill.
- Site Description – The development is to be constructed over one large allotment of land currently known as Lot 63, in DP 0186, 84 Tallawong Road, Rouse Hill.
- Proponent – LK Property Group Pty Ltd
- SEAR'S Details – Application No SSD-80287510
- Project Description – Refer to Part 1.3 – PROJECT & PROPERTY DESCRIPTION on page 5 below.
- Cumulative Impact – The construction of the residential flat building will provide in-demand housing and accommodation, including affordable housing for residential purposes, in the expanding and in-demand north-western region of Sydney – during the demolition and construction phases of the project, activities will impact on the amenity of the area in the short term – upon the completion and occupation of the buildings, containing a total number of 411 units, it will provide accommodation for in excess of 605 persons – this will impact on traffic, parking, stormwater and sewer, and associated infrastructure.
- Mitigation Measures – This Waste Management Plan (WMP) provides comprehensive details of all waste management activities involved in both the demolition and construction pages, with a focus on recycling and re-use with positive outcomes being put in place during the course of both stages – Waste management strategies have been incorporated into the WMP to provide efficient and effective outcomes in relation to all waste storage and collection activities.
- Evidence of Consultation – in the preparation of this document, consultation has been made with all relevant stakeholders, including, the Architects, planning consultancy, LK Property Group, traffic consultant, and Blacktown City Council.
- Statement of Inclusion – It is considered that the WMP meets the requirements of all relevant matters pertaining to the submission of this Application.
- In relation the NSW Planning Secretary's Environmental Assessment Requirements, at Issue 17 on page 6, it is advised that this Waste Management Plan (WMP) provides measures that will be implemented to manage, reuse, recycle and safely dispose of waste including in accordance with any Council waste management requirements – the WMP identifies appropriately sited waste storage access paths/roads, and appropriate service arrangements for the site.

This report has been prepared in response to the requirements contained in the Secretary's Environmental Assessment Requirements (SEAR's) dated 26 March 2025 and issued for SSD-80287510) Specifically, this report has been prepared to respond to the SEAR'S requirements as detailed herein.

1.3 COUNCIL REQUEST FOR FURTHER INFORMATION

As a result of the assessment of the DA, on 23 January 2026, Dickens received an E-Mail from the Client regarding a Request For Further Information (RFI) concerning a number of waste management issues from both the Department of Planning and the Council. The details of each matter are provided below in **BOLD FACE BLACK TYPE** with a response below each item.

Item 6 (a) Basement Details

Confirm if the basements are combined for Buildings A and B, C and D, and E and F. This is not clear from the plans or from the waste management plan. Please update the latter with this information.

RESPONSE – All basements are common to and link all buildings (A to F). Refer to Architectural Drawings and Part 1.6 on page 10 of this WMP.

Item 6 (b) Basement Details

Confirm if that only one (1) Loading Bay is proposed for the whole site.

RESPONSE – One (1) loading bay will be provided for the entire development, including all residential, waste, recycling and FOGO services as well as the provision of all commercial services. The loading bay is design to accommodate a rear loading HRV collection vehicle with a maximum length of 10.5m.

Item 6 (c) Management of Bulky Waste

Add a bulky waste storage area to the lifts in the basement for Buildings, C, D and E and F. Residents currently have no convenient way of disposing this material. Building Management will need to collect the material from each of these areas and the waste to the main collection point.

RESPONSE – Both the Architectural Drawings and the Waste Management Plan have been amended to demonstrate compliance with Item 8 (c). Refer to the Architectural Drawings and Part 5.5 of the WMP.

Item 6 (d) Management of Bulky Waste

Demonstrate on amended plans, that the loading bay is adjacent to the bin and bulky waste storage areas to reduce manual handling. Currently, the bulky waste storage area is quite far from the rear of the truck sitting in the loading bay.

RESPONSE – The Architectural Drawings have been amended to demonstrate compliance with Item 8 (d). Refer to the Architectural Drawings.

Item 6 (e) Loading Bay Issues

Demonstrate on amended plans, that the designated loading bay can accommodate the entire length of the 10.5m long truck plus an additional 3m rear clearance for bin servicing and rotation. The truck must not overhang the loading bay hindering traffic flow onsite.

Currently

- (i) The area is not dimensioned,

- (ii) **Truck access is not shown on the Architectural Drawings,**
- (iii) **The truck is shown protruding into carriageways.**

RESPONSE – The Architectural Drawings have been amended to demonstrate compliance with Item 8 (e). Refer to the Architectural Drawings.

Item 6 (f) Chute Discharge Points

Confirm how the bins from the chute discharge rooms in Building C and D and E and F will be moved to the single loading bay located in Building A and B.

RESPONSE – The movement of all bins from the respective Bin/Chute Rooms in Building C and D and E and F will be undertaken by the Building Manager or their authorised representative as detailed in Part 5.4.8 and 5.4.9 on page 37.

Item 6 (g) Relocation of Support Beam in Bulky Waste Area

Relocate the support beam currently located within the bulky waste storage area.

RESPONSE – Relocating the support beam currently located within the bulky waste storage area will serve no meaningful purpose as it does not impact on the use of the area in any negative manner.

Item 6 (h) Loading Bay Issues

Provide physical treatment to the loading bay (eg, lockable, removable bollards), to prevent unauthorised parking:

- (i) **Truck turning areas must be maintained,**
- (ii) **Access must be coordinated by the Building Manager,**
- (iii) **The Waste Management Plan must be updated to this effect.**

RESPONSE – The Waste Management Plan has been amended to demonstrate compliance with Item 6(h). Refer to Part 5.8 on page 43.

Item 6 (i) Loading Bay Issues

Indicate on amended plans the location of the bin storage and bulky waste storage area for the commercial/mixed use component.

RESPONSE – The Architectural Drawings have been amended to demonstrate compliance with Item 6(i). Refer to the Architectural Drawings.

Item 6 (j) Location of Waste Rooms

Demonstrate on amended plans, separate waste rooms for the retail/commercial component, and the residential component. Both must be located adjacent to the loading bay.

RESPONSE – The Architectural Drawings have been amended to demonstrate compliance with Item 6(j). Refer to the Architectural Drawings.

Item 6 (k) Location of Bin/Chute Rooms

Correct the waste management plan as it states provision of ‘waste and recycling chutes’ and ‘dual chutes’ in multiple locations (see pages 19-21 as examples).

- (i) Correct this in all locations in the WMP.**
- (ii) Only single chutes for waste are permitted with a requirement for recycling and FOGO bins to be rotated between the residential floors by building management**

RESPONSE – The Waste Management Plan has been amended to demonstrate compliance with Item 6(j). Refer to Part 4 on pages 21 to 30.

Item 6 (l) Clarify what the room marked in pink is for

RESPONSE – This room was originally part of the Bin Holding Room, which has been removed – refer to Architectural Drawings – Drawing Sheet No SSDA01.1001 – Revision B.

Item 6 (m) Location of Bin/Chute Rooms

Reconfigure the waste room to a more regular shape so that the bins are closer to the loading bay to reduce manual handling

RESPONSE – The Architectural Drawings have been amended to demonstrate that the waste rooms have been reconfigured so that they are closer to the loading bay in order to reduce manual handling. Refer to the Architectural Drawings.

Item 6 (n) Provision of FOGO bins

Demonstrate on amended plans, provision of 1 x 240L Food and Garden Organics waste bin per waste chute room per residential floor.

RESPONSE – The WMP has been amended to demonstrate that 15 x 240-litre FOGO bins will be provided in the main residential waste room.

Item 6 (o) Provision of FOGO bins

Demonstrate on amended plans, suitable storage space in the main residential waste room for the FOGO bins that normally sit in each waste chute room on each residential floor.

RESPONSE – The Architectural Drawings have been amended to demonstrate that there is suitable space for FOGO bins within the main residential waste room. Refer to the Architectural Drawings.

Item 6 (p) Source Separation Issues

Demonstrate that the waste chute, 240L recycling bin and 240L FOGO bin are contained within the waste chute rooms on each residential floor, to encourage source separation. Currently, the waste chute and the recycling bins are in separate cupboards in the hallway. FOGO bins not indicated.

RESPONSE – As indicated in Item 6(n), FOGO bins will be provided to the residential waste room as detailed in Part 6 (n).

Item 6 (q) Wheel Chair Access

Demonstrate on Amended Plans that the chute rooms in each residential floor can accommodate wheel chair access

RESPONSE – The Architectural Drawings have been amended to demonstrate compliance with Item (q). Refer to the Architectural Drawings.

Item 6 (r) Basement Plans

Indicate on amended plans, the chute discharge and linear track system on the basement plans. Currently, only a box labelled ‘chute discharge’ is indicated.

RESPONSE – The Architectural Drawings have been amended to demonstrate compliance with Item (r). Refer to the Architectural Drawings.

Item 6 (t) Bin Sizes on Architectural Drawings

Differentiate on amended plans, the 1,100L waste bins, 240L recycling bins and 240L FOGO bins. Currently all the bins look the same size, and no FOGO bins are indicated despite FOGO being referenced in the waste management plan.

RESPONSE – The Architectural Drawings have been amended to demonstrate compliance with Item (t). Refer to the Architectural Drawings.

Item 6 (u) Storage of Bin Tug and Trolley

Indicate on amended plans, the bin tug and trolley storage area. It must be caged and secured and located adjacent to the loading bay

RESPONSE – The Architectural Drawings have been amended to demonstrate compliance with Item (u). Refer to the Architectural Drawings.

Item 6 (v) Storage of Bin Tug and Trolley

Provide the swept paths showing operation of the bin tug and trolley at each of the chute discharge locations and around the main waste room and loading bay area.

RESPONSE – Swept Paths have been provided demonstrating compliance with Item (v). Refer to the Swept Path Drawings.

Item 6 (w) Commercial Waste and Recycling Generation Rates

Provide for the waste and recycling generation rates listed in the EPA’s Better Practice Guide for resource recovery in residential developments 2019 for each proposed retail/commercial tenancy.

RESPONSE – Waste and Recycling Generation Rates have already been calculated in accordance with the EPA’s Better Practice Guide for resource recovery in residential developments 2019 for each proposed use.

Item 6 (x) Ramp Grades

Demonstrate on amended plans, that ramp grades and changes of rate of grade on the ramp do not exceed 15.4% (as per AS2890.2 Tables 3.2 and 3.3). for each proposed retail/commercial tenancy.

RESPONSE – The Architectural Drawings have been amended to demonstrate compliance with Item (x). Refer to the Architectural Drawings.

Item 6 (y) Ramp Grades

Provide a vertical cross section plan demonstrating a 4m headroom allowance clear of eaves, overhangs, balconies, services, sprinklers and at the roller door entry point, for the trucks entire travel path. Please note, your development will also need to comply with Council's traffic requirements which may require 4.5m in accordance with AS2890.2 for access by removalist and delivery vehicles, and emergency vehicles.

RESPONSE – The Architectural Drawings have been amended to demonstrate compliance with Item (y). Refer to the Architectural Drawings.

Item 6 (z) Travel Path of Collection Vehicle

Provide a plan view showing where the section is located and that it also cuts through the trucks travel path. .

RESPONSE – The Architectural Drawings have been amended to demonstrate compliance with Item (z). Refer to the Architectural Drawings.

Item 6 (aa) Collection Vehicle Swept Paths

Provide swept paths for a 10.5m long, heavy rigid vehicle with a 24m turning circle for the trucks entire travel path showing forward entry and exit with all manoeuvring onsite. .

RESPONSE – The Architectural Drawings have been amended to demonstrate compliance with Item (aa). Refer to the Architectural Drawings.

Item 6 (bb) AutoCAD File

Provide the AutoCAD file in DWG format and 1:1 scale for the trucks entire travel path in addition to the proposed swept paths for review.

RESPONSE – The Architectural Drawings have been amended to demonstrate compliance with Item (bb). Refer to the Architectural Drawings.

Item 6 (cc) Travel Path of Collection Vehicle

Update the Waste Management Plan to reference the correct Council Website (not The Hills Shire Council).

RESPONSE – The Waste Management Plan has been amended to demonstrate compliance with Item (cc). Refer to the WMP.

This an Amended WMP, dated 1 April 2026 and has been developed and documented to address all waste management issues as detailed herein.

1.4 PROJECT & PROPERTY DESCRIPTION

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

DESCRIPTION	Six (6) x four (6) Storey Residential Flat Buildings
NUMBER OF UNITS	Building A – 66 x 1, 2 and 3 bed-room units, Building B – 69 x 1, 2 and 3 bed-room units, Building C – 68 x 1, 2 and 3 bed-room units, Building D – 70 x 1, 2 and 3 bed-room units, Building E – 68 x 1, 2 and 3 bed-room units, Building F – 70 x 1, 2 and 3 bed-room units, Basement levels, and, Associated infrastructure
LOCATION	84 Tallawong Road, Rouse Hill
LGA	Blacktown City Council
PROPERTY DESCRIPTION	The development is to be constructed over one large allotment of land currently known as Lot 63, DP 30186, 84 Tallawong Road, Rouse Hill.
STREET ADDRESS	84 Tallawong Road, Rouse Hill
AREA (Lot 1)	4,848.49 square metres
ZONING	Zone R3 – Medium Density Residential
PLANNING INSTRUMENTS	Blacktown LEP 2015 Blacktown Development Control Plan 2015

1.5 APPLICANTS DETAILS

APPLICANT	LK Group C/- Creative Planning Solutions Pty Ltd
ADDRESS	Level 3/397 Riley Street, Surry Hills. NSW. 2010
TELEPHONE	02 8039 7461
E-MAIL	Brendon.clendenning@cpsplanning.com.au

1.6 PROPOSAL

The proposal involves the construction of six (6) x six (6) storey residential flat buildings at 84 Tallawong Road, Rouse Hill, comprising of:

- Building A – 66 x 1, 2 and 3 bed-room units,
- Building B – 69 x 1, 2 and 3 bed-room units,
- Building C – 68 x 1, 2 and 3 bed-room units,
- Building D – 70 x 1, 2 and 3 bed-room units,
- Building E – 68 x 1, 2 and 3 bed-room units,
- Building F – 70 x 1, 2 and 3 bed-room units,

The total number of units over all buildings is 411 units.

The basement levels will be constructed under, link and be common to all buildings, and provide for: -

- Resident, visitor, and adaptable car parking spaces;
- Storage and bicycle spaces;
- Waste storage facilities;
- Services, and,
- Areas for lift wells, and other facilities in each basement.

Upon completion, the development will occupy the entire site.

Egress from the basement for this site (Lot 1) will be onto Tallawong Road, to the western side of the site.

All waste storage and collection facilities and activities are located and will take place from the upper basement, where a large waste storage and collection areas will be located.

Current structures on the site are a single storey brick and tile dwelling, detached metal sheds, outbuildings, brick paved driveway, bird aviaries, green house, rainwater tanks, a substantial number trees, miscellaneous shrubs and vegetation, and dam.

It is proposed to demolish and remove all structures on the site.

The project consists of: -

- a) The demolition of all existing buildings on the site;
- b) The removal of all demolished materials in accordance with this WMP;
- c) The excavation of the site to construct two (2) basement levels for car parking and other services;
- d) The construction of the buildings;
- e) The provision of new roads, landscaping, driveways, concrete pathways and other elements associated with the development; and,
- f) The on-going use of the building.

PART 2 – DEMOLITION

2.1 DEMOLITION – OVERVIEW

It is recognised that Sydney has an ever-increasing waste problem, and this practice is not sustainable. In alignment with current NSW waste management legislation, this WMP aims, where possible, to promote waste avoidance, reuse, and the recycling of material, particularly during the course of demolition and construction works.

Part 2.2 on Pages 12, 13, 14, 15, 16 and 17 of this WMP describes the manner in which waste is to be managed during the course of the demolition of the existing structures.

The processes outlined in Part 2.2 are to be read in conjunction with, and comply, with the Development Consent issued in respect of the proposal. It will be the developer's overall responsibility to ensure compliance in this regard.

All material moved offsite shall be transported in accordance with the requirements of the Protection of the Environment Operations Act (1997).

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

2.2 BUILDINGS TO BE DEMOLISHED

Current structures on the site are a single storey brick and tile dwelling, detached metal sheds, outbuildings, brick paved driveway, bird aviaries, green house, rainwater tanks, a substantial number of trees, miscellaneous shrubs and vegetation, and dam.

2.3 MANAGEMENT OF HAZARDOUS WASTE MATERIALS

Due to the age and construction of the existing buildings on the site, there is reasonable potential for hazardous building materials to be present in the buildings to be demolished. Accordingly, the generation, storage, treatment and the disposal of hazardous waste (including asbestos) will be conducted in accordance with relevant waste legislation administered by the NSW EPA and any applicable WH&S legislation administered by Work Cover NSW.

All friable and non-friable asbestos-containing material shall be handled and disposed of off-site at an EPA licensed waste facility by an EPA licensed contractor in accordance with the requirements of the Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classifications Guidelines – Part 1 'Classifying Waste (EPA 2014) and any other instrument as amended.

All friable hazardous waste arising from the demolition process shall be removed and disposed of in accordance with the requirements of Work Cover NSW and the EPA, and with the provisions of:

- a) Work Health and Safety Act 2011,
- b) NSW Protection of the Environment Operations Act 1997 (NSW), and,
- c) NSW Department of Environment and Climate Change Environmental Guidelines; Assessment, Classification and Management of Liquid and Non-Liquid Wastes.

Generation, storage, treatment, and the disposal of hazardous waste (including asbestos) will be conducted in accordance with relevant waste legislation administered by the NSW EPA and any WH&S legislation administered by Work Cover NSW.

2.4 DEMOLITION – RECYCLING, REUSE & DISPOSAL DETAILS

The following details prescribe the manner in which all material involved in the demolition of the building will be dealt with, and includes: -

- a) An estimate of the types and volumes of waste and recyclables to be generated,
- b) A site plan showing sorting and storage areas for demolition waste and vehicle access to these areas (see Part 2.3 of this Plan),
- c) How excavation and demolition waste materials will be reused, and, or recycled and where residual wastes will be disposed (see below), and,
- d) The total percentage of demolition waste that will be reused or recycled.

It is noted that the quantities of materials detailed in this part (Part 2.2) are estimates only, based on current industry standards and quantity analysis, and may vary due to the prevailing nature of site constraints, weather conditions, and any other unforeseeable activities associated with the demolition works, which are beyond the control of the developer, including but not being limited to theft, accidents, and, or, other acts of misadventure.

Notwithstanding any of the above, the developer will provide Council with all details in relation to any major variations in this regard.

1. Excavated Materials & Overburden

Volume / Weight	320 cubic metres / 544 Tonnes
On Site Reuse	Yes. Keep and reuse topsoil for landscaping. Shore on site. Use some for support of retaining walls (Excavated Materials are only to be used if the material is not contaminated or has been remediated in accordance with any requirements specified by any Environmental Consultancy engaged to carry out any contamination assessment of excavated material).
Percentage Reused or Recycled	To be determined (see above comments)
Off Site Destination	Refer to Part 2.7 on page 12.

2. Green Waste

Volume / Weight	105 cubic metres / 15.75 Tonnes
On Site Reuse	To be separated. Chipped and stored on site for re-use in landscaping.
Percentage Reused or Recycled	90%
Off Site Destination	Refer to Part 2.7 on page 12.

3. Bricks

Volume / Weight	45 cubic metres / 45 Tonnes
On Site Reuse	Clean and remove lime mortar from bricks. Re-use in new footings. Broken bricks for internal walls. Crush and reuse as drainage backfill. Crushed and used as aggregate.
Percentage Reused or Recycled	75% - 90%
Off Site Destination	Refer to Part 2.7 on page 12.

4. Concrete

Volume / Weight	100 cubic metres / 240 Tonnes
On Site Reuse	Existing driveways to be retained during construction. Crushed and used as aggregate, drainage backfill.
Percentage Reused or Recycled	75% - 90%
Off Site Destination	Refer to Part 2.7 on page 12.

5. Timber

Volume / Weight	65 cubic metres / 26 Tonnes
On Site Reuse	Re-use for formwork and studwork, landscaping, shoring.
Percentage Reused or Recycled	65% - 90%
Off Site Destination	Refer to Part 2.7 on page 12.

6. Plasterboard & Fibro

Volume / Weight	100 cubic metres / 35 Tonnes
On Site Reuse	No. All materials will be processed off-site
Percentage Reused or Recycled	To be determined (dependent on asbestos content)
Off Site Destination Off Site Destination (Asbestos)	Refer to Part 2.7 on page 12.

7. Metals / Steel / Guttering & Downpipes

Volume / Weight	115 cubic metres / 40.25 Tonnes
On Site Reuse	No
Percentage Reused or Recycle	60% - 90%
Off Site Destination	Refer to Part 2.7 on page 12.

8. Roof Tiles / Tiles

Volume / Weight	60 cubic metres / 45 Tonnes
On Site Reuse	Broken up and used as fill, aggregate, driveways.
Percentage Reused or Recycle	80% - 90%
Off Site Destination	Refer to Part 2.7 on page 12.

9. Fixture & Fittings (Doors Fittings, Other Fixtures, etc)

Volume	100 cubic metres / 35 Tonnes
On Site Reuse	No. All material will be processed or disposed of Off-site.
Percentage Reused or Recycle	80% - 90%
Off Site Destination	Refer to Part 2.7 on page 12.

10. Glass, Electrical & Light Fittings, PC items, Ceramics, etc

Volume / Weight	120 cubic metres / 40 Tonnes
On Site Reuse	No
Percentage Reused or Recycle	To be determined (dependent upon nature of material)
Off Site Destination	Refer to Part 2.7 on page 12.

11. Residual Waste

Volume / Weight	115 cubic metres / 115 Tonnes
On Site Reuse	No
Off Site Destination	Refer to Part 2.7 on page 12.
Notes on calculation of volume of residual waste	<ol style="list-style-type: none">1. In calculating the amount of residual waste produced from the demolition of all buildings on site, it is estimated that 10% of it, will be residual waste.2. As all of the materials vary in weight per volume, a figure of 1 cubic metre of material is equal to 1 tonne in weight has been used.

It is noted that the quantities of materials detailed in this section (Part 2.2) are estimates only, based on current industry standards and quantity analysis, and may vary due to the prevailing nature of construction constraints, weather conditions, and any other unforeseeable activities associated with the demolition of the buildings, which are beyond the control of the developer, including but not being limited to theft, accidents, and other acts of misadventure.

Notwithstanding any of the above, the developer will provide Council with all details in relation to any major variations in this regard.

The facilities and agencies that have been nominated to receive the materials listed above have been identified within the NSW waste industry as being a facility or agency

that will accept the materials specified in each respective table. The developer understands that any costs associated with the transportation and receipt of these materials will be their responsibility.

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

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

2.5 DEMOLITION – ON-SITE STORAGE OF MATERIALS

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

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

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

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

2.6 DEMOLITION – EXCAVATED MATERIAL

All excavated material removed from the site, as a result of the demolition of all buildings, must be classified in accordance with the Department of Environment, Climate Change and Water NSW Waste Classification Guidelines prior to their removal, transportation, and disposal to an approved waste management facility.

All relevant details must be reported to the PCA.

2.7 LICENSED PROCESSING & DISPOSAL FACILITIES

The facilities nominated below are appropriately licensed to receive the materials nominated in Tables 1 to 11 on pages 7 to 10 and Part 2.7 on page 12.

1. Blacktown Waste Services, 920 Richmond Road, Marsden Park.
Tel 9835 4544
2. Bingo Industries, 3-5 Duck Street, Auburn, or 38 McPherson Street, Banksmeadow.
Tel 1300 424 646
3. Jacks Gully Waste Management Centre, Richardson Road, Narellan.
Tel 1300 651 116
4. Lucas Heights Waste Management Centre, New Illawarra Road, Lucas Heights.
Tel 1300 651 116
5. Veolia Eastern Creek Resource Recovery Park, Wallgrove Road, Eastern Creek. Tel 8887 6112

The facilities and agencies that receive the materials listed above are, licensed and generally able, to accept the materials specified.

The appointed contractor understands that any costs associated with the transportation and receipt of these materials will be their responsibility.

Based on the above information, it is anticipated that between 75% and 85% of all materials excess to construction needs will be able to be recycled or re-used, well above the Council's required targets.

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

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

Additionally, during the construction of the building, every effort will be made to reduce and minimise the amount of building materials excess to construction.

2.8 DEMOLITION WORKS – RELATIONSHIP TO SEAR'S ASSESSMENT

It is understood that the SEAR's DA assessment process only involves work associated with the building uplift and the additional number of units. Notwithstanding, in order to ensure that all works associated with the demolition activities associated with the entire development have been incorporated into this WMP.

PART 3 – CONSTRUCTION

3.1 CONSTRUCTION – GENERALLY

Upon completion of all demolition works, construction of the building will commence with the excavation of the site for the basement levels of the building. All materials sourced from these activities will be disposed of in accordance with the information provided in Part 3.2 on pages 18, 19, 20, 21 and 22 of this WMP.

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

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

3.2 CONSTRUCTION – RECYCLING, REUSE & DISPOSAL DETAILS

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

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

1. Excavated Materials

Volume / Weight	3,600 Cubic Metres / 6,120 Tonnes (Basement excavation)
On Site Reuse	Yes. Keep and reuse topsoil for landscaping. Shore on site. Use some for support of retaining walls (Excavated Materials are only to be used if the material is not contaminated or has been remediated in accordance with any requirements specified by any Environmental Consultancy engaged to carry out any contamination assessment of excavated material).
Percentage Reused or Recycled	To be determined (see above comments)
Off Site Destination	Refer to Part 3.5 on page 17.

2. Bricks

Volume / Weight	5 cubic metres / 5 Tonnes
On Site Reuse	Clean and remove lime mortar from bricks. Broken bricks for internal walls. Crush and reuse as drainage backfill. Crushed and used as aggregate.
Percentage Reused or Recycle	75% - 90%
Off Site Destination	Refer to Part 3.5 on page 17.

3. Concrete

Volume / Weight	6 cubic metres / 14.4 Tonnes
On Site Reuse	Existing driveway to be retained during construction. Crushed and used as aggregate, drainage backfill.
Percentage Reused or Recycled	60% - 75%
Off Site Destination	Refer to Part 3.5 on page 17.

4. Timber

Volume / Weight	5 cubic metres / 7 Tonnes
On Site Reuse	Re-use for formwork and studwork, and for landscaping
Percentage Reused or Recycled	65% - 90%
Off Site Destination	Refer to Part 3.5 on page 17.

5. Plasterboard & Fibro

Volume / Weight	6 cubic metres / 2 Tonnes
On Site Reuse	No – all material will be transported for disposal off-site.
Percentage Reused or Recycled	To be determined
Off Site Destination	Refer to Part 3.5 on page 17.

6. Metals / Steel / Guttering & Downpipes

Volume / Weight	5 cubic metres / 0.25 Tonnes
On Site Reuse	No
Percentage Reused or Recycled	60 – 90%
Off Site Destination	Refer to Part 3.5 on page 17.

7. Roof Tiles / Tiles

Volume / Weight	4 cubic metres / 3 Tonnes
On Site Reuse	Broken up and used as fill.
Percentage Reused or Recycled	80% - 90%
Off Site Destination	Refer to Part 3.5 on page 17.

8. Plastics

Volume / Weight	5 cubic metres / 1 Tonne
On Site Reuse	Nil
Percentage Reused or Recycled	80% - 95%
Off Site Destination	Refer to Part 3.5 on page 17.

9. Glass, Electrical & Light Fittings, PC items

Volume / Weight	5 cubic metres / 1 Tonne
On Site Reuse	No
Percentage Reused or Recycled	70% - 90%
Off Site Destination	Refer to Part 3.5 on page 17.

10. Fixture & Fittings (Doors Fittings, Other Fixtures, etc)

Volume	10 cubic metres / 3.3 Tonnes
On Site Reuse	Broken up and used as fill.
Percentage Reused or Recycle	80% - 90%
Off Site Destination	Refer to Part 3.5 on page 17.

11. Pallets

Volume / Weight	25 cubic metres / 8 Tonne
On Site Reuse	No
Percentage Reused or Recycle	90% - 100%
Off Site Destination	Refer to Part 3.5 on page 17.

12. Residual Waste

Volume / Weight	400 cubic metres / 400 Tonnes
On Site Reuse	No
Off Site Destination	Refer to Part 3.5 on page 17.
Notes on calculation of volume of residual waste	<ol style="list-style-type: none">1. In calculating the amount of residual waste produced from the demolition of all buildings on site, it is estimated that 10% of it, will be residual waste.2. As all of the materials vary in weight per volume, a figure of 1 cubic metre of material is equal to 1 tonne in weight has been used.

It is noted that the quantities of materials detailed in this section (Part 3.2) are estimates only, based on current industry standards and quantity analysis, and may vary due to the prevailing nature of construction constraints, weather conditions, and any other unforeseeable activities associated with the construction of the buildings, which are beyond the control of the developer, including but not being limited to theft, accidents, and other acts of misadventure. Notwithstanding any of the above, the developer will provide Council with all details in relation to any major variations in this regard.

The facilities and agencies that have been nominated to receive the materials listed above have been identified within the NSW waste industry as being a facility or agency that will accept the materials specified in each respective table. The developer understands that any costs associated with the transportation and receipt of all materials will be their responsibility. The developer is under no obligation to use any nominated facility or agency, but should any alternative arrangements be made, it will be the developers' responsibility to ensure that all materials excess to construction removed from the site are disposed of, or processed, appropriately.

The developer will keep a written record of all documentation associated with the transportation, disposal and processing of all materials associated with the demolition of all structures on site. Additionally, during the construction of the building, every effort will be made to reduce and minimise the amount of building materials excess to its construction.

3.3 CONSTRUCTION – ON-SITE STORAGE OF MATERIALS

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

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

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

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

3.4 CONSTRUCTION – EXCAVATED MATERIAL

All excavated material removed from the site, as a result of any activities associated with the construction of the building, must be classified in accordance with the Department of Environment, Climate Change and Water NSW Waste Classification Guidelines prior to removal, transportation and disposal to an approved waste management facility. All relevant details must be reported to the PCA.

3.5 LICENSED PROCESSING & DISPOSAL FACILITIES

The facilities nominated below are appropriately licensed to receive the materials nominated in Tables 1 to 12 on pages 12 to 16 and Part 3.5 on page 17.

1. Blacktown Waste Services, 920 Richmond Road, Marsden Park.
Tel 9835 4544
2. Bingo Industries, 3-5 Duck Street, Auburn, or 38 McPherson Street, Banksmeadow.
Tel 1300 424 646
3. Jacks Gully Waste Management Centre, Richardson Road, Narellan.
Tel 1300 651 116
4. Lucas Heights Waste Management Centre, New Illawarra Road, Lucas Heights.
Tel 1300 651 116
5. Veolia Eastern Creek Resource Recovery Park, Wallgrove Road, Eastern Creek. Tel 8887 6112

The facilities and agencies that receive the materials listed above are, licensed and generally able, to accept the materials specified. The appointed contractor understands that any costs associated with the transportation and receipt of these materials will be their responsibility. Based on the above information, it is anticipated that between 75% and 85% of all materials excess to construction needs will be able to be recycled or re-used, well above the Council's required targets.

The appointed contractor is under no obligation to use any nominated facility or agency, but should any alternative arrangements be made, it will be the contractor's responsibility to ensure that all demolished materials removed from the site are disposed of, or processed, appropriately. The developer will keep a written record of all documentation associated with the transportation, disposal, and processing of all materials excess to the construction of the building. Additionally, during the construction of the building, every effort will be made to reduce and minimise the amount of building materials excess to construction.

3.6 CONSTRUCTION WORKS – RELATIONSHIP TO SEAR'S ASSESSMENT

It is understood that the SEAR's DA assessment process only involves work associated with the building uplift and the additional number of units. Notwithstanding, in order to ensure that all works associated with the construction of the building activities associated with the entire development have been incorporated into this WMP.

PART 4 – GARBAGE CHUTE SYSTEM

4.1 CHUTE DESIGN REQUIREMENTS

Linear Garbage Chute Systems will be incorporated into the building design for each building for the residential component of the development only. The chutes will be for the reception of waste material only.

Garbage Chute Systems will be incorporated into the building design for all residential flat buildings in all stages of the development:

- Building A – 66 x 1, 2 and 3 bed-room units,
- Building B – 69 x 1, 2 and 3 bed-room units,
- Building C – 68 x 1, 2 and 3 bed-room units,
- Building D – 70 x 1, 2 and 3 bed-room units,
- Building E – 68 x 1, 2 and 3 bed-room units,
- Building F – 70 x 1, 2 and 3 bed-room units,

All buildings have two (2) cores.

As such there will be separate waste chute systems in each core of all six (6) buildings.

All waste deposited into the waste chutes will discharge into 1100-litre mobile waste and recycling bins as detailed in Parts 4.2 to 4.13 on pages 18 to 27.

Waste and Recycling Compartments will be located on each residential floor of each building for residents to deposit their waste (into the waste chute) and recyclables (into 1 x 240-litre recycling bin placed in the compartments in each core next to the waste chute).

At a minimum each Waste Chute System will be designed to meet the following requirements: -

1. Chutes and service openings must be constructed of metal or other smooth faced, durable, fire resistant and impervious material of non-corrosive nature.
2. Chutes will be cylindrical in section with a minimal internal diameter of 500 mm. The diameter around each chute will be a minimum width of 750 mm to allow for infrastructure fittings, such as fixing brackets and noise insulation.
3. Chutes will be vertical without bends or “off-sets” (except for the chute outlets) and not be reduced in diameter.
4. The Chute and service openings must be capable of being easily cleaned.
5. Chutes must be ventilated to ensure that air does not flow from the chute through any service opening.
6. The Garbage Chute systems must comply with the relative provisions of the Building Code of Australia, and relevant Australian Standards (e.g., AS1530.4-2005).
7. All Chute Systems will be designed, manufactured and installed in accordance with relevant Australian Standards and to manufacturers specifications.

4.2 WASTE CHUTE SYSTEM – BUILDING A – WEST CORE

Building A is located on the north-western side of the precinct as indicated on the Architectural Drawings. Building A is separated into two (2) cores – a West Core and an East Core.

The West Core of the building contains 33 x 2 bed-room units. All waste and recycling chute compartments are located on the southern side of the corridor on each residential floor as indicated on the Architectural Drawings.

Each waste compartment will have approximate internal dimensions of 1.0m x 1.0m, with a floor area of 1.0sqm, and will provide space for both the waste and recycling chutes, which will have internal dimensions of 750 mm x 750 mm. The chute will be installed within these confines in fire rated compartments for each .

Separate arrangements will be made for recycling and FOGO bins as detailed in Part 4.15 on page 28-29.

All waste deposited into the Waste Chute will discharge into one (1) x 1100-litre mobile waste bin located directly under the chute outlet point in Bin/Chute Room Building AW located in Basement 4 of Building A.

Based on Council's waste generation rates (240-litres of space per unit), it is anticipated that the 33 units in the West Core of Building A will generate 7,920-litres of waste per week, or 1131.42-litres per day. Accordingly, Bin/Chute Room AW will be inspected at least twice per day in order to ensure that waste receptacles will be removed when full.

Full waste bins will be removed from under the Chute outlet and replaced immediately with an empty one.

The Building Manager or their authorised representative will be responsible for transferring full 1100-litre waste bins from under the chute, into the waste bin storage area of Bin/Chute Room AW located on the north-western side in Basement 4, where they will be stored prior to being transported to the Bin Room also located in Basement 4 as indicated on the Architectural Drawings.

The Building Manager or their authorised representative will monitor all activities associated with the use and operation of the chute, the depositing of waste into it, to ensure that there will be no spillage, and that the system operates effectively.

4.3 CHUTE SYSTEM – BUILDING A – EAST CORE

Building A is located on the north-western side of the precinct as indicated on the Architectural Drawings. Building A is separated into two (2) cores – a West Core and an East Core.

The East Core of the building contains 33 x 2 bed-room units. All waste and recycling chute compartments are located on the southern side of the corridor on each residential floor as indicated on the Architectural Drawings.

Each waste compartment will have approximate internal dimensions of 1.0m x 1.0m, with a floor area of 1.0sqm, and will provide space for both the waste and recycling

chutes, which will both have internal dimensions of 750 mm x 750 mm and each chute will be installed within these confines in fire rated compartments for each .

Separate arrangements will be made for recycling and FOGO bins as detailed in Part 4.15 on page 28-29.

All waste deposited into the Waste Chute will discharge into one (1) x 1100-litre mobile waste bin located directly under the chute outlet point in Bin/Chute Room Building A located in Basement 4 of Building AE.

Based on Council's waste generation rates (240-litres of space per unit), it is anticipated that the 33 units in the West Core of Building A will generate 7,920-litres of waste per week, or 1,131.42-litres per day. Accordingly, Bin/Chute Room AE will be inspected at least twice per day in order to ensure that waste receptacles will be removed when full.

Full waste bins will be removed from under the Chute outlet and replaced immediately with an empty one.

The Building Manager or their authorised representative will be responsible for transferring full 1100-litre waste bins from under the chute, into the waste bin storage area of Bin/Chute Room AE located on the north-western side in Basement 4, where they will be stored prior to being transported to the Bin Room also located in Basement 4 as indicated on the Architectural Drawings.

The Building Manager or their authorised representative will monitor all activities associated with the use and operation of the chute, the depositing of waste into it, to ensure that there will be no spillage, and that the system operates effectively.

4.4 CHUTE SYSTEM – BUILDING B – WEST CORE

Building B fronts Pomany Street on the south-western side of the site. Building B has two (2) cores. As such there will be separate chute systems in each core. All chutes will be dual chutes for the disposal of both waste and recycling material.

Building B is separated into two (2) cores – a West Core and an East Core.

The West Core of the building contains 35 x 2 bed-room units. All waste and recycling chute compartments are located on the northern side of the corridor on each residential floor as indicated on the Architectural Drawings.

Each waste compartment will have approximate internal dimensions of 1.0m x 1.0m, with a floor area of 1.0sqm, and will provide space for both the waste and recycling chutes, which will both have internal dimensions of 750 mm x 750 mm and each chute will be installed within these confines in fire rated compartments for each .

Separate arrangements will be made for recycling and FOGO bins as detailed in Part 4.15 on page 28-29.

All waste deposited into the Waste Chute will discharge into one (1) x 1100-litre mobile waste bin located directly under the chute outlet point in Bin/Chute Room Building BW located in Basement 4 of Building B.

Based on Council's waste generation rates (240-litres of space per unit), it is anticipated that the 35 units in the West Core of Building B will generate 8,400-litres

of waste per week, or 1,200.00-litres per day. Accordingly, Bin/Chute Room BW will be inspected at least twice per day in order to ensure that waste receptacles will be removed when full.

Full waste bins will be removed from under the Chute outlet and replaced immediately with an empty one.

The Building Manager or their authorised representative will be responsible for transferring full 1100-litre waste bins from under the chute, into the waste bin storage area of Bin/Chute Room BW located on the southern side of Basement 4, where they will be stored prior to being transported to the Bin Room also located in Basement 4 as indicated on the Architectural Drawings.

The Building Manager or their authorised representative will monitor all activities associated with the use and operation of the chute, the depositing of waste into it, to ensure that there will be no spillage, and that the system operates effectively.

4.5 CHUTE SYSTEM – BUILDING B – EAST CORE

Building B has two (2) cores. As such there will be separate chute systems in each core. All chutes will be dual chutes for the disposal of both waste and recycling material.

Building B is separated into two (2) cores – a West Core and an East Core.

The East Core of the building contains 34 x 2 bed-room units. All waste and recycling chute compartments are located on the northern side of the corridor on each residential floor as indicated on the Architectural Drawings.

Each waste compartment will have approximate internal dimensions of 2.0m x 1.0m, with a floor area of 2.0sqm, and will provide space for both the waste and recycling chutes, which will both have internal dimensions of 750 mm x 750 mm and each chute will be installed within these confines in fire rated compartments for each .

Separate arrangements will be made for recycling and FOGO bins as detailed in Part 4.15 on page 28-29.

All waste deposited into the Waste Chute will discharge into one (1) x 1100-litre mobile waste bin located directly under the chute outlet point in Bin/Chute Room Building BE located in Basement 4 of Building B.

Based on Council's waste generation rates (240-litres of space per unit), it is anticipated that the 34 units in the West Core of Building B will generate 8,160-litres of waste per week, or 1,165.71-litres per day. Accordingly, Bin/Chute Room BE will be inspected at least twice per day in order to ensure that waste receptacles will be removed when full.

Full waste bins will be removed from under the Chute outlet and replaced immediately with an empty one.

The Building Manager or their authorised representative will be responsible for transferring full 1100-litre waste bins from under the chute, into the waste bin storage area of Bin/Chute Room BE located on the southern side of Basement 4, where they

will be stored prior to being transported to the Bin Room also located in Basement 4 as indicated on the Architectural Drawings.

The Building Manager or their authorised representative will monitor all activities associated with the use and operation of the chute, the depositing of waste into it, to ensure that there will be no spillage, and that the system operates effectively.

4.6 CHUTE SYSTEM – BUILDING C – WEST CORE

Building C is located towards the on the north-eastern sector of the precinct as indicated on the Architectural Drawings. It has a frontage to the proposed New Road. Building C is separated into two (2) cores – a West Core and an East Core.

The West Core of the building contains 34 x 2 bed-room units. All waste and recycling chute compartments are located on the southern side of the corridor on each residential floor as indicated on the Architectural Drawings.

Each waste compartment will have approximate internal dimensions of 2.0m x 1.0m, with a floor area of 2.0sqm, and will provide space for both the waste and recycling chutes, which will both have internal dimensions of 750 mm x 750 mm and each chute will be installed within these confines in fire rated compartments for each .

Separate arrangements will be made for recycling and FOGO bins as detailed in Part 4.15 on page 28-29.

All waste deposited into the Waste Chute will discharge into one (1) x 1100-litre mobile waste bin located directly under the chute outlet point in Bin/Chute Room Building CW located in Basement 4 of Building CW.

Based on Council's waste generation rates (240-litres of space per unit), it is anticipated that the 34 units in the West Core of Building C will generate 8,160-litres of waste per week, or 1,165.71-litres per day. Accordingly, Bin/Chute Room CW will be inspected at least twice per day in order to ensure that waste receptacles will be removed when full.

Full waste bins will be removed from under the Chute outlet and replaced immediately with an empty one.

The Building Manager or their authorised representative will be responsible for transferring full 1100-litre waste bins from under the chute, into the waste bin storage area of Bin/Chute Room CW located on the north-western side in Basement 4, where they will be stored prior to being transported to the Bin Room also located in Basement 4 as indicated on the Architectural Drawings.

The Building Manager or their authorised representative will monitor all activities associated with the use and operation of the chute, the depositing of waste into it, to ensure that there will be no spillage, and that the system operates effectively.

4.7 CHUTE SYSTEM – BUILDING C – EAST CORE

Building C is located towards the on the north-eastern sector of the precinct as indicated on the Architectural Drawings. It has a frontage to the proposed New Road. Building C is separated into two (2) cores – a West Core and an East Core.

The East Core of the building contains 34 x 2 bed-room units. All waste and recycling chute compartments are located on the northern side of the corridor on each residential floor as indicated on the Architectural Drawings.

Each waste compartment will have approximate internal dimensions of 2.0m x 1.0m, with a floor area of 2.0sqm, and will provide space for both the waste and recycling chutes, which will both have internal dimensions of 750 mm x 750 mm and each chute will be installed within these confines in fire rated compartments for each .

Separate arrangements will be made for recycling and FOGO bins as detailed in Part 4.15 on page 28-29.

All waste deposited into the Waste Chute will discharge into one (1) x 1100-litre mobile waste bin located directly under the chute outlet point in Bin/Chute Room Building CW located in Basement 4 of Building CE.

Based on Council's waste generation rates (240-litres of space per unit), it is anticipated that the 34 units in the East Core of Building C will generate 8,160-litres of waste per week, or 1166.00-litres per day. Accordingly, Bin/Chute Room CW will be inspected at least twice per day in order to ensure that waste receptacles will be removed when full.

Full waste bins will be removed from under the Chute outlet and replaced immediately with an empty one.

The Building Manager or their authorised representative will be responsible for transferring full 1100-litre waste bins from under the chute, into the waste bin storage area of Bin/Chute Room CE located on the south-western side in Basement 4, where they will be stored prior to being transported to the Bin Room also located in Basement 4 as indicated on the Architectural Drawings.

The Building Manager or their authorised representative will monitor all activities associated with the use and operation of the chute, the depositing of waste into it, to ensure that there will be no spillage, and that the system operates effectively.

4.8 CHUTE SYSTEM – BUILDING D – WEST CORE

Building D is located towards the southern sector of the precinct as indicated on the Architectural Drawings. It has a frontage to the Pomany Street. Building D is separated into two (2) cores – a West Core and an East Core.

The West Core of the building contains 35 x 2 bed-room units. All waste and recycling chute compartments are located on the southern side of the corridor on each residential floor as indicated on the Architectural Drawings.

Each waste compartment will have approximate internal dimensions of 2.0m x 1.0m, with a floor area of 2.0sqm, and will provide space for both the waste and recycling chutes, which will both have internal dimensions of 750 mm x 750 mm and each chute will be installed within these confines in fire rated compartments for each .

Separate arrangements will be made for recycling and FOGO bins as detailed in Part 4.15 on page 28-29.

All waste deposited into the Waste Chute will discharge into one (1) x 1100-litre mobile waste bin located directly under the chute outlet point in Bin/Chute Room Building CW located in Basement 4 of Building DW.

Based on Council's waste generation rates (240-litres of space per unit), it is anticipated that the 35 units in the West Core of Building D will generate 8,400-litres of waste per week, or 1200.00-litres per day. Accordingly, Bin/Chute Room DW will be inspected at least twice per day in order to ensure that waste receptacles will be removed when full.

Full waste bins will be removed from under the Chute outlet and replaced immediately with an empty one.

The Building Manager or their authorised representative will be responsible for transferring full 1100-litre waste bins from under the chute, into the waste bin storage area of Bin/Chute Room DW located on the north-western side in Basement 4, where they will be stored prior to being transported to the Bin Room also located in Basement 4 as indicated on the Architectural Drawings.

The Building Manager or their authorised representative will monitor all activities associated with the use and operation of the chute, the depositing of waste into it, to ensure that there will be no spillage, and that the system operates effectively.

4.9 CHUTE SYSTEM – BUILDING D – EAST CORE

Building D is located towards the north-eastern sector of the precinct as indicated on the Architectural Drawings. It has a frontage to the Pomany Street. Building D is separated into two (2) cores – a West Core and an East Core.

The East Core of the building contains 35 x 2 bed-room units. All waste and recycling chute compartments are located on the northern side of the corridor on each residential floor as indicated on the Architectural Drawings.

Each waste compartment will have approximate internal dimensions of 2.0m x 1.0m, with a floor area of 2.0sqm, and will provide space for both the waste and recycling chutes, which will both have internal dimensions of 750 mm x 750 mm and each chute will be installed within these confines in fire rated compartments for each .

Separate arrangements will be made for recycling and FOGO bins as detailed in Part 4.15 on page 28-29.

All waste deposited into the Waste Chute will discharge into one (1) x 1100-litre mobile waste bin located directly under the chute outlet point in Bin/Chute Room Building DE located in Basement 4 of Building DE.

Based on Council's waste generation rates (240-litres of space per unit), it is anticipated that the 35 units in the East Core of Building C will generate 8,400-litres of waste per week, or 1,200.00-litres per day. Accordingly, Bin/Chute Room DE will be inspected at least twice per day in order to ensure that waste receptacles will be removed when full.

Full waste bins will be removed from under the Chute outlet and replaced immediately with an empty one.

The Building Manager or their authorised representative will be responsible for transferring full 1100-litre waste bins from under the chute, into the waste bin storage area of Bin/Chute Room DE located on the south-western side in Basement 4, where they will be stored prior to being transported to the Bin Room also located in Basement 4 as indicated on the Architectural Drawings.

The Building Manager or their authorised representative will monitor all activities associated with the use and operation of the chute, the depositing of waste into it, to ensure that there will be no spillage, and that the system operates effectively.

4.10 CHUTE SYSTEM – BUILDING E – WEST CORE

Building E is located north-eastern corner of the precinct as indicated on the Architectural Drawings. It has frontages to both the proposed New Road and Wilbertree Street.

Building E is separated into two (2) cores – a West Core and an East Core.

The West Core of the building contains 34 x 2 bed-room units. All waste and recycling chute compartments are located on the southern side of the corridor on each residential floor as indicated on the Architectural Drawings.

Each waste compartment will have approximate internal dimensions of 2.0m x 1.0m, with a floor area of 2.0sqm, and will provide space for both the waste and recycling chutes, which will both have internal dimensions of 750 mm x 750 mm and each chute will be installed within these confines in fire rated compartments for each .

Separate arrangements will be made for recycling and FOGO bins as detailed in Part 4.15 on page 28-29.

All waste deposited into the Waste Chute will discharge into one (1) x 1100-litre mobile waste bin located directly under the chute outlet point in Bin/Chute Room Building CW located in Basement 4 of Building DW.

Based on Council's waste generation rates (240-litres of space per unit), it is anticipated that the 34 units in the West Core of Building E will generate 8,160-litres of waste per week, or 1166.00-litres per day. Accordingly, Bin/Chute Room EW will be inspected at least twice per day in order to ensure that waste receptacles will be removed when full.

Full waste bins will be removed from under the Chute outlet and replaced immediately with an empty one.

The Building Manager or their authorised representative will be responsible for transferring full 1100-litre waste bins from under the chute, into the waste bin storage area of Bin/Chute Room EW located on the north-western side in Basement 4, where they will be stored prior to being transported to the Bin Room also located in Basement 4 as indicated on the Architectural Drawings.

The Building Manager or their authorised representative will monitor all activities associated with the use and operation of the chute, the depositing of waste into it, to ensure that there will be no spillage, and that the system operates effectively.

4.11 CHUTE SYSTEM – BUILDING E – EAST CORE

The East Core of the building contains 34 x 2 bed-room units. All waste and recycling chute compartments are located on the northern side of the corridor on each residential floor as indicated on the Architectural Drawings.

Each waste compartment will have approximate internal dimensions of 2.0m x 1.0m, with a floor area of 2.0sqm, and will provide space for both the waste and recycling chutes, which will both have internal dimensions of 750 mm x 750 mm and each chute will be installed within these confines in fire rated compartments for each .

Separate arrangements will be made for recycling and FOGO bins as detailed in Part 4.15 on page 28-29.

All waste deposited into the Waste Chute will discharge into one (1) x 1100-litre mobile waste bin located directly under the chute outlet point in Bin/Chute Room Building DE located in Basement 4 of Building EE.

Based on Council's waste generation rates (240-litres of space per unit), it is anticipated that the 34 units in the East Core of Building E will generate 8,160-litres of waste per week, or 1166.00-litres per day. Accordingly, Bin/Chute Room EE will be inspected at least twice per day in order to ensure that waste receptacles will be removed when full.

Full waste bins will be removed from under the Chute outlet and replaced immediately with an empty one.

The Building Manager or their authorised representative will be responsible for transferring full 1100-litre waste bins from under the chute, into the waste bin storage area of Bin/Chute Room EE located on the south-western side in Basement 4, where they will be stored prior to being transported to the Bin Room also located in Basement 4 as indicated on the Architectural Drawings.

The Building Manager or their authorised representative will monitor all activities associated with the use and operation of the chute, the depositing of waste into it, to ensure that there will be no spillage, and that the system operates effectively.

4.12 CHUTE SYSTEM – BUILDING F – WEST CORE

Building F is located in the eastern corner of the precinct as indicated on the Architectural Drawings. It has frontages to both Pomany and Wilbetree Streets.

Building F is separated into two (2) cores – a West Core and an East Core.

The West Core of the building contains 35 x 2 bed-room units. All waste and recycling chute compartments are located on the northern side of the corridor on each residential floor as indicated on the Architectural Drawings.

Each waste compartment will have approximate internal dimensions of 1.0m x 1.0m, with a floor area of 1.0sqm, and will provide space for both the waste and recycling chutes, which will both have internal dimensions of 750 mm x 750 mm and each chute will be installed within these confines in fire rated compartments for each .

Separate arrangements will be made for recycling and FOGO bins as detailed in Part 4.15 on page 28-29.

All waste deposited into the Waste Chute will discharge into one (1) x 1100-litre mobile waste bin located directly under the chute outlet point in Bin/Chute Room Building FW located in Basement 4 of Building DW.

Based on Council's waste generation rates (240-litres of space per unit), it is anticipated that the 35 units in the West Core of Building F will generate 8,400-litres of waste per week, or 1,200.00-litres per day. Accordingly, Bin/Chute Room FW will be inspected at least twice per day in order to ensure that waste receptacles will be removed when full.

Full waste bins will be removed from under the Chute outlet and replaced immediately with an empty one.

The Building Manager or their authorised representative will be responsible for transferring full 1100-litre waste bins from under the chute, into the waste bin storage area of Bin/Chute Room FW located on the north-western side in Basement 4, where they will be stored prior to being transported to the Bin Room also located in Basement 4 as indicated on the Architectural Drawings.

The Building Manager or their authorised representative will monitor all activities associated with the use and operation of the chute, the depositing of waste into it, to ensure that there will be no spillage, and that the system operates effectively.

4.13 CHUTE SYSTEM – BUILDING F – EAST CORE

The East Core of the building contains 35 x 2 bed-room units. All waste and recycling chute compartments are located on the northern side of the corridor on each residential floor as indicated on the Architectural Drawings.

Each waste compartment will have approximate internal dimensions of 1.0m x 1.0m, with a floor area of 1.0sqm, and will provide space for both the waste and recycling chutes, which will both have internal dimensions of 750 mm x 750 mm and each chute will be installed within these confines in fire rated compartments for each .

Separate arrangements will be made for recycling and FOGO bins as detailed in Part 4.15 on page 28-29.

All waste deposited into the Waste Chute will discharge into one (1) x 1100-litre mobile waste bin located directly under the chute outlet point in Bin/Chute Room Building FE located in Basement 4 of Building FE.

Based on Council's waste generation rates (240-litres of space per unit), it is anticipated that the 35 units in the East Core of Building F will generate 8,400-litres of waste per week, or 1,200.00-litres per day. Accordingly, Bin/Chute Room FE will be inspected at least twice per day in order to ensure that waste receptacles will be removed when full.

Full waste bins will be removed from under the Chute outlet and replaced immediately with an empty one.

The Building Manager or their authorised representative will be responsible for transferring full 1100-litre waste bins from under the chute, into the waste bin storage area of Bin/Chute Room FE located on the south-western side in Basement 4, where

they will be stored prior to being transported to the Bin Room also located in Basement 4 as indicated on the Architectural Drawings.

The Building Manager or their authorised representative will monitor all activities associated with the use and operation of the chute, the depositing of waste into it, to ensure that there will be no spillage, and that the system operates effectively.

4.14 ON GOING MANAGEMENT & MAINTENANCE OF CHUTE SYSTEM

4.14.1 Generally

The Owners Corporation will be responsible for all issues associated with the on-going management and maintenance of the Garbage Chute Systems and all activities associated with it. These activities will include, but not be limited, to the following: -

1. Displaying signage indicating appropriate use of all waste management systems, including what is and what is not recyclable.
2. Educating residents in the correct use of the chute, and the need to keep bulky items out of the chute systems.
3. Providing regular maintenance, including cleaning and unblocking chutes.
4. Regular inspection of the Garbage Chute Compartments, the Garbage Chute Outlet Compartments, and the Bin Rooms to ensure that all waste and recyclables are managed appropriately.
5. Educating residents in the correct use of each chute, to ensure that waste material is not deposited into the recycling chute, and that recycling material is not placed into the waste chute.

4.14.2 Bin Room Infrastructure

In accordance with Council requirements, the following infrastructure will be incorporated into the design of all bin rooms: -

1. Suitable door access for the service of bins;
2. All floors will be finished with a non-slip and smooth and even surface covered at all intersections;
3. The floor will be graded to a central drainage point connected to the sewer;
4. Rooms will be fully enclosed and roofed with a minimum internal room height in accordance with the BCA 2016
5. Rooms are to be provided with an adequate supply of water through a centralised mixing valve with hose cock; and.
6. Incorporation of adequate light and ventilation in accordance with requirements of the BCA 2016.

4.15 MANAGEMENT OF RECYCLING BINS

Residents will place their recycling material into one (1) of the two (2) x 240-litre mobile bins located in the recycling compartment on the residential level of the respective cores of the building in which their unit is located.

The Building Manager or their authorised representative will be responsible for transporting full 240-litre mobile bins from the compartment on each floor of the building in which their unit is located into the Recycling Bin Holding Room adjacent to the Waste Collection Loading Zone in Basement 4 of the building as indicated on the Architectural Drawings.

An empty 240 litre mobile recycling bin will be placed in the waste and recycling compartment when a full one is removed.

Servicing and replacement of 240 litre recycling bins located in each of the recycling compartments in all buildings will take place on a regular basis to avoid hygiene, spillage and dumping problems.

All waste handling activities (including the transfer of recycling bins) will be undertaken by the Building Manager or their authorised representative.

PART 5 – ON GOING USE OF BUILDING

5.1 OBJECTIVES

1. To ensure that the storage, amenity and management of waste is sufficient to meet the needs of the development.
2. To ensure that all waste management activities are carried out effectively and efficiently, and in a manner, that promotes the principles of health, safety and, convenience.
3. To promote waste minimisation practices.

5.2 ASSUMPTIONS

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

1. The proposal involves the construction of six (6) x six (6) storey residential flat buildings at 84 Tallawong Road, Rouse Hill, comprising of:
 - a) Building A – 66 x 1, 2 and 3 bed-room units,
 - b) Building B – 69 x 1, 2 and 3 bed-room units,
 - c) Building C – 68 x 1, 2 and 3 bed-room units,
 - d) Building D – 70 x 1, 2 and 3 bed-room units,
 - e) Building E – 68 x 1, 2 and 3 bed-room units,
 - f) Building F – 70 x 1, 2 and 3 bed-room units,
2. The total number of units over all buildings is 411 units.
3. There is one (1) commercial component in the development which comprises of one (1) ground floor retail unit in Building A with a floor area of 128sqm.
4. A chute system will be installed in each core of each building as detailed in Part 4 on pages 18 to 29.
5. Separate Bin/Chute Rooms are provided for each core in each of the six buildings as detailed in Part 4.
6. All chute infrastructure, waste, recycling and FOGO bins will be stored within the confines of each Bin Chute Room all of which are located in Basement 4 of the development.
7. The basement areas are common to and link all six (6) buildings.
8. All waste material will be stored in 30 x 1100 litre mobile bins, to be serviced three (3) days per week.
9. All recycling material will be stored in 137 x 240-litre mobile bins, to be serviced one (1) day per week.
10. All FOGO material will be stored in 15 x 240-litre mobile bins, to be serviced one (1) day per fortnight.
11. The number and size of bins have been calculated from information provided by Blacktown City Council, by Council staff and from information contained in Blacktown City Council's DCP 2015.
12. All waste, recycling and FOGO collections will take place from one (1) dedicated waste collection area in the form of a Loading Bay which is located in the south-western corner of Basement 4 as indicated on the Architectural Drawings.
13. All waste and recycling services will be provided by Blacktown Council's waste and recycling collection contractor.
14. Commercial waste and recycling services will be provided to the retail unit located on the ground floor of Building A.

15. A Commercial Waste Storage Area (CWSA) is provided for the storage of all waste and recycling bins associated with the use of the retail unit.
16. The CWSA is located in the same compound adjacent to the Bin Holding Area in Basement 4 as indicated on the Architectural Drawings.
17. All commercial waste and recycling collections will take place from the Loading Dock.
18. A licensed private waste contractor will provide all commercial waste and recycling services to the development.
19. The Owners Corporation will appoint a dedicated Building Manager or Caretaker, whose responsibility it will be to will monitor and manage all waste management facilities and activities.

5.3 WASTE HANDLING & MANAGEMENT

As part of the kitchen fit outs of each unit, cabinets will be provided within the unit so that separate and clearly marked and distinguishable waste and recycling containers will be accommodated. This is aimed to encourage residents to source separate their waste and recycling materials in a convenient and efficient manner. Additionally, sufficient space will be provided within each unit for the storage of a minimum of one (1) day's waste and recycling material.

All residents will be responsible for transporting and depositing their waste and recycling material to the dual waste and recycling chutes in the respective core of the building in which their unit is located.

Appropriate signage will be erected within each core of each building to assist residents in placing their waste and recyclables into the appropriate chutes.

5.4 PROVISION OF WASTE & RECYCLING SERVICES

5.4.1 Overview

This Part (Part 5.3) applies to all waste management activities associated with the entire development, comprising of:

- Building A – Five (5) storey building containing 66 x 1, 2 and 3 bed-room units,
- Building B – Five (5) storey building containing 69 x 1, 2 and 3 bed-room units,
- Building C – Five (5) storey building containing 68 x 1, 2 and 3 bed-room units,
- Building D – Five (5) storey building containing 70 x 1, 2 and 3 bed-room units,
- Building E – Five (5) storey building containing 68 x 1, 2 and 3 bed-room units, and,
- Building F – Five (5) storey building containing 70 x 1, 2 and 3 bed-room units,

There is a total of 411 units across the six (6) buildings, all of which have two (2) cores.

5.4.2 Service Arrangements

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

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

5.4.3 Service Arrangements

The number and size of bins have been calculated from information provided by Blacktown City Council, by Council staff and from information contained in Blacktown City Council's DCP 2015.

The following table (Table 1) on page 22 specifies the criteria for waste and recycling generation rates, as specified by Council, based on: -

- Waste – 240-litres of bin space per unit per week,
- Recycling – 80-litres of bin space per unit per week, and,
- FOGO – Not provided – not required.

TABLE 1 – RESIDENTIAL WASTE & RECYCLING GENERATION RATES¹⁷

SERVICE TYPE	UNITS	BIN SPACE PER UNIT	TOTAL SPACE REQUIRED	BINS SIZE	SERVICES PER WEEK	BINS REQUIRED	BINS PROVIDED
Waste	411	240	98,640	1100	3	29.89	30
Recycling	411	80	32,880	240	1	135.34	137
FOGO	411	N / A	N / A	240	0.5	15.00	15

The table (Table 2) on page 20 specifies the proposed bin servicing requirements for the building and is based on the above waste and recycling generation rates: -

TABLE 2 – PROPOSED SERVICING ARRANGEMENTS

WASTE	RECYCLING	FOGO
30 x 1100-litre bins Three (3) Services per Week	137 x 240-litre bins One (1) Service per Week	15 x 240-litre bins One (1) Service per Fortnight

5.4.4 Waste and Recycling Collection Service Provider Details

All waste, recycling and organics services will be provided by Blacktown City Council.

5.4.5 Details of Mobile Containers

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

CONTAINER TYPE	HEIGHT (metres)	DEPTH (metres)	WIDTH (metres)
240-litre mobile container	1.050	0.675	0.585
1100-litre mobile container	1.470	1.070	1.240

5.4.6 Waste & Recycling Requirements

Waste and recycling requirements are provided in the table below.

SERVICE	NUMBER OF CONTAINERS	COLLECTION FREQUENCY
Waste Service	30 x 1100-litre mobile containers	Three (3) Services per Week
Recycling Service	137 x 240-litre mobile containers	One (1) Service per Week
FOGO Service	15 x 240-litre mobile containers	One (1) Service per Fortnight

5.4.7 Location, Design, and Construction of Waste and Recycling Compartments, Bin/Chute Bin Rooms and Collection Area

Details of all waste storage facilities are listed below.

5.4.7.1 Waste and Recycling Compartments

Separate service rooms in the form of 'Waste and Recycling Compartments' are located on each floor level of the respective cores of all buildings, as indicated on the Architectural Drawings.

Each compartment will provide space for:

- Waste chute, and,
- Space for 1 x 240-litre recycling bin.

Residents will deposit waste material into the respective waste chute hopper. The material will then drop into the respective waste chutes and fall directly into 1 x 1100-litre mobile waste bin in the Bin/Chute rooms positioned beneath the chute outlet point in the respective bin/chute rooms in each core of each building, the details of which are provided in Part 4 on pages 18 to 29.

Separate arrangements will be made for the disposal of recycling material as detailed in Part 4 on pages 28-29.

5.4.7.2 Typical Bin/Chute Room

Bin Chute Rooms for each core of each building, are all situated on Basement 4 of the common basement. Each bin/chute room are of varying size but have a minimum area of approximately 19sqm.

Within its confines of each bin/chute room will be:

- The waste chutes with 1100-litre waste and recycling bins positioned next to each other,
- Storage space for a sufficient number of spare 1100-litre waste bins,

- Storage space for a sufficient number of spare 240-litre recycling and FOGO bins, and,
- Associated infrastructure.

5.4.8 Bin Presentation Requirements

The maximum distance from any bin/chute room to the common loading area is approximately 150m.

The Building Manager or their authorised representative will be responsible for transporting all bins to be serviced from each bin/chute room in each core of each building along the Basement 4 floor to the loading bay which is located in the south-western corner of Basement 4 as indicated on the Architectural Drawings.

A Bin/Holding Area is provided in the area adjacent to loading area for the storage of all bins to be serviced.

The 30 x 1100-litre waste will be serviced three (3) days per week, on Monday, Wednesday and Friday of each week. On the evening prior to servicing the Building Manager will transport all bins from each bin/chute room to the Bin/Holding Room adjacent to the loading area.

All waste bins will be returned to each bin/chute room as soon as practicable after they have been serviced, but no later than four (4) hours after collection. This required so that serving arrangements for the recycling and FOGO bins are not impeded.

A similar process will be undertaken in regard to the servicing of the 137 x 240-litre recycling bins, provided weekly.

Bin transportation activities will be undertaken using an approved Mobile Towing Device, the details of which are provided in Part 5.4.9

5.4.9 Mobile Bin Towing Devices

A Mobile Bin Towing Device, of an appropriate size and approved type, will be provided to transport and manoeuvre bins through the development. A trailer may be used to assist in moving the bins.

Each approved Mobile Bin Towing Device will be designed and manufactured to transport a minimum of 8 x 1100-litre waste bins, and up to ten (10) x 240-litre recycling bins (with the trailer), with a weight of 1,000kg's.

A manufacturers specification of both the towing device and trailer will be provided to Council upon request.

The bins will be transported to and from the respective bin/chute rooms along the Basement 4 driveway, to the Bin/Holding Room adjacent to the Loading area as indicated on the Architectural Drawings.

The towing device will be stored in a secure location within the Bin Holding Room in Basement 4.

5.4.10 Bin Servicing and Collection Vehicle Access / Bin Holding Area

It is proposed to provide all waste and recycling services from a loading area provided in the south-western corner of Basement 4. The loading area will be located adjacent to the Bin Holding Area .

It is obvious that all bin movements will need to be coordinated in a manner that will minimise the impact of their movements on both pedestrian and vehicular movement throughout Basement 4.

To facilitate this process, the Owners Corporation will develop a Bin Transportation Operational Management Plan which will be provided to Council prior to the issue of a Construction Certificate.

Vehicular access and loading facilities will be provided and designed in accordance with Australian Standard AS290.2 for a standard 10.24m rear loading Heavy Rigid collection vehicle (HRV).

In order for the collection vehicle to access the site a minimum vertical clearance height into the building will be provided.

The loading bay has been designed to accommodate a rear loading waste collection vehicle, with the following approximate dimensions:

- Length – 10.5m,
- Operational and Travel Height – 3.4m (maximum),
- Width- 3.6m, and,
- Swept Path – 25m.

The vehicle will enter and exit in a forward direction but will reverse into the loading area.

As all Bin/Chute Rooms are located in various areas of Basement 4, the waste and recycling bins provided in each room along this common basement.

5.4.11 Servicing Arrangements – Waste Collections

All waste services will be provided by Blacktown City Council as detailed in Part 5.4.10, above.

Upon the vehicle's arrival to the loading area, a member of Council's collection team will remove all waste bins from the waste bin storage area of the Bin Holding Area and transport them to the rear of the vehicle stationed in the loading bay and deposit the contents of each bin, via the lifting device, into the body of the collection vehicle.

On completion of servicing the contractor's representative will return all waste bins to the waste bin storage area of the Bin Holding Area.

The waste bins will be serviced three (3) days per week, on days to be determined by the Council.

All 30 x 1100-litre mobile waste bins will be serviced on each collection day.

All waste bins will be returned to each bin/chute room as soon as practicable after they have been serviced, but no later than four (4) hours after collection.

5.4.12 Servicing Arrangements – Recycling Collections

All recycling services will be provided by Blacktown City Council as detailed in Part 5.4.10 on page 35.

Upon the vehicle's arrival to the loading area, a member of Council's collection team will remove all recycling bins from the recycling bin storage area of the Bin Holding Area and transport them to the rear of the vehicle stationed in the loading bay and deposit the contents of each bin, via the lifting device, into the body of the collection vehicle.

On completion of servicing the contractor's representative will return the bins to the waste bin storage area of the Bin Holding Area.

The recycling bins will be serviced one (1) day per week, on a day to be determined by the Council.

All 137 x 240-litre mobile recycling bins will be serviced on each collection day.

All recycling bins will be returned to each bin/chute room as soon as practicable after they have been serviced, but no later than four (4) hours after collection.

5.4.13 Servicing Arrangements – FOGO Collections

All recycling services will be provided by Blacktown City Council as detailed in Part 5.4.10 on page 35.

Upon the vehicle's arrival to the loading area, a member of Council's collection team will remove all recycling bins from the recycling bin storage area of the Bin Holding Area and transport them to the rear of the vehicle stationed in the loading bay and deposit the contents of each bin, via the lifting device, into the body of the collection vehicle.

On completion of servicing the contractor's representative will return the bins to the waste bin storage area of the Bin Holding Area.

The recycling bins will be serviced one (1) day per week, on a day to be determined by the Council.

All 137 x 240-litre mobile recycling bins will be serviced on each collection day.

All recycling bins will be returned to each bin/chute room as soon as practicable after they have been serviced, but no later than four (4) hours after collection.

5.5 BULKY WASTE STORAGE AREA (BWSA)

Secure storage spaces are required to be provided for each residential unit in accordance with the provisions of Council's DCP. Consistent with these requirements, a Bulky Waste Storage Area has been provided for residents to place unwanted materials awaiting collection and removal.

The Bulky Waste Storage Area (BWSA) is located adjacent to the RGR as indicated on the Architectural Drawings. The BWSA has an area of approximately 19sqm.

The Owners Corporation will monitor these areas regularly to ensure that all materials stored within their confines are done so in a manner that will not adversely impact on the health, safety and convenience.

Regular maintenance of these areas will be carried out.

The Owners Corporation will also be responsible for arranging Clean Ups to ensure the efficient and regular removal at these materials.

It will be the responsibility of the occupants of individual residential units, to dispose of this material, appropriately.

Further information in relation to Council's Clean-up service can be obtained from Council's website at www.blacktown.nsw.gov.au

5.6 LOADING DOCK MANAGEMENT PLAN

A Loading Dock Management Plan (LDMP) will be developed to accommodate all users of the loading bay, including Council waste collection vehicles, private contractor waste collections vehicles, service vehicles, removals trucks, and any other potential users of the area.

The LDMP will be provided to Council prior to the issue of the Occupation Certificate, when all users of the loading bay will be defined, as well as the size and design of all vehicles that are able to be accommodated within the Loading Bay. In this regard, Council should be aware that it is not possible to provide a LDMP, at this stage as there is not enough information as this stage to provide this document.

5.7 PROVISION OF COMMERCIAL WASTE & RECYCLING SERVICES

5.7.1 Overview

The commercial component of the development contains one (1) retail unit which is located on the ground floor of Building A, as indicated on the Architectural Drawings. It has an area of 117sqm and will be used as a Convenience Store.

5.7.2 Commercial Waste and Recycling Generation Rates

All waste and recycling generation rates for the commercial component have been calculated in accordance with the provisions of the NSW EPA's Better Practice Guide for Resource Recovery in Residential Buildings as they are not covered by Councils DCP.

The Table below (Table 4) details the waste and recycling generation rates for the commercial land uses as required by Council.

TABLE 4 – FORMULA FOR CALCULATION WASTE & RECYCLING GENERATION RATES FOR CONVENIENCE STORES

SERVICE	LAND USE	WASTE & RECYCLING GENERATION RATES
Waste	Convenience Store	120-litres of waste per 100sqm of floor area per day
Recycling	Convenience Store	240-litres of waste per 100sqm of floor area per day

5.7.3 Commercial Waste Services

All commercial waste services will be provided in accordance with the waste generation rates as prescribed in Table 4. The following table (Table 5) specifies the criteria for waste generation rates, and the service requirements as a result of applying the waste generation rates to all units.

TABLE 5 – WASTE GENERATION RATES

ACTIVITY	FORMULA	CALCULATION	LITRES PER WEEK
Convenience Store	120-litres per 100sqm per day	$120 \times 117 / 100 \times 7$	982.80
Total Litres of Waste Generated per Week			982.80
Service Requirements		1 x 1100-litre bins One Service per Week	
Total Litres of Waste Serviced per Week			1,100-litre per Week

It is considered that the one (1) contractor provide all waste services to the building and that 1 x 1100-litre mobile waste bin be provided for the store to be serviced one (1) day per week.

The Proprietor of the store will be required to enter into a Service Level Agreement with the contractor, and written evidence of the Agreement will be kept on the premises, in order to demonstrate that the regular collection and disposal of all waste generated from these activities, has taken place.

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

5.7.4 Commercial Recycling Services

All commercial waste services will be provided in accordance with the waste generation rates as prescribed in Tables 4.

The following table (Table 6) specifies the criteria for waste generation rates, and the service requirements as a result of applying the waste generation rates to all units.

TABLE 6 – RECYCLING GENERATION RATES

ACTIVITY	FORMULA	CALCULATION	LITRES PER WEEK
Convenience Store	240-litres per 100sqm per day	240 x 117 / 100 x 7	1,965.60
Total Litres of Recycling Generated per Week			1,965.60
Service Requirements		2 x 1100-litre bins One (1) Service per week	
Total Litres of Waste Serviced per Week		2,200-litres Serviced per Week	

It is considered that the one (1) contractor provide all recycling services to the store and will be provided with 2 x 1100-litre mobile recycling bins to be serviced one (1) day per week.

The Proprietor of the store will be required to enter into a Service Level Agreement with the contractor, and written evidence of the Agreement will be kept on the premises, in order to demonstrate that the regular collection and disposal of all waste generated from these activities, has taken place.

All commercial recycling services are to be undertaken in a manner that will not adversely impact upon the principles of health, safety or convenience.

5.7.5 Commercial Waste Storage Area (CWSA)

The Commercial Waste Storage Area (CWSA) is located in the north-western corner of Basement 4 as indicated on the Architectural Drawings. It is an enclosed rectangular structure, which will provide sufficient space for:

- 1 x 1100-litre commercial waste bin, and,
- 2 x 1100-litre commercial recycling bins.

The proprietor will be responsible for removing and transporting all waste and recycling material in smaller receptacles and depositing the material into the respective 1100-litre waste and recycling bins in the Commercial WSA.

5.7.6 Commercial Waste Collection

All commercial waste and recycling collections will be collected from the loading area as indicated on the Architectural Drawings.

The loading dock will be designed to accommodate a rear loading MRV collection vehicle with the following approximate dimensions:

- Length – 8.8m,
- Travel and operational height – 3.4m, and
- Width – 2.9m

5.8 BLACKTOWN COUNCIL – WASTE MANAGEMENT INFRASTRUCTURE REQUIREMENTS

To demonstrate compliance that all supporting waste management infrastructure is provided in order to ensure all waste storage and collection activities function as required the following information is provided:

- For 240-litre mobile bins, bin transfer grades will not exceed 1:14,
- For 1100-litre mobile bins, bin transfer grades will not exceed 1:24,
- A swept path has been provided to Council demonstrating that a 10.5m long rear loading waste collection vehicle can access the site for its entire travel path, using a 24m turning circle, entering and exiting the site in a forward direction, with all manoeuvring taking place within the site,
- All waste material will be collected up to three (3) days per week using 1100-litre mobile bins,
- All recycling material will be serviced one (1) day per week using 1100-litre mobile bins,
- All FOGO material will be serviced one (1) day per fortnight using 240-litre mobile bins,
- The maximum distance any resident has to walk from the entry to their unit to a bin/chute room is approximately 15 metres,
- A three (3) metre clearance will be provided at the rear of the loading bay in order to facilitate all collection activities, and further collection vehicles will not overhang the loading bay,
- As all distances exceed 10 metres, the transfer and transportation of 1100-litre mobile bins will be undertaken using a Mobile Bin Towing Device,
- Upon the purchase of a suitable device a Specification of the device will be provided to Council,
- The Bin Towing Device will be stored in a secure location in Basement 4 as indicated on the Architectural Drawings,
- All ramp grades and changes to rate of grade on the ramp will be designed to comply with the relative provisions of Tables 3.2 and 3.3 of AS2890.2
- The loading bay will be provided with lockable, removable bollards, to prevent unauthorised parking, all truck turning areas will be maintained, and access to the loading bay will be managed and coordinated by the Building Manager

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

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

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

1. The walls and floors of all Bin/Chute Rooms and storage areas are to be constructed of smooth faced masonry or concrete, and all walls will be painted with light coloured and washable paint.
2. The junction between all floors and walls will be coved and sealed up to 100mm above the floor level, in order to eliminate the build-up of dirt and grime.
3. A floor waste, connected to the Sydney Water drainage system in accordance with that Authority's requirements, will be provided to each bin/chute room and storage area and the floors will be graded to drain into it.
4. Appropriate washing facilities will be provided, including appropriate plumbing and drainage fixtures and fittings, and the provision of running water.
5. All Bin/Chute rooms and storage areas are to be washed and cleaned on a regular basis.
6. All mobile bins will be washed and cleaned on a regular basis.
7. All electrical equipment, including the provision of lighting, will be installed in accordance with the relevant Australian Standards.
8. Natural and mechanical ventilation will be required to be installed within all bin rooms in accordance with the relative provisions of the Building Code of Australia.
9. Appropriate signage will be displayed throughout the development clearly identifying waste and recycling bins and the waste storage areas.
10. Appropriate signage will be erected within all bin rooms providing instruction to residents on how to use waste and recycling facilities, including what is and what is not recyclable.
11. The Owners Corporation will be responsible for ensuring that all waste and recyclable matter and materials are placed and stored within the appropriate containers provided.
12. The Owners Corporation will be responsible for ensuring that all waste management facilities and activities are provided, and carried out, in accordance with this Waste Management Plan.

PART 6 – SUMMARY

6.1 SUMMARY

In summarising this WMP, the following information is provided:

1. This Waste Management Plan has been developed and documented in accordance with the requirements of Councils DCP.
2. The number and size of bins have been calculated from information provided by Blacktown City Council.
3. All residential waste and recycling services will be provided by Blacktown City Council's waste collection contractor.
4. All commercial waste and recycling services will be provided by a licensed private waste and recycling collection contractor.
5. The Owners Corporation will be responsible for ensuring that all on-going waste management activities are carried out in accordance with the provisions of this Waste Management Plan.

The measures set out in this WMP aim to demonstrate that all such activities will be carried out effectively and efficiently, in a healthy, safe and convenient manner, to acceptable community standards, and to the requirements of Blacktown City Council.
