

# Epping Park Stage 1 Waste Management Plan

April, 2009

---

McLachlan Lister

---



Parsons Brinckerhoff Australia Pty Limited ABN 80 078 004 798

*Ernst & Young Centre,  
Level 27, 680 George Street  
Sydney NSW 2000  
GPO Box 5394  
Sydney NSW 2001  
Australia  
Telephone +61 2 9272 5100  
Facsimile +61 2 9272 5101  
Email [sydney@pb.com.au](mailto:sydney@pb.com.au)*

*NCSI Certified Quality System ISO 9001*

© Parsons Brinckerhoff Australia Pty Limited (PB) [2009].

Copyright in the drawings, information and data recorded in this document (the information) is the property of PB. This document and the information are solely for the use of the authorised recipient and this document may not be used, copied or reproduced in whole or part for any purpose other than that for which it was supplied by PB. PB makes no representation, undertakes no duty and accepts no responsibility to any third party who may use or rely upon this document or the information.

Author: Kathy Burton .....

Signed: .....

Reviewer: Paul Greenhalgh .....

Signed: .....

Approved by: Paul Greenhalgh .....

Signed: .....

Date: .....

Distribution: .....

# Contents

|                                                 | Page Number |
|-------------------------------------------------|-------------|
| Executive summary .....                         | ii          |
| <b>1. Introduction .....</b>                    | <b>1</b>    |
| 1.1 Epping Park Site .....                      | 1           |
| <b>2. Waste Management Requirements .....</b>   | <b>2</b>    |
| 2.1 DCP Requirements .....                      | 2           |
| 2.1.1 Access for residents and collectors ..... | 3           |
| 2.1.2 Amenity .....                             | 3           |
| 2.1.3 Management .....                          | 3           |
| <b>3. Epping Park Waste Management .....</b>    | <b>4</b>    |
| <b>4. Conclusion .....</b>                      | <b>5</b>    |

## List of tables

|                                                          |   |
|----------------------------------------------------------|---|
| Table 1: Estimated waste volumes and bins required. .... | 4 |
|----------------------------------------------------------|---|

## List of figures

|                                               |   |
|-----------------------------------------------|---|
| Figure 1: Location of Stage 1 Buildings ..... | 1 |
|-----------------------------------------------|---|

## Executive summary

This Waste Management Plan (WMP) has been developed for Stage 1 Residential of the proposed Epping Park residential development at Mobbs Lane Epping. This WMP is required to be submitted with the Project Application for project approval under Part 3A of the EP & A Act for the Stage 1 operational phase of the development which comprises Buildings 3, 4, 5 & 7. The WMP contains estimates of quantities of general and recycling waste likely to be generated and provides a framework for the management and disposal of this waste, taking into account design features such as road design and waste management storage.

A review of the Parramatta City Council (PCC) Development Control Plan (DCP) was conducted which determined that PCC waste services will not service private roads, therefore Cleanaway Waste Services were contacted and provided advice on their waste collection services.

A review of the drawings of the proposed development provided on 18<sup>th</sup> February was conducted to estimate likely waste volumes generated for Buildings 3, 4, 5 and 7. The number of waste storage receptacles required was then calculated. This was conducted for both general waste and comingled recyclable waste. Waste volumes and receptacle requirements were calculated using the methodology documented in the *Better Practice Guide for Waste Management in Multi-unit Dwellings* (DECC June 2008). The calculations are based on a weekly general waste collection of 240L bins per unit and weekly recyclables collection of 240L bins per unit. Results are provided in Table S1 below.

Table S1: Estimated waste volumes and bins required

| Building   | Estimated Volume of General Waste (L/unit/week) | Estimated Volume of Recyclable Waste (L/unit/week) | No. of 240L General Bins Required (if collected weekly) | No. of 240L Recyclable Bins Required (if collected weekly) |
|------------|-------------------------------------------------|----------------------------------------------------|---------------------------------------------------------|------------------------------------------------------------|
| Building 3 | 960                                             | 480                                                | 12                                                      | 12                                                         |
| Building 4 | 5440                                            | 2720                                               | 23                                                      | 12                                                         |
| Building 5 | 5280                                            | 2640                                               | 22                                                      | 11                                                         |
| Building 7 | 6720                                            | 3360                                               | 28                                                      | 14                                                         |

The Review concluded that the roads and buildings in Stage 1 Residential have been designed to accommodate waste collection vehicles and waste bins required to service the residents. Further consultation with waste contractors will be conducted to negotiate types of bins and collection services offered.

# 1. Introduction

This Waste Management Plan (WMP) has been developed for Stage 1 Residential of the proposed Epping Park development at Mobbs Lane, Epping. This WMP is required to be submitted with the Project Application for project approval under Part 3A of the EP & A Act for the Stage 1 residential operational phase of the development. The WMP contains estimates of waste quantities of general and recycling waste likely to be generated and provides a framework for the management and disposal of waste, taking into account design features such as road design and waste management storage.

## 1.1 Epping Park Site

The Epping Park site is 89,190sqm in area and is located at 61 Mobbs Lane, Epping. It is currently occupied by the Channel 7 television broadcast facility with vacant possession of the Site expected in early 2010. The Epping Park residential development will consist of up to 650 dwellings. Pursuant to Concept Plan MPA No. 05 0086, approved (subject to Modification conditions) by the Minister for Planning in August 2006, the development consists of:

- Demolition of the existing buildings and substructures on the site
- Construction of up to 650 dwellings in 2-6 storey buildings graded across the site with a maximum gross floor area of 80,000sqm and an Floor Square Ratio of 0.89:1
- Landscaped public open space (no less than 3.1 hectares) in addition to private open space
- Associated services and infrastructure both on and adjacent to the site, such as roads, footpaths, car parking, and utilities to service the development.

The Stage 1 Residential development comprises Buildings 3, 4, 5 & 7 as shown in Figure 1 below.



**Figure 1: Location of Stage 1 Buildings**

A description of these buildings is provided below:

- Building 3 includes 12 courtyard homes along the eastern boundary of the Site. These dwellings will be two storeys each and will include at-grade parking associated with each dwelling.
- Building 4 is located to the west of Building 3 on the other side of an internal road. It will accommodate 67 residential units in a maximum six storey residential flat building (RFB) with basement parking.
- Building 5 is a maximum six storey RFB to the west of Building 4 and will accommodate 67 residential units and basement parking.
- Building 7 is a maximum six storey RFB and will accommodate approximately 84 residential units and basement parking.

In total, the first stage of residential development will accommodate approximately 218 residential units and 12 courtyard homes.

## 2. Waste Management Requirements

The NSW Government is required to prepare a Waste Strategy under the *Waste Avoidance and Resource Recovery Act 2007*. Waste Strategy 2007 has been developed by the NSW Department of Environment and Climate Change (DECC) to fulfil this requirement.

Waste Strategy 2007 requires all key groups, including Local Governments, in NSW to contribute to the minimisation of environmental harm from waste disposal and through the conservation and efficient use of our resources. These requirements are documented in Local Government Area Development Control Plans.

The Epping Park development is located in the Parramatta City Local Government Area. A Concept Plan (No. 05\_0086) was submitted and assessed under Part 3A of the EP&A Act. The concept plan was approved on 22<sup>nd</sup> August 2006 subject to modifications in Schedule 2 of the Determination. The Determination Report (File No. 9039153) and the Director General's Report do not contain any specific waste management requirements.

A review of the Parramatta City Council (PCC) Development Control Plan (DCP) was conducted which determined that PCC waste services will not service private roads (DCP p 64 P.6) and that PCC requires details of an alternative garbage collection service with the Project Application (DCP p 65 P.9).

Consultation with PCC and their waste collection contractor Cleanaway was undertaken in the development of this plan. Information provided by Cleanaway on waste receptacles and services have been used to inform the provisions of this plan.

### 2.1 DCP and OHS Requirements

Bin moving and collection requirements of the PCC DCP have been used as a guideline and have been addressed in the site and building design are provided below:

### **2.1.1 Access for residents and collectors**

- a. Collection vehicles must be able to service the development efficiently and effectively from kerb within confines of the allotment frontage with no need to reverse.
- b. The maximum carting distance between the storage and collection points must be no more than 75m, and no more than 50m for aged persons and persons with a disability.
- c. The bin carting grade must not exceed 1:14.
- d. Bins must not need to be wheeled over steps.
- e. Bulk bins must not need to be manually manoeuvred by a single person to be serviced.

### **2.1.2 Amenity**

- a. Noise and odour must be minimised.
- b. Waste areas must be able to be washed, with wash water discharging to sewer.
- c. Vermin must be prevented from entering waste areas and containers.
- d. Equipment must be protected from theft and vandalism.
- e. Waste storage areas must blend in with the development.

### **2.1.3 Management**

- a. Signage must be posted in all communal waste storage areas.
- b. Bins must be clearly and correctly labelled.
- c. Responsibility for cleaning of waste storage areas must be determined when designing the system.
- d. Responsibility for transfer of bins must be determined when designing the system.

The above guidelines also need to be considered for Occupational Health and Safety purposes.

### 3. Epping Park Waste Management

An assessment was undertaken of likely waste volumes generated for Buildings 3, 4, 5 and 7. The number of waste storage receptacles required was then calculated. This was conducted for both general waste and comingled recyclable waste. Waste volumes and receptacle requirements was calculated using the methodology documented in the *Better Practice Guide for Waste Management in Multi-unit Dwellings* (DECC June 2008). The calculations are based on a weekly general waste collection of 240L bins per unit and weekly recyclables collection of 240L bins per unit. Results are provided in the Table below.

**Table 1: Estimated waste volumes and bins required.**

| Building   | Estimated Volume of General Waste (L/unit/week) | Estimated Volume of Recyclable Waste (L/unit/week) | No. of 240L General Bins Required (if collected weekly) | No. of 240L Recyclable Bins Required (if collected weekly) |
|------------|-------------------------------------------------|----------------------------------------------------|---------------------------------------------------------|------------------------------------------------------------|
| Building 3 | 960                                             | 480                                                | 12                                                      | 12                                                         |
| Building 4 | 5440                                            | 2720                                               | 23                                                      | 12                                                         |
| Building 5 | 5280                                            | 2640                                               | 22                                                      | 11                                                         |
| Building 7 | 6720                                            | 3360                                               | 28                                                      | 14                                                         |

A review of the PA Drawings was conducted to determine if space requirements will be sufficient to accommodate the number of bins according to the above calculations with results documented below:

#### **Building 3**

Storage locations for bins are not identified on the PA Plans for Building 3. However, there is ample space and access for provision of a 240L general waste and 240L recyclables waste bins. Waste bin numbers have been increased to provide for 1 general waste and one recycling bin per home.

#### **Buildings 4 and 5**

The PA Drawing shows provision for 24 general waste bins for building 4 and 30 general waste bins for building 5 on a shute and carousel system. This is adequate for waste collected on a weekly basis. The Plan also shows provision for 12 recycling waste bins for building 4 and 13 recycling waste bins for building 5 which would be sufficient for recycling waste collected on a weekly basis. The gradient and additional access provided for bin movement complies with Parramatta DCP requirements.

**Building 7** The PA Drawing for Building 7 shows provision for 28 general waste bins on a shute and carousel system. This is adequate for waste collected on a weekly basis. The Plan also shows provision for 14 recycling waste bins which would be sufficient for recycling waste collected on a weekly basis.

## 4. Conclusion

Parramatta City Council will not service this development however, the waste management practices adopted have been developed to comply with the PCC DCP waste requirements. The roads and buildings in Stage 1 have been designed to accommodate waste collection vehicles and waste bins required to service the occupants. Further consultation with waste contractors will be conducted to negotiate types of bins and collection services offered.