

DICKENS SOLUTIONS

(REF – 24084)

WASTE MANAGEMENT PLAN

WERONA AV RESIDENCE HOLDING P/L (CPDM)

RESIDENTIAL FLAT BUILDING DEVELOPMENT

@

21-25 Mc INTOSH ST & 55 WERONA AVE GORDON

APRIL 2026

DISCLOSURE STATEMENT

The information contained in this document has been produced by Dickens Solutions Pty Ltd and is solely for the use of (The Client) for the purpose for which it has been prepared. In preparing this document, Dickens Solutions Pty Ltd undertakes no duty to, nor accepts any responsibility to, any third party that may rely upon this document.

This document and the information contained in the document shall not be copied or reproduced without the consent of Dickens Solutions Pty Ltd, and, or the Client.

Dickens Solutions Pty Ltd
(ABN 41 603 040 446)

1214 Botany Road, Botany NSW 2019

Telephone (Mb) 0400 388 996

Website: www.dickenssolutions.com.au E-mail: garry@dickenssolutions.com.au

TABLE OF CONTENTS

PART	SUBJECT	PAGE
PART 1 – OVERVIEW & PROPOSAL		
1.1	Introduction	3
1.2	SEAR's Requirements	4
1.2	Description of Property	5
1.3	Applicants Details	5
1.4	Proposal	5
PART 2 – DEMOLITION		
2.1	Demolition – Generally	7
2.2	Buildings to be Demolished	7
2.3	Management of Hazardous Waste	7
2.4	Demolition – Recycling, Reuse and Disposal Details	8
2.5	Demolition – On Site Storage of Materials	11
2.6	Demolition – Excavated Material	11
2.7	Licensed Processing & Disposal Facilities	12
PART 3 – CONSTRUCTION		
3.1	Construction – Generally	13
3.2	Construction – Recycling, Reuse and Disposal Details	13
3.3	Construction – On Site Storage of Materials	16
3.4	Construction – Excavated Material	16
3.5	Licensed Processing & Disposal Facilities	17
PART 4 – SINGLE WASTE & RECYCLING CHUTE SYSTEM		
4.1	Design Requirements	18
4.2	Use and Operation of Garbage Chute – Building A – East Core	18
4.3	Use and Operation of Garbage Chute – Building A – West Core	19
4.4	Use and Operation of Garbage Chute – Building B – East Core	19
4.5	Use and Operation of Garbage Chute – Building B – West Core	20
4.6	Use and Operation of Garbage Chute – Building C – East Core	21
4.7	Use and Operation of Garbage Chute – Building C – West Core	21
4.8	Operational Requirements	22
4.9	On-Going Management and Maintenance	22
4.10	Management of Recycling	23
PART 5 – ON GOING USE		
5.1	Objectives	24
5.2	Assumptions	24
5.3	Waste Handling and Management	25
5.4	Waste and Recycling – Service Arrangements	25
5.5	Waste and Recycling – Service Requirements	25
5.6	Provision of Waste & Recycling Services	27
5.7	Green Waste	31
5.8	Bulky Waste	31
5.9	On Going Operation, Use & Management of Facilities	32
PART 6 – SUMMARY		
6.1	Summary	33

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: -

1. Satisfy all State and Local Government regulatory controls regarding waste management and minimisation practices,
2. Promote the use of recyclable materials in the excavation, demolition, construction and on-going operation of the building,
3. Maximise waste reduction, material separation, and resource recovery in all stages of the development,
4. 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,
5. Ensure that the provision of waste and recycling services to the completed building is carried out in an efficient manner, that 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 Ku-ring-gai LGA.

This WMP is prepared in accordance with: -

- Ku-ring-gai Local Environmental Plan 2015,
- Ku-ring-gai DCP 2015,
- All Conditions of Consent to be issued under the approved Development Consent,
- The Better Practice Guide for Resource Recovery in Residential Buildings published by the NSW EPA (April 2019), and,
- The objective of ensuring that all waste management facilities and collection services will provide an outcome that will be effective and efficient, as well as promote the principles of health, safety and convenience.

This Waste Management Plan (WMP) has been prepared for the submission of a Development Application to the NSW Planning Panel under the State Significant (SEARS) development program for the construction of two (2) x eight (8) storey and one (1) nine (9) storey residential flat buildings at 21-25 McIntosh Street and 55 Werona Avenue, Gordon, comprising of:

- 151 residential units including affordable housing apartment,
- Basement levels, and,
- Associated infrastructure.

This WMP is dated 10 April 2026 and has been prepared to be submitted to the NSW Department of Planning, Housing and Infrastructure as part of the DA Package for the proposal.

This WMP has been developed and documented in accordance with the Architectural Drawings prepared by PMDL Architecture.

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 Buildings with in-fill affordable housing at McIntosh Street and Werona Avenue, Gordon.
- Site Description – 21, 23 and 25 McIntosh Street and 55 Werona Avenue Gordon within Ku-ring-gai.
- Applicant – CPDM Pty Ltd
- SEAR'S Details – Application No SSD-83478456.
- Project Description – Refer to Part 1.3 – PROJECT & PROPERTY DESCRIPTION on page 4 below.
- Cumulative Impact – The construction of the residential flat buildings will provide in-demand housing and accommodation, including affordable housing for residential purposes, in the upper North Shore 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 151 units, it will provide accommodation for approximately 250 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, PMDL Architecture + Design Pty Ltd , Gyde Planning, CPDM Pty Ltd, traffic consultant, and Ku-ring-gai Council.
- Statement of Inclusion – It is considered that the WMP meets the requirements of all relevant matters pertaining to the submission of this Application.
- SEAR No. 17 which relates to waste management states:
 - This WMP provides measures to 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 areas, collection access paths/roads, and appropriate servicing arrangements for the site.

1.3 PROJECT & PROPERTY DESCRIPTION

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

DESCRIPTION	Two (2) x eight (8) and one (1) nine storey Residential Flat Buildings
NUMBER OF UNITS	- 151 x 1, 2, 3 and 4 bedrooms, plus affordable housing - Two (2) Basement Levels, and - Ancillary infrastructure and services.
PROPERTY DESCRIPTION	The development is to be constructed over four (4) existing Torrens Title allotments at 21-25 McIntosh St & 55 Werona Gordon.
STREET ADDRESS	21-25 McIntosh St & 55 Werona Ave, Gordon.
DIMENSIONS	(Refer to Architectural Drawings)
AREA	7,776sqm (Survey)
LGA	Ku-ring-gai Council
ZONING	Zone R2 – General Residential
PLANNING INSTRUMENTS	TOD controls Ku-ring-gai Local Environment Plan 2015 Ku-ring-gai DCP 2015

1.4 APPLICANTS DETAILS

APPLICANT	Werona Avenue Residence DM Pty Ltd C/- CPDM – Attention Mr Ross Norton Suite G02, Ground Floor, 22 Atchison Street, St Leonards. NSW. 2065. E-Mail rossnorton@cpdm.com.au
------------------	--

1.5 PROPOSAL

The proposal involves the construction of two (2) x eight (8) and one (1) nine (9) storey residential flat buildings, comprising of: -

- Building A – 38 x 1, 2, 3 and 4 bed-room residential units,
- Building B – 39 x 1, 2, 3 and 4 bed-room residential units,
- Building C – 74 x 1, 2, 3 and 4 bed-room residential units,
- Two (2) basement levels, common to both buildings, and,
- Associated infrastructure.

Upon its completion, the development will occupy the entire site.

Egress to the site is onto McIntosh Street onto the northern frontage of the development.

Garbage chute systems will be incorporated into the building design, and it is proposed to locate all waste storage facilities and provide all waste collection activities in, and from Basement 1 which is common to and links all three (3) buildings.

Ku-ring-gai Council will provide all waste, recycling and green waste services to the development.

Current structures on the site include:

- No 21 McIntosh Street – two (2) storey brick and tiled dwelling, front porch, attached sunroom and balcony at the rear, rear awning over concrete slab, stencilled concrete driveway, detached brick shed over concrete slab, side and rear tiled areas, large grass hedge along the eastern side boundary, front and rear grassed areas, a number of trees and shrubs, brick and timber paling fencing around both sides and the rear of the property, with a 1.5m high brick, masonry and wrought iron fence along the front boundary of the site,
- No 23 McIntosh Street – a single storey brick and tiled dwelling, front patio, detached brick garage, concrete strip driveway, rear awning over concrete slab, rear paved area, brick and timber retaining wall in the rear yard, front and rear grassed areas, a number of trees and shrubs, brick and timber paling fencing around both sides and the rear of the property, with a 1.2m high brick, masonry and wrought iron fence along the front boundary of the site,
- No 25 McIntosh Street – two (2) storey brick and masonry rendered dwelling with a tiled roof, attached double garage, front and rear porch and veranda, in-ground swimming pool, front and rear grassed areas, a number of trees and shrubs, brick retaining wall in the rear yard, brick and masonry fencing around both sides and the rear of the property, and 1.5m high masonry, brick and timber in-fill panel fence along the front boundary, and,
- No 55 Werona Avenue – a two (2) storey brick dwelling, with a dutch gable roof, front veranda, rear porch, detached brick garage, front and rear veranda, concrete driveway, with right-of-way access onto Werona Avenue, front and rear grassed areas, a number of trees and shrubs, in-ground swimming pool, tennis court brick and timber paling fencing around both sides and the rear of the property, brick and masonry fencing around both sides and the rear of the property, and 1.5m high masonry, brick and timber in-fill panel fence along the front boundary.

The project consists of: -

1. The demolition of all existing buildings and structures over the site,
2. The excavation of the site,
3. The construction of the buildings,
4. The provision of landscaping, driveways, concrete pathways and other elements associated with the development, and,
5. The on-going use of the building.

Ku-ring-gai Council require a demolition, construction, and operational waste management plan to be submitted describing how all demolition, construction and operational waste will be stored, disposed of, and managed.

This Waste Management Plan has been developed not only to satisfy Council's requirements, but also to ensure that all waste management activities associated with the development are carried out and conducted in accordance with best practice industry standards.

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 7, 8, 9, 10, 11 and 12 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 include:

- No 21 McIntosh Street – two (2) storey brick and tiled dwelling, front porch, attached sunroom and balcony at the rear, rear awning over concrete slab, stencilled concrete driveway, detached brick shed over concrete slab, side and rear tiled areas, large grass hedge along the eastern side boundary, front and rear grassed areas, a number of trees and shrubs, brick and timber paling fencing around both sides and the rear of the property, with a 1.5m high brick, masonry and wrought iron fence along the front boundary of the site,
- No 23 McIntosh Street – a single storey brick and tiled dwelling, front patio, detached brick garage, concrete strip driveway, rear awning over concrete slab, rear paved area, brick and timber retaining wall in the rear yard, front and rear grassed areas, a number of trees and shrubs, brick and timber paling fencing around both sides and the rear of the property, with a 1.2m high brick, masonry and wrought iron fence along the front boundary of the site,
- No 25 McIntosh Street – two (2) storey brick and masonry rendered dwelling with a tiled roof, attached double garage, front and rear porch and veranda, in-ground swimming pool, front and rear grassed areas, a number of trees and shrubs, brick retaining wall in the rear yard, brick and masonry fencing around both sides and the rear of the property, and 1.5m high masonry, brick and timber in-fill panel fence along the front boundary, and,
- No 55 Werona Avenue – a two (2) storey brick dwelling, with a dutch gable roof, front veranda, rear porch, detached brick garage, front and rear veranda, concrete driveway, with right-of-way access onto Werona Avenue, front and rear grassed areas, a number of trees and shrubs, in-ground swimming pool, tennis court brick and timber paling fencing around both sides and the rear of

the property, brick and masonry fencing around both sides and the rear of the property, and 1.5m high masonry, brick and timber in-fill panel fence along the front boundary.

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 Liquide 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: -

1. An estimate of the types and volumes of waste and recyclables to be generated,
2. A site plan showing sorting and storage areas for demolition waste and vehicle access to these areas (see Part 2.3 of this Plan),
3. How excavation and demolition waste materials will be reused, and, or recycled and where residual wastes will be disposed (see below), and,
4. 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 2.4) 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	1,400 cubic metres / 2,380 Tonnes
On Site Reuse	No – all material will be transported and processed off site.
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	500 cubic metres / 75 Tonnes
On Site Reuse	No – all material will be transported and processed off site.
Percentage Reused or Recycled	To be determined – see above.
Off Site Destination	Refer to Part 2.7 on page 12.

3. Bricks & Masonry

Volume / Weight	600 cubic metres / 600 Tonnes
On Site Reuse	No – all material will be transported and processed off site.
Percentage Reused or Recycled	To be determined – see above
Off Site Destination	Refer to Part 2.7 on page 12.

4. Concrete

Volume / Weight	500 cubic metres / 1,200 Tonnes
On Site Reuse	No – all material to be transported and processed off-site
Percentage Reused or Recycled	To be determined – see above
Off Site Destination	Refer to Part 2.7 on page 12.

5. Plasterboard & Fibro

Volume / Weight	250 cubic metres / 87.50 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.

6. Metals / Steel / Guttering & Downpipes

Volume / Weight	600 cubic metres / 210 Tonnes
On Site Reuse	No – all material to be transported and processed off-site
Percentage Reused or Recycle	To be determined – see above
Off Site Destination	Refer to Part 2.7 on page 12.

7. Roof Tiles / Tiles

Volume / Weight	450 cubic metres / 337.50 Tonnes
On Site Reuse	No – all material to be transported and processed off-site
Percentage Reused or Recycle	To be determined – see above
Off Site Destination	Refer to Part 2.7 on page 12.

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

Volume	500 cubic metres / 175 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.

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

Volume / Weight	250 cubic metres / 87.50 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.

10. Residual Waste

Volume / Weight	505 cubic metres / 505 Tonnes
On Site Reuse	No
Off Site Destination	Refer to Part 2.7 on page 12.
Notes on calculation of volume of residual waste	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 2.4**) 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 from McIntosh Street will be provided on and off site, and to the compound, to enable the efficient removal of reusable, recyclable, and waste materials.

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 10 on pages 7 to 10 and Part 2.7 on this page.

1. Kimbriki Waste Management Facility, Kimbriki Road, Ingleside. Tel 02 9486 3512.
2. Blacktown Waste Services, 920 Richmond Road, Marsden Park.
Tel 9835 4544
3. Bingo Industries, 3-5 Duck Street, Auburn, or 38 McPherson Street, Banksmeadow.
Tel 1300 424 646
4. Jacks Gully Waste Management Centre, Richardson Road, Narellan.
Tel 1300 651 116
5. Lucas Heights Waste Management Centre, New Illawarra Road, Lucas Heights.
Tel 1300 651 116
6. 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 contractors 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.

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 13, 14, 15, 16 and 17 of this WMP.

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

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

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: -

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

1. Excavated Materials

Volume / Weight	25,000 Cubic Metres / 42,500 (Basements excavation and Cut & Fill)
On Site Reuse	
Percentage Reused or Recycled	No – all material to be transported and processed off-site
Off Site Destination	To be determined – see above
	Refer to Part 3.5 on page 17.

2. Bricks

Volume / Weight	15 cubic metres / 15 Tonnes
On Site Reuse	No – all material to be transported and processed off-site
Percentage Reused or Recycle	To be determined – see above
Off Site Destination	Refer to Part 3.5 on page 17.

3. Concrete

Volume / Weight	10 cubic metres / 24 Tonnes
On Site Reuse	No – all material to be transported and processed off-site
Percentage Reused or Recycled	To be determined – see above
Off Site Destination	Refer to Part 3.5 on page 17.

4. Plasterboard & Fibro

Volume / Weight	10 cubic metres / 3 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 3.5 on page 17.

5. Metals / Steel / Guttering & Downpipes

Volume / Weight	15 cubic metres / 5 Tonnes
On Site Reuse	No – all material to be transported and processed off-site
Percentage Reused or Recycle	To be determined – see above
Off Site Destination	Refer to Part 3.5 on page 17.

6. Roof Tiles / Tiles

Volume / Weight	10 cubic metres / 7.5 Tonnes
On Site Reuse	No – all material to be transported and processed off-site
Percentage Reused or Recycle	To be determined – see above
Off Site Destination	Refer to Part 3.5 on page 17.

7. 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.

8. Glass, Electrical & Light Fittings, PC items

Volume / Weight	10 cubic metres / 3.5 Tonne
On Site Reuse	No
Percentage Reused or Recycled	70% - 90%
Off Site Destination	Refer to Part 3.5 on page 17.

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

Volume	5 cubic metres / 1.5 Tonnes
On Site Reuse	No – all material will be transported for disposal off-site.
Percentage Reused or Recycle	To be determined
Off Site Destination	Refer to Part 3.5 on page 17.

10. Pallets

Volume / Weight	10 cubic metres / 2.50 Tonne
On Site Reuse	No
Percentage Reused or Recycle	90% - 100%
Off Site Destination	Refer to Part 3.5 on page 17.

11. Residual Waste

Volume / Weight	2,750 cubic metres / 2,750 Tonnes
On Site Reuse	No
Off Site Destination	Refer to Part 3.5 on page 17.
Notes on calculation of volume of residual waste	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 on the site.

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 WASTE MANAGEMENT AND RECYCLING FACILITIES.

The facilities nominated below are appropriately licensed to receive the materials nominated in Tables 1 to 12 on pages 13 to 15 and Part 3.5 on this page.

1. Kimbriki Waste Management Facility, Kimbriki Road, Ingleside. Tel 02 9486 3512.
2. Lucas Heights Waste Management Centre, New Illawarra Road, Lucas Heights.
Tel 1300 651 116
3. Bingo Industries, 3-5 Duck Street, Auburn, or 38 McPherson Street, Banksmeadow.
Tel 1300 424 646
4. Jacks Gully Waste Management Centre, Richardson Road, Narellan.
Tel 1300 651 116
5. Veolia Resource Recovery Park, Wallgrove Road, Eastern Creek. Tel 8887 6112

PART 4 – GARBAGE CHUTE SYSTEM

4.1 DESIGN REQUIREMENTS

Garbage Chute Systems will be incorporated into the building design.

The chute system will be a single chute for the reception of waste material only.

There will be three (3) chute systems:

- Building A – North – 38 x 1, 2, 3 and 4 bed room units,
- Building B – Central – 39 x 1, 2, 3 and 4 bed room units, and,
- Building C – South – 74 x 1, 2, 3 and 4 bed room units.

Chutes will discharge waste into separate Bin/Chute Rooms provided in Basement 1 which is common to and links all three (3) buildings.

Each chute will discharge its waste material into 1 x 1100-litre mobile waste bin provided in one of the respective Bin/Chute Rooms as indicated on the Architectural Drawings.

Separate Waste and Recycling Compartments are provided in each residential floor in each core of all buildings for residents to deposit their waste into the chute, comingled recycling material into a 240-litre mobile recycling bin, and paper and cardboard based recycling material into a 240-litre blue lidded recycling bin located in a recycling compartment which is located next to the waste chute in each core of each building.

4.2 BUILDING A CHUTE SYSTEM – BIN ROOM A

Building A is located on the northern side of the site.

This Part (Part 4.2) deals with all units in the east core of the building, which contains 38 x 1, 2 and 3 bedroom units.

Waste Chute Compartments for the east core of Building A are located on the lobby on the northern side of the lift as indicated on the Architectural Drawings. Each compartment will have approximate dimensions of 1.0m x 1.0m, with an area of 1.0sqm, and will provide space for the chute compartment, which will have internal dimensions of 750 mm x 750 mm and will be installed within these confines in a fire rated compartment.

Based on Council's waste generation rates (120-litres of space per units per week), it is anticipated that the 38 units in this core of the building will generate 4,560-litres of waste material per week, or 651.42-litres per day. As the bin capacity is 1100-litres the chute will be inspected at least one (1) time per day.

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 monitor all activities associated with the use and operation of the chute, the depositing of waste material into it, to ensure that there will be no spillage, and that the system operates effectively.

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 A, which is located on the northern side of Basement 1 as indicated on the Architectural Drawings.

4.3 BUILDING B CHUTE SYSTEM – BIN ROOM B

Building B is located in the centre of the site.

This Part (Part 4.4) deals with all units in the east core of the building, which contains 39 x 1, 2 and 3 bedroom units.

Waste Chute Compartments for the east core of Building B are located on the lobby on the northern side of the lift. Each compartment will have approximate dimensions of 1.0m x 1.0m, with an area of 1.0 sqm, and will provide space for the chute compartment, which will have internal dimensions of 750 mm x 750 mm and will be installed within these confines in a fire rated compartment.

Based on Council's waste generation rates (120-litres of space per units per week), it is anticipated that the 39 units in this core of the building will generate 4,680-litres of waste material per week, or 668.57-litres per day. As the bin capacity is 1100-litres the chute will be inspected at least one (1) time per day.

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 monitor all activities associated with the use and operation of the chute, the depositing of waste material into it, to ensure that there will be no spillage, and that the system operates effectively.

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 B, which is located in the centre-east side of Basement 1 as indicated on the Architectural Drawings.

4.4 BUILDING C CHUTE SYSTEM – SOUTH – EAST CORE BIN ROOM C1

Building C is located on the southern side of the site. It is separated into two (2) cores an East Core and a West Core.

This Part (Part 4.6) deals with all units in the east core of the building, which contains 37 x 1, 2 and 3 bedroom units.

Waste Chute Compartments for the east core of Building C are located on the lobby on the eastern side of the lift. Each compartment will have approximate dimensions of 1.0m x 1.0m, with an area of 1.0 sqm, and will provide space for the chute compartment, which will have internal dimensions of 750 mm x 750 mm and will be installed within these confines in a fire rated compartment.

Based on Council's waste generation rates (120-litres of space per units per week), it is anticipated that the 37 units in this core of the building will generate 4,440-litres of waste material per week, or 634.28-litres per day. As the bin capacity is 1100-litres the chute will be inspected at least one (1) time per day.

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 monitor all activities associated with the use and operation of the chute, the depositing of waste material into it, to ensure that there will be no spillage, and that the system operates effectively.

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 C1, which is located in the south-eastern corner of Basement 1 as indicated on the Architectural Drawings.

4.5 BUILDING B CHUTE SYSTEM – SOUTH – WEST CORE BIN ROOM C2

Building C is located on the southern side of the site. It is separated into two (2) cores an East Core and a West Core.

This Part (Part 4.7) deals with all units in the west core of the building, which contains 37 x 1, 2 and 3 bedroom units.

Waste Chute Compartments for the west core of Building C are located on the lobby on the northern side of the lift. Each compartment will have approximate dimensions of 1.0m x 1.0m, with an area of 1.0 sqm, and will provide space for the chute compartment, which will have internal dimensions of 750 mm x 750 mm and will be installed within these confines in a fire rated compartment.

Based on Council's waste generation rates (120-litres of space per units per week), it is anticipated that the 37 units in this core of the building will generate 4,440-litres of waste material per week, or 634.28-litres per day. As the bin capacity is 1100-litres the chute will be inspected at least one (1) time per day. 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 monitor all activities associated with the use and operation of the chute, the depositing of waste material into it, to ensure that there will be no spillage, and that the system operates effectively.

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 C2, which is located on the south-western side of Basement 1 as indicated on the Architectural Drawings.

4.6 OPERATIONAL REQUIREMENTS

At a minimum, each 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 Chutes 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 Chute systems must comply with the relative provisions of the Building Code of Australia, and relevant Australian Standards (e.g., AS1530.4-2005).
7. Upon the appointment of the company selected to install the chutes, and completion of the chute design, Council will be provided with a manufacturers specification of all chute systems.
8. The chute discharge points will be restricted to residents by a caged enclosure in order to prevent injury, and will be provided with suitable circulation space, in accordance with the manufacturers' specification.

4.7 ON GOING MANAGEMENT & MAINTENANCE OF CHUTE SYSTEM

4.7.1 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.

Based on the information provided herein, it is considered having a Building Manager on site, it will enable the entire waste management system to be inspected daily. This will allow any problems with the functioning of the system to be identified immediately, and any maintenance and, or repairs to be undertaken without delay.

4.7.2 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. Where roller doors are provided, an additional service door will be provided inclusive of an Abloy key system.
3. All floors will be finished with a non-slip and smooth and even surface covered at all intersections.
4. The floor will be graded to a central drainage point connected to the sewer,
5. Rooms will be fully enclosed and roofed with a minimum internal room height in accordance with the BCA 2019.
6. Rooms are to be provided with an adequate supply of water through a centralised mixing valve with hose cock.
7. Incorporation of adequate light and ventilation in accordance with requirements of the BCA 2019.

4.8 MANAGEMENT OF RECYCLING

Kur-ring-gai Council provides two (2) separate bin streams for recycling material comprising of:

- Yellow lidded Comingled recycling bins for bottles and container based materials, and,
- Blue lidded recycling bins for paper and cardboard based materials.

In accordance with Council requirements for residential flat buildings of this type one (1) recycling compartment will be provided on each residential level of all buildings for the provision of 1 x 240-litre yellow lidded recycling bin and 1 x 240-litre blue lidded recycling bin.

Each recycling compartment is located adjacent to the waste chute in each core of each building as indicated on the Architectural Drawings. The compartments measure 1.5m x 1.0m with an area of 1.5sqm in order to accommodate both bins.

The Building Manager or their authorised representative will be responsible for transporting full 240-litre yellow and blue lidded mobile recycling bins from the compartments on each floor of both buildings on which their unit is located, taken to the Bin Holding Area in Basement 1 of the respective buildings, where they will be stored for servicing. Empty yellow and blue lidded 240 litre mobile recycling bins will be placed in the respective recycling compartments when full ones are 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

1. The proposal involves the construction of three (3) x eight (8) storey residential flat buildings, with a total of 151 units, comprising of: -
 - a) Building A – 38 x 1, 2, 3 and 4 bed-room residential units,
 - b) Building B – 39 x 1, 2, 3 and 4 bed-room residential units,
 - c) Building B – 74 x 1, 2, 3 and 4 bed-room residential units,
 - d) Two (2) basement levels, common to all buildings, and,
 - e) Associated infrastructure.
2. Upon its completion, the development will occupy the entire site.
3. Egress to the site is onto McIntosh Street onto the northern frontage of the development.
4. Garbage Chute Systems will be incorporated into the building design.
5. The chute system will be a single chute for the reception of waste material only.
6. As the development is separated into three (3), there will be three (3) chute systems:
 - a) Building A – North – 38 x 1, 2, 3 and 4 bed room units,
 - b) Building B – Central – 39 x 1, 2, 3 and 4 bed room units, and,
 - c) Building C – South – 74 x 1, 2, 3 and 4 bed room units.
7. Chutes will discharge waste into separate Bin/Chute Rooms provided in Basement 1 which is common to and links all three (3) buildings.
8. Separate Waste and Recycling Compartments are provided in each residential floor of both buildings for residents to deposit their waste into the chute, comingled recycling material into a 240-litre mobile recycling bin, and paper and cardboard based recycling material into a 240-litre blue lidded recycling bin located in a recycling compartment which is located next to the waste chute.
9. Waste storage facilities are provided in Basement 1 as indicated on the Architectural Drawings
10. Dedicated Waste Storage Areas (Waste Rooms A1, B1, B2, C1 and C2) are provided for the storage of all waste and recycling bins associated with the use and occupation of the building, and are all located in Basement 1 as indicated on the Architectural Drawings
11. All waste and recycling bins will be stored at all times within the confines of each Bin/Chute Room at all times.
12. In order to meet Council's servicing requirements, all waste material will be stored in 18 x 1100-litre red lidded mobile waste bins, to be serviced one (1) day per week.
13. In order to meet Council's servicing requirements, all recycling material will be stored in 41 x 240-litre yellow lidded mobile bins, to be serviced one (1) day per week.

14. In order to meet Council's servicing requirements, all paper and cardboard recycling material will be stored in 41 x 240-litre blue lidded mobile bins, to be serviced one (1) day per week.
15. The number and size of bins have been calculated from information provided in Part 27 (Waste Management) of the Ku-ring-gai DCP 2015.
16. All waste and recycling services will be provided by Ku-ring-gai Council.
17. All waste and recycling services will take place from a dedicated loading bay located in Basement 1 of the building as indicated on the Architectural Drawings.
18. Owners Corporation will appoint a Building Manager/Caretaker in perpetuity, whose responsibility it will be to manage all activities associated with the provision of all waste and recycling services.

5.3 WASTE HANDLING & MANAGEMENT

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

Each unit will be designed so as to allow the internal accommodation of one receptacle to collect waste and two receptacles to collect recycling materials, each with the capacity to store one day's worth of material.

Appropriate signage will be erected in the Waste Storage Area (WSA) to assist residents in placing their waste and recyclables into the appropriate bins.

5.4 WASTE & RECYCLING – SERVICE REQUIREMENTS

All waste and recycling materials will be stored in approved receptacles of an appropriate size as specified in this WMP. The lids of the bins shall be closed at all times to reduce litter, stormwater pollution, odour and vermin.

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

- Waste Service – Red Lidded receptacle;
- Paper and Cardboard Recycling Service – Yellow Lidded receptacle; and,
- Container based Recycling Service – Green Lidded receptacle.

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

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

5.5 WASTE & RECYCLING – SERVICE ARRANGEMENTS

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

- Waste – 1 x 240-litre mobile bin per 2 units (collected weekly),
- Paper Recycling – 1 x 240 litre mobile bin per 4 units (collected weekly), and,
- Container Recycling – 1 x 240 litre mobile bin per 4 units (collected weekly).

The number and size of bins have been calculated from information provided in Part 25A.5 Item 13 (Waste Management) of the Ku-ring-gai DCP 2015.

TABLE 1 – RESIDENTIAL WASTE & RECYCLING GENERATION RATES

SERVICE TYPE	UNITS	BIN SPACE PER UNIT	TOTAL SPACE REQUIRED	BINS SIZE	SERVICES PER WEEK	BINS REQUIRED	BINS PROVIDED
Waste	151	120	18,120	1100	1	16.47	17
Recycling	151	60	9,060	240	1	37.75	38
Recycling	151	60	9,060	240	1	37.75	38

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

TABLE 2 – PROPOSED SERVICING ARRANGEMENTS

WASTE	PAPER & CARDBOARD RECYCLING	CONTAINERS RECYCLING
17 x 1100-litre waste bins One (1) Service per Week	38 x 240 litre bins One (1) Service per Week	38 x 240 litre bins One (1) Service per Week

5.6 PROVISION OF WASTE & RECYCLING SERVICES

5.6.1 Waste and Recycling Collection Service Provider Details

All waste and recycling services will be provided by Ku-ring-gai Council.

5.6.2 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	1.080	0.735	0.585
1100-litre mobile container	1.470	1.250	1.370

5.6.3 Waste & Recycling Requirements

Waste and recycling requirements are provided in the table below.

SERVICE	NUMBER OF CONTAINERS	COLLECTION FREQUENCY
Waste Service	17 x 1100-litre mobile containers	One (1) Service per Week
Recycling Service	38 x 240-litre mobile containers	One (1) Service per Week
Recycling Service	38 x 240-litre mobile containers	One (1) Service per Week

5.6.5 Location, Design, and Construction of Bin Storage Areas (BSA's)

5.6.5.1 Bin/Chute Room – Building A – North (Both Cores)

Bin Chute Room A is located on the northern side of Basement 1 as indicated on the Architectural Drawings.

Bin/Chute Room A will provide storage space for all bins and infrastructure associated with the use and occupation of all 45 units in both cores of Building A. It is an enclosed structure with an area of 42sqm, and will provide storage space for:

- The waste chute with 1 x 1100-litre mobile bin under the chute outlet point, and,
- 2 x 1100-litre red lidded waste bins,

5.6.5.2 Bin Storage Area – Building B – Central (East Core)

Bin/Chute Room B1 is located in the central-east area of Basement 1 as indicated on the Architectural Drawings. It will provide storage space for all bins and infrastructure associated with the use and occupation of all 23 units in the east core of Building B.

Bin/Chute Room B1 is an enclosed structure, with an area of approximately 22sqm, and will provide storage space for:

- The waste chute with 1 x 1100-litre mobile bin under the chute outlet point, and,
- 3 x 1100-litre red lidded waste bins,

5.6.5.3 Bin Storage Area – Building B – Central (West Core)

Bin/Chute Room B2 is located in the central-west area of Basement 1 as indicated on the Architectural Drawings. It will provide storage space for all bins and infrastructure associated with the use and occupation of all 23 units in the east core of Building B.

Bin/Chute Room B2 is an enclosed structure, with an area of approximately 22sqm, and will provide storage space for:

- The waste chute with 1 x 1100-litre mobile bin under the chute outlet point, and,

- 3 x 1100-litre red lidded waste bins.

5.6.5.4 Bin Storage Area – Building C – South (East Core)

Bin/Chute Room C1 is located in the south-eastern corner of Basement 1 as indicated on the Architectural Drawings. It will provide storage space for all bins and infrastructure associated with the use and occupation of all 36 units in the east core of Building C.

Bin/Chute Room C1 is an enclosed structure, with an area of approximately 55sqm, and will provide storage space for:

- The waste chute with 1 x 1100-litre mobile bin under the chute outlet point, a
- 7 x 1100-litre red lidded waste bins.

5.6.5.5 Bin Storage Area – Building C – South (West Core)

Bin/Chute Room C2 is located in the south-western corner of Basement 1 as indicated on the Architectural Drawings. It will provide storage space for all bins and infrastructure associated with the use and occupation of all 36 units in the west core of Building C.

Bin/Chute Room C2 is an enclosed structure, with an area of approximately 33sqm, and will provide storage space for:

- The waste chute with 1 x 1100-litre mobile bin under the chute outlet point, and,
- 7 x 1100-litre red lidded waste bins.

5.6.5.6 Recycling Bin Storage Areas – All Buildings

Five (5) separate Recycling Bin Storage Areas are provided in various locations in Basement 1 as indicated on the Architectural Drawings.

These rooms will collectively provide storage space for all 240-litre yellow lidded comingled recycling and bins and 240-litre blue lidded cardboard and paper recycling bins required to be serviced for the development.

5.6.6. Bin Servicing Details

All waste and recycling services will be provided in accordance with Part 25 (Waste Management) of the Ku-ring-gai DCP 2015.

As required by Council, Collection Point will be designed to accommodate Council's

On the evening prior to servicing, the Building Manager or their authorised representative will be responsible for transporting all respective bins from all Bin/Chute Rooms and all Recycling Rooms in Basement 1 to the Loading Area which is located in the centre of Basement 1 as indicated on the Architectural Drawings.

All collections will be provided by Council's rear loading SRV collection vehicle which according to Part 25R.2 has the following approximate dimensions:

- Length – 6.0m, and,
- Travel and Operational Height – 2.6m.

The loading area will be sufficient to allow for the manoeuvre of a 6.0m rigid vehicle to exit the building in a forward direction but will reverse into the loading area from McIntosh Street.

A Bin Presentation Area will be provided at the rear of the Collection Area, so that bins can be easily manoeuvred on and of the collection vehicle for servicing.

The Bin Presentation Area (BPA) will provide space for:

- 17 x 1100-litre mobile waste bins,
- 38 x 240-litre yellow lidded recycling bins, and,
- 38 x 240-litre blue lidded recycling bins.

The BPA will be located at the rear of the collection vehicle and will have space for all bins to be serviced by the Council. In this regard, it is understood that the waste bins and both sets of bins for each recycling stream will be serviced on the same day at separate times. As such the Building Manager will ensure that all bin sets are to be transported to and from the BPA in accordance with Councils collection schedule for servicing of all bins.

All bins will be transported to and from the Bin Presentation Area using a Mobile Bin Towing Device. The details of which are provided in Part 5.6.7 on page 28.

5.6.7 Mobile Bin Towing Device

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 will be used to assist in moving the bins.

Each approved Mobile Bin Towing Device will be designed and manufactured to transport a minimum of 6 x 1100-litre waste bins, and up to eight (8) 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.

A trailer will be attached to the towing device, where required, to assist in the transporting the bins over large areas.

Bins will be attached directly to the towing device, or attached to the trailer for towing, depending upon the bin size.

The bins will be transported to and from waste storage areas along basement driveway, to the Waste Collection Area located in the common basement of the buildings as indicated on the Basement Floor Plan.

The towing device will be stored in a secure location within Bin Room A in Basement 1.

Prior to occupation, a Risk Management Assessment will be undertaken to determine the most convenient and safest method of transporting the bins.

As a result of the Risk Management Assessment, the Owners Corporation will develop and document an Operational Procedure for the transportation of all mobile bins throughout the development. A copy of this procedure will be provided to Council.

5.6.8 Servicing Arrangements – Waste Collections

All waste services will be provided by Ku-ring-gai Council, using a collection vehicle that will enable all collections to be carried out effectively and efficiently, and in a manner that will aim not impact negatively on the principles of health, safety or convenience.

Upon the vehicle's arrival at the loading bay, a member of Councils collection team will remove the waste bins from the Bin Presentation Area (BPA), transfer them to the rear of the vehicle, which will face the rear wall, load the bins onto the lifting device and deposit the contents of the bin into the body of the collection vehicle.

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

All 17 x 1100-litre mobile waste bins will be serviced on each collection day.

The bins will be returned to the BPA as soon as servicing has been completed.

The Building Manager or their authorised representative will be responsible for transporting all respective bins from the BPA back to the respective Bin Chute Rooms as soon as practicable after they have been serviced, but within 2 hours after collection.

5.6.9 Servicing Arrangements – Yellow Lidded Bins Recycling Collections

All yellow lidded recycling bins will be serviced by Ku-ring-gai Council, using a collection vehicle that will enable all collections to be carried out effectively and efficiently, and in a manner that will aim not impact negatively on the principles of health, safety or convenience.

Upon the vehicle's arrival at the loading bay, a member of Councils collection team will remove the bins from the Bin Presentation Area (BPA), transfer them to the rear of the vehicle, which will face the rear wall, load the bins onto the lifting device and deposit the contents of the bin into the body of the collection vehicle.

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

All 38 x 240-litre yellow-lidded mobile recycling bins will be serviced on each collection day.

The bins will be returned to the BPA as soon as servicing has been completed.

The Building Manager or their authorised representative will be responsible for transporting all respective bins from the BPA back to the respective Bin Chute Rooms as soon as practicable after they have been serviced, but within 2 hours after collection.

5.6.10 Servicing Arrangements – Paper and Cardboard Container based Recycling Collections

All blue lidded container-based recycling bins will be serviced by Ku-ring-gai Council, using a collection vehicle that will enable all collections to be carried out effectively and efficiently, and in a manner that will aim not impact negatively on the principles of health, safety or convenience.

Upon the vehicle's arrival at the loading bay, a member of Council's collection team

will remove the recycling bins from the BPA, transfer them to the rear of the vehicle, which will face the rear wall, load the bins onto the lifting device and deposit the contents of the bin into the body of the collection vehicle.

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

All 38 x 240-litre blue lidded mobile recycling bins will be serviced on each collection day.

The bins will be returned to the BPA as soon as servicing has been completed.

The Building Manager or their authorised representative will be responsible for transporting all respective bins from the BPA back to the respective Bin Chute Rooms as soon as practicable after they have been serviced, but within 2 hours after collection. The bins will be returned to the WSA by Council's operators as soon as servicing has been completed.

5.7 GREEN WASTE

No formal green waste service will be provided. All green waste generated on site will be disposed of privately.

The Owners Corporation will be responsible for ensuring that all green waste is disposed of appropriately.

5.8 BULKY WASTE STORAGE

As required by Council a Bulky Waste Storage Area (BWSA) will be provided for the storage of all bulky waste material and household goods generated from the use of the development. The BWSA has an area of 10.26sqm and is located next to the WSA in Basement 1 as indicated on the Architectural Drawings.

It will be the responsibility of the Owners Corporation to ensure that any bulky waste items generated from the use and occupation of the building, will be managed and dealt with appropriately.

Further information in relation to Council's clean up services can be obtained from Council's website at www.krg.nsw.gov.au

It will be the responsibility of the occupants of individual residential units, to dispose of all bulky waste items, appropriately.

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 waste storage facilities are to be constructed of smooth faced masonry or concrete, and all walls will be painted with light coloured and washable paint.
2. The junction between all floors and walls will be coved and sealed up to 100mm above the floor level, in order to eliminate the build-up of dirt and grime.
3. A floor waste, connected to the Sydney Water drainage system in accordance with that Authority's requirements, will be provided to all waste storage facilities and the Bulky Waste Area, and the respective floors will be graded to drain into them.
4. Appropriate washing facilities will be provided to all waste storage and collection areas, including appropriate plumbing and drainage fixtures and fittings, and the provision of running water.
5. All waste storage facilities 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 waste storage facilities in accordance with the relative provisions of the Building Code of Australia.
9. Appropriate signage will be displayed in all basements clearly identifying the location of all waste storage facilities.
10. Appropriate signage will be erected in suitable locations, 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.

PART 6 – SUMMARY

6.1 SUMMARY

In summarising this proposal, the following information is provided:

1. This Waste Management Plan (WMP) has been developed and documented generally in accordance with the provisions of Council's Waste Management DCP.
2. All waste and recycling services will be provided by Ku-ring-gai Council.
3. 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.
4. The WMP aims to promote the use of recyclable materials in the excavation, demolition, construction and on-going operation of the building;
5. The WMP aims to ensure the design of waste and recycling storage facilities are of an adequate size, appropriate for the intended use of the building, hygienic with safe and manoeuvrable access.
6. The WMP aims to ensure that the provision of waste and recycling services to the completed buildings are carried out in an efficient manner, which will promote the principles of health, safety and convenience.

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 Ku-ring-gai Council.
