



WSU Milperra Campus

Waste Management Plan

Mirvac

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Basis of Report

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1.0 Introduction

1.1 Overview

This Waste Management Plan is submitted to the Department of Planning, Housing and Infrastructure (the Department) on behalf of Mirvac Residential (NSW) Pty Ltd (the Applicant) in support of a State Significant Development Application (SSDA) for a staged residential development at 2 and 2A Bullecourt Avenue (the site).

Mirvac is progressing the WSU Milperra project, a master planned community that will provide a diverse mix of three-, four- and five-bedroom terrace, duplex and detached houses. The development is in Canterbury Bankstown City Council area but will be assessed as a state significant development (SSD). The development application will be determined by a state planning panel, rather than Council.

1.2 Relevant SEARs

This Waste Management Plan addresses the following relevant Secretary's Environmental Assessment Requirements (SEARs) set out in the table below.

Table 1 SEARs Compliance Table

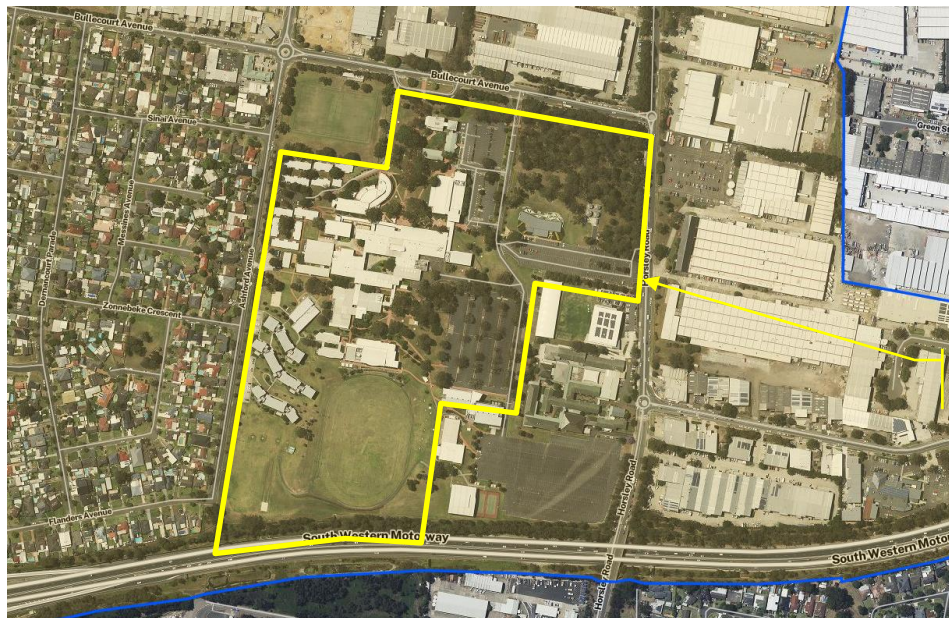
SEARS Request	Response / Location in Report
1. Statutory Context Address all relevant legislation, environmental planning instruments (EPI's) (including drafts), plans, policies, guidelines and planning circulars.	Section 4
17. Waste Management • Provide the measures to be implemented to manage, reuse, recycle and safely dispose of waste, including in accordance with any council waste management requirements. • Identify appropriately sited waste storage areas, collection access paths/roads, and appropriate servicing arrangements for the site.	Section 5.8, 5.9 Section 6.3, 6.4

1.3 The Site

The site is currently owned by Western Sydney University and is located within the Canterbury Bankstown LGA at 2 and 2A Bullecourt Avenue, Milperra, being legally described as Lot 2 in DP1291984 and Lot 1 in DP101147 (refer Figure 1)

The total site has an area of approximately 19.64ha and is the subject of numerous easements affecting the site, including two easements to drain water, easements for electricity and other purposes, and a right of carriageway.





Approximate site boundary

Figure 1 Site location

Since the demolition of the previous buildings on the site, the site currently comprises:

- Existing at-grade car park (within Zone 4) repurposed as parking and hardstand area for the temporary sales office.
- Existing at-grade car park for the Childcare Centre (generally within the location of the future Road 2B).
- At-grade roads off Bullecourt Avenue.
- A large oval to the south.
- The Western Sydney University Early Learning Centre (Child-care centre).
- Vegetation of varying significance, including Cumberland Plain Woodland.

The site is bound by the M5 Motorway to the south, Ashford Avenue / existing residential dwellings to the west, Bullecourt Avenue / existing industrial development to the north, and Horsley Road / existing industrial development to the east. Adjoining the site along the southeastern boundary is Mount St Joseph Catholic College.

A substantial number of bus stops are located along Bullecourt Avenue and Horsley Road, servicing routes that connect passengers both within and beyond the LGA, including direct links to Bankstown Central (approximately 8.5km drive from the site), Westfield Burwood, and Westfield Miranda. While the nearest train line is the T8, accessible via East Hills, Panania, and Revesby stations, the T6 line at Bankstown Station can also be reached via bus services operating near the site.



1.4 The Proposed Development

The project will be delivered in stages and across two separate SSDA Projects, and comprises the construction of up to 430 dwellings, three (3) public parks, new roads and shared paths, civil infrastructure, a car park, and the management of conservation land.

Specifically, across the two SSDAs, consent is sought for:

- Tree removal
- Site remediation (excluding works carried out as category 2 remediation works)
- Construction of bulk earthworks, public roads and landscaping, and services
- Augmentation of existing services and road infrastructure
- Construction of three (3) public parks
- Construction of up to 430 dwelling houses
- Construction of a carpark to service the existing childcare centre and E1 Local Centre zoned land
- Subdivision resulting in up to 430 residential lots, infrastructure lots, and the creation of a community title lot for land zoned C2 Environmental Conservation and E1 Local Centre
- Conservation works including the management of >2Ha Cumberland Plain Woodland Species.
- This SSDA comprises of all Civil works across the entirety of the site as well as the construction of all 62 dwellings in Stages 1 and 2 only, which are as follows:
 - Stage 1 – Commencement of site-wide tree removal and land remediation, creation of two (2) super lots and total of 22 residential lots, and construction of 22 dwelling houses fronting Ashford Avenue. This will be the first stage to be delivered and will connect into the existing infrastructure that located within Ashford Avenue.
 - Stage 2 – Creation of four (4) super lots, a new lot (Lot 25) across the RE1 Public Recreation zoned land, and 40 residential lots. This stage also involves the construction of 40 dwellings within Stage 2, and the construction of new roads and the new public park referred to in the Civil Plans as the 'Central Park'.
 - Stage 3a – Creation of a new super lot, and the construction of perimeter roads surrounding the existing childcare centre, construction of a new car park to service the childcare centre and C2 Environmental Conservation zoned land. It is proposed all associated civil works required to enable the operation of the existing childcare centre will be delivered under this stage. The new traffic intersections at both Bullecourt Avenue and Horsley Road will be constructed.
 - Stage 3b – Creation of three (3) lots to be delivered under a Community Title Scheme for the E1 Local Centre zoned land.



- Stage 4 – Creation of eight (8) super lots, a new lot (Lot 50) across the RE1 Public Recreation zoned land, and a new lot (Lot 49) across the SP2 Infrastructure zoned land. This stage also involves the construction of new roads, the stormwater infrastructure Basin 1 and Basin 2, and the new public park referred to in the Civil Plans as the ‘Southern Park’, all to be dedicated to Council.
- Stage 5 – Creation of six (6) super lots and construction of new roads and civil works.
- Stage 6 – Creation of nine (9) super lots and a new lot (70) across the RE1 Public Recreation zoned land. This stage also involves the construction of new roads and civil works, and the new public park referred to in the Civil Plans as the ‘Northern Park’, all to be dedicated to Council.
- Stage 7 – Creation of six (6) super lots and construction of road and civil works.

The second SSDA will seek consent for all outstanding works in stages 3 to 7, which are as follows:

- Stage 3 – Construction of the Childcare Alterations and Additions and Construction of a permanent structure for Commercial use.
- Stage 4, 5, 6 & 7 – Creation of the subsequent subdivision into residential lots and construction of dwellings.

This WMP includes the demolition and construction requirements for all the civil works for the entire development, all public open spaces and landscaping including the southern, central and northern parks, the childcare carpark, the superlots in Stages 4, 5, 6 and 7 and the community lot subdivision in Stage 3 as well as the demolition and construction requirements for the residential dwellings in Stages 1 and 2. A separate waste management plan will cover SSDA 2.

This report has been prepared to calculate waste quantities, ensure enough space is allowed for waste storage and that waste is properly handled during the demolition, construction and operational phases of the project as well as addressing relevant requirements of the SEARs, guided by Council’s specifications detailed in the Canterbury Bankstown Development Control Plan 2023, for waste storage area size, location, design and access.



1.5 Objectives

The principal objective of this WMP is to identify all potential wastes likely to be generated at the Development during the demolition, construction and operational phases, including a description of how waste would be handled, processed and disposed of, or re-used or recycled, in accordance with the SEARs and Council's requirements.

The specific objectives of this WMP are:

- To encourage the minimisation of waste production and maximisation of resource recovery.
- To assist in ensuring that any environmental impacts during the operational life of the Development comply with relevant development consent conditions and other relevant regulatory authorities.

2.0 Project Description

Stages 1 and 2 of the development are shown in Figure 2 below.





Examples of dwelling designs Lots 2301-2303

Figure 3 Example dwelling designs

The site is currently vacant and undeveloped.

3.0 Better Practice for Waste Management and Recycling

3.1 Waste Management Hierarchy

This WMP has been prepared in line with the waste management hierarchy shown in Figure 4. The hierarchy summarises the objectives of the *Waste Avoidance and Resource Recovery Act 2001*.

The waste management hierarchy comprises the following principles, from most to least preferable:

- Waste **avoidance**, prevention or reduction of waste generation. Achievable through better design and purchasing choices.
- Waste **reuse**, reuse without substantially changing the form of the waste.
- Waste **recycling**, treatment of waste that is no longer usable in its current form to produce new products.
- Energy **recovery**, processing of residual waste materials to recover energy.
- Waste **treatment**, reduce potential environmental, health and safety risks.
- Waste **disposal**, in a manner that causes the least harm to the natural environment.



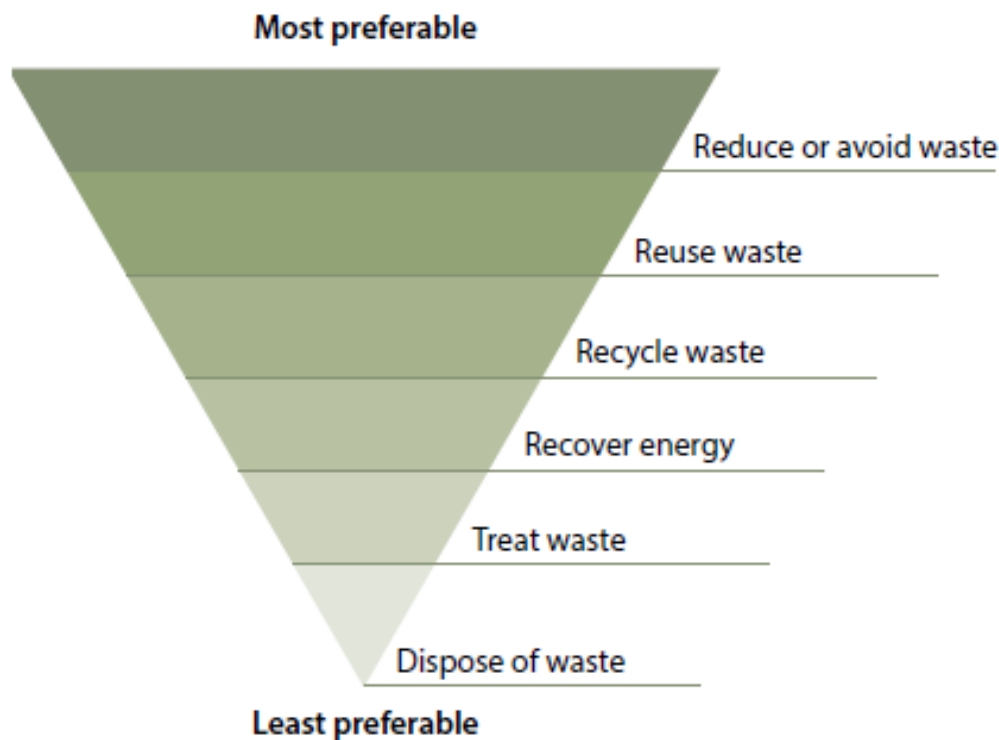


Figure 4 Waste Management Hierarchy

3.2 Benefits of Adopting Better Practice

Adopting better practice principles in waste minimisation offers significant benefits for organisations, stakeholders and the wider community. Benefits from better practice waste minimisation include:

- Improved reputation of an organisation due to social and environmental responsibility.
- Lowered consumption of non-renewable resources.
- Reduced environmental impact, for example, pollution from materials manufacturing and waste treatment.
- Reduced expenses from lower waste disposal.
- Providing opportunities for additional revenue streams through beneficial reuse.

4.0 Waste Legislation and Guidance

4.1 Canterbury Bankstown Development Control Plan 2023

4.1.1 Chapter 3 General Requirements

3.3 Waste Management June 2023

The Canterbury-Bankstown Development Control Plan 2023 (CBDCP) must be read in conjunction with:

Work, Health and Safety legislation and standards.



Waste Design for New Developments Guides. The Guides support this DCP by ensuring development implements optimal waste management systems that are fully integrated with Council's standard waste servicing system. The Guides are based on development types:

Guide A–Single Dwellings

Guide B–Multi Dwelling Housing

Guide C–Residential Flat Buildings

Guide D–Boarding Houses

Guide E–Mixed Use Development

Guide F–Commercial and Industrial.

Note:

- *If applicable to a development application, the development controls of Chapter 3.3 of this DCP will prevail if there is an inconsistency with the applicable Waste Design for New Developments Guide.*
- *Development applications must submit a Waste Management Plan in accordance with the applicable Waste Design for New Developments Guide and the Demolition and Construction Guide.*
- *Council's standard waste servicing system is a heavy rigid vehicle (HRV) as per the Australian Standard AS 2890.2, Parking facilities: Off-street commercial vehicle facilities.*

SECTION 2–STANDARD SERVICE SPECIFICATIONS FOR RESIDENTIAL DEVELOPMENT

Development controls

2.1 The weekly generation rates per dwelling are:

General waste	Recycling	Garden organics
140L	120L	120L



2.2 The bin sizes for residential development are:

Residential development	Waste stream		
	General waste	Recycling	Garden organics
Attached dwellings, dwelling houses, dual occupancies, secondary dwellings, semi-detached dwellings	140 L	240 L	240 L

Note: It is important to understand the size of bins that will be allocated by Council for the development. Check with Council if you need assistance in identifying the most appropriate bin size(s).

2.3 The standard bin dimensions are:

Standard bin type	Dimensions		
	Height	Width	Depth
140L mobile garbage bin	930 mm	530 mm	610 mm
240 L mobile garbage bin	1,060 mm	580 mm	730 mm

Note: Dimensions are a guide only and may differ depending on the manufacturer. An additional 15 cm is to be provided around each bin in the design of the waste bin storage area, to ensure it can function effectively and efficiently, and to avoid damage to walls and doors from bins scraping against them.

2.4 The standard service frequencies for residential development are:

Residential development	Service frequency			
	General waste	Recycling	Garden organics	Bulky waste (per calendar year)
Attached dwellings, dwelling houses, dual occupancies, secondary dwellings, semi-detached dwellings	One collection per week	One collection per fortnight	One collection per fortnight**	Two collections
Manor houses, multi dwelling housing, multi dwelling housing (terraces)	One collection per week	One collection per fortnight	One collection per fortnight**	Development (5 or less dwellings)–Two collections

Note:

**	Alternative week to recycling service.
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SECTION 3–RESIDENTIAL DEVELOPMENT

Development controls

All residential development types

3.1 Council or its contractors are solely to provide the waste services to all residential development types as required under the Local Government Act 1993.

3.2 Each dwelling is to have:

- (a) A waste storage cupboard in the kitchen capable of holding two days waste and recycling and be sufficient to enable separation of recyclable materials.
- (b) A suitable space in the kitchen for a caddy to collect food waste.



3.3 Development must provide an adequate sized bin storage area behind the front building line to accommodate all allocated bins.

3.4 The location of the bin storage area must not adversely impact on the streetscape, building design or amenity of dwellings.

3.5 The location of the bin storage area should ensure this area:

(a) is screened or cannot be viewed from the public domain and

(b) is away from windows of habitable rooms to reduce adverse amenity impacts associated with noise, odour and traffic.

3.6 The location of the bin storage area is to be convenient to use for the dwelling occupants and caretakers, through reducing the bin travel distance from the bin storage area to the nominated kerbside collection point. The bin-carting route from the bin storage area to the collection point must not pass through any internal areas of the building/dwelling and must avoid stairs or slopes.

3.7 Where possible, development may consider providing each dwelling with a suitable space for composting and worm farming, located within the backyard, private courtyard or open space. Composting facilities should locate on an unpaved area, with a minimum size of 1 m² per dwelling.

3.8 Dwellings are to have access to an adequately sized on-site storage area to store bulky waste awaiting collection.

3.9 Development must comply with the requirements of the applicable Waste Design for New Developments Guide.

4.2 Waste Design for New Developments – Guide A

1. Introduction

1.1 Applicable Development Type

The Waste Design for New Developments (Guide A) applies to residential development comprising single dwellings, secondary dwellings, granny flats, semi-detached and attached dwellings and dual occupancies.

2. Waste Management and the Development Application Process

This Guide is to be read in conjunction with Council's Planning and Building Application Lodgement Guide and should be used when developing a Waste Management Plan.

2.1 Waste Management Plan

A Waste Management Plan (WMP) is required to accompany all Development Applications and should comply with the requirements contained within this Guide and the Canterbury-Bankstown Development Control Plan 2023.

The WMP is an important planning document that will not only be utilised as part of the development application process, but during construction and for the ongoing use of the development. Conditions of consent will be used to enforce the commitments contained within the WMP.

Council has a template WMP to support all Development Applications which addresses the demolition, construction and ongoing operation of the development. It is mandatory to use Council's template.

The WMP is to provide the following:



- *Details of the handling of demolition and construction waste streams of the development, including the types and estimated quantities*
- *Details of the ongoing management of waste streams by residents, including the types and estimated quantities*
- *Separate plans of the proposed development that show the location and space allocated to the waste management facilities, along with the nominated waste collection point*
- *Identification of the travel path of access to the bin storage area/s by residents and*
- *Details of ongoing management, storage and collection of waste.*

The completed WMP, including drawings submitted by the applicant, will be used in the Council assessment of the waste management facilities for the new development.

4. Waste Management Considerations

Council or its contractors are solely to provide the waste services to all residential development types as required under the Local Government Act 1993.

4.2 Waste Generation Rates

The following generation rates in Table 1 are applicable to each dwelling and the set of three bins.

Table 1: Weekly Waste Generation Rates per Dwelling

General Waste	Recycling	Garden Organics
140 L	120 L	120 L

4.3 Standard Waste Service

4.3.1 Collection Services

The standard collection service provided to single dwellings is kerbside collection, where all three bins (general waste, recycling and garden organics) are collected from the kerbside.

4.3.2 Bin Sizes for Residential Developments

An adequate bin storage area is to be provided within the development site to store all three allocated bins. Table 2 and 3 provides the applicable bin types, sizes and dimensions.

Table 2: Bin sizes

General Waste	Recycling	Garden Organics
140 L	240 L	240 L

Table 3: Standard bin dimensions

Standard Bin Type	Dimensions (Additional 15cm is to be provided around each bin)		
	Height	Width	Depth
140 L Mobile Garbage Bin (MGB)	930 mm	530 mm	610 mm
240 L Mobile Garbage Bin (MGB)	1,060 mm	580 mm	730 mm

NOTES:

1. An additional 15 cm is to be provided around each bin in the design of the waste bin storage area, to ensure it can function effectively and efficiently.
2. Dimensions are a guide only and may differ depending on the manufacturer.



4.3.3 Service Frequency

The service frequencies are provided in Table 4.

Table 4: Standard service frequencies

General Waste	Recycling	Garden Organics	Bulky Waste (Per Calendar Year)
One collection per week	One collection per fortnight	One collection per fortnight *	Two collections

NOTE:

* Alternative week to recycling service

5. Waste Management Facilities

5.1 Internal Waste and Recycling Storage

To ensure each dwelling has the minimum infrastructure to be able to separate out, reuse and/or recycle items, the following internal waste storage and separation facilities are to be provided:

- A waste storage cupboard in the kitchen capable of holding a minimum 40 L of waste (approximately two days) and to enable a minimum 20 L of recyclable waste to be stored in a separate container and not in plastic bags
- Suitable space in the kitchen for a 3-5 L caddy to collect food waste. This is to encourage on-site composting and reduction in waste to landfill
- Suitable storage space for bulky household waste awaiting collection and
- Suitable storage space for other recyclable items, such as light globes and batteries.

5.2 Outdoor Bin Storage Area Requirements

Each dwelling is to be provided with an outdoor bin storage area, which is:

- Sufficient size to accommodate the allocated three bins
- Located where it cannot be viewed from public areas or is screened
- Located away from habitable windows and doors of adjoining dwellings to reduce noise and odour
- Allow residents to conveniently carry their waste to the correct bin from their dwelling
- Allow bins to be moved safely to the nominated collection point and
- Ensure the bin-carting route from the bin storage area to the collection point does not pass through any internal rooms of the dwelling, including garages.

5.3 Kerbside Collection

All allocated bins are required to be presented kerbside for collection. It is essential that a kerbside collection point be nominated on plans accompanying your DA. Kerbside collection points are to be located so they:

- Present all allocated bins in single file with a 30 cm gap between bins
- Allow a minimum of 2 m (l) x 1 m (w) per dwelling for bins to be presented to the kerb
- Ensure all allocated bins are placed within the site's allocated frontage, not in the driveway and not in front of neighbouring lots



- Have a separation distance of 2 m from tree branches, bus stops, street furniture and traffic devices such as round-a-bouts and speed humps and
- Have a height clearance of 4.2 m from overhanging tree branches, powerlines and other obstructions.

5.4 Bulky Waste

Council provides a collection service for bulky household waste, such as whitegoods, mattresses and household furniture. The amount of material accepted per collection is defined in Council's Waste Service Policy. All dwellings are to have adequate storage within the dwelling or garage to store bulky waste. In addition, during the planning phase it is important to consider the kerbside location (minimum 3 m²) the materials will be placed by the resident for collection.

5.5 Food and Garden Organic Waste

Each dwelling within a lot is to be provided with an unpaved area of a minimum size of 1 m² to allow for composting or worm farming. It is essential that this area is nominated and shown on plans accompanying your DA.

4.3 Food and Garden Organics mandates

The NSW Government proposes to mandate that from 1 July 2030 all local government areas in NSW must provide all relevant residential accommodation with enough organics collection bins for food waste and garden waste generated by residents in that accommodation.

The EPA will enforce compliance and there will be court-imposed penalties and fines for councils to deter non-compliance.

4.4 Other Legislation and Guidance

The waste legislation and guidance outlined in Table 3 below should be referred to during the operation of the Development.

Table 3 A list of legislation and guidance relevant to this report

Legislation and Guidance	Objectives
Building Code of Australia (BCA) and relevant Australian Standards	The BCA has the aim of achieving nationally consistent, minimum necessary standards of relevant health and safety, amenity and sustainability objectives efficiently.
Council of Australian Governments National Construction Code 2019	The National Construction Code 2019 sets the minimum requirements for the design, construction and performance of buildings throughout Australia.
NSW EPA's Better Practice Guidelines for Waste Management and Recycling in Commercial and Industrial Facilities 2012	These better practice guidelines present information on waste minimisation and resource recovery as well as information on commonly used waste management provisions. The guidelines also provide benchmarks for assessing waste production rates in Australia.
NSW Waste and Sustainable Materials Strategy 2041: Stage 1 – 2021-2027	Replacing the <i>NSW Waste Avoidance and Resource Recovery Strategy (2014-21)</i> , the NSW Waste and Sustainable Materials Strategy 2041 focuses on the transition of NSW to a circular economy. The strategy focuses on minimising what is thrown away, and to use and reuse resources more efficiently, making them as productive as possible. The strategy identifies the need to identify infrastructure needs, the mandating of separation of some organic waste streams, and incentivising biogas generation from waste materials.



Legislation and Guidance	Objectives
NSW EPA Resource Recovery Orders and Resource Recovery Exemptions	The NSW EPA has issued a number of resource recovery orders and resource recovery exemptions under the POEO (Waste) Regulation 2014 for a range of wastes that may be recovered for beneficial re-use. These wastes typically include those from demolition and construction works, as well as ongoing wastes such as food waste. - Resource recovery orders present conditions which generators and processors of waste must meet to supply the waste material for beneficial re-use. - Resource recovery exemptions contain the conditions which consumers must meet to use waste for beneficial re-use.
NSW EPA's Waste Classification Guidelines 2014	The NSW EPA Waste Classification Guidelines assists waste generators to effectively manage, treat and dispose of waste to ensure the environmental and human health risks associated with waste are managed appropriately and in accordance with the <i>POEO Act 1997</i> and its associated regulations.
<i>Protection of the Environment Operations Act (POEO) 1997 and Amendment Act 2011</i>	The POEO Act 1997 and POEO Amendment Act 2011 are administered by the NSW EPA to enable the NSW Government to establish instruments for setting environmental standards, goals, protocols and guidelines. They outline the regulatory requirements for lawful disposal of wastes generated during the demolition, construction and operational phases of a development, as well as the system for licencing waste transport and disposal.
The Work Health and Safety Regulation 2017	The Work Health and Safety Regulation 2017 provides detailed actions and guidance associated with the topics discussed in the Work Health and Safety Act 2011. The primary aim of the regulation is to protect the health and safety of workers and ensure that risks are minimised in work environments. Workplaces are to ensure that they are compliant with the requirements specified in the regulations. The regulations discuss items such as actions that are prohibited or obligated in work environments, the requirements for obtaining licences and registrations, and the roles and responsibilities of staff in workplaces.
<i>Waste Avoidance and Resource Recovery Act 2001</i>	The <i>Waste Avoidance and Resource Recovery Act 2001</i> aims to promote waste avoidance and resource recovery and repeals the <i>Waste Minimisation and Management Act 1995</i>. Specific objectives of the <i>Waste Avoidance and Resource Recovery Act 2001</i> include: - encouraging efficient use of resources - minimising the consumption of natural resources and the final disposal of waste by encouraging the avoidance of waste and the reuse and recycling of waste - ensuring industry and the community share responsibility in reducing/dealing with waste, and - efficiently funding of waste and resource management planning, programs and service delivery. As of 2016, the addition to the Act of Part 5 defines the legislative framework for the 'Return and Earn Container Deposit Scheme' whereby selected beverage containers can be returned to State Government authorities for a monetary refund.



5.0 Demolition and Construction Waste and Recycling Management

5.1 Targets for Resource Recovery

Targets for new development are expected to contribute to state-specific targets. The NSW Waste and Sustainable Materials Strategy 2041 (DPIE, 2021) sets a target of 80% average recovery rate from all waste streams by 2030. Analysis by the NSW EPA (2022-2023) indicates that construction and demolition waste recovery rates in 2022-2023 were 73%.¹

It is anticipated that the waste minimisation measures in the following sections will assist the Development to meet these targets. Waste reporting and audits can be used to determine the actual percentage of wastes that are being, or have been, recycled during the site preparation, demolition and construction stages of the Development.

Waste generated during demolition and construction will be reused on site wherever possible, especially in the case of soil and fill. Waste and recyclables taken off site will be recycled, or disposed of, at facilities lawfully able to accept them.

5.2 Waste Streams and Classifications

The demolition and construction activities are anticipated to generate the following broad waste streams:

- Demolition waste as outlined in Section 5.4
- Construction waste as outlined in Section 5.6
- Packaging waste, and
- Work compound waste from on-site employees.

A summary of likely waste types generated from demolition and construction activities, along with their waste classifications and proposed management methods are provided in Table 4.

Table 4 Potential demolition and construction waste types, classifications and management methods

Waste Types	NSW EPA Waste Classification	Proposed Management Method
Demolition and Construction		
Sediment fencing, geotextile materials	General solid waste (non-putrescible)	Reuse at other sites where possible or disposal to landfill
Concrete	General solid waste (non-putrescible)	Off-site recycling for filling, levelling or road base
Bricks and pavers	General solid waste (non-putrescible)	Cleaned for reuse as footings, broken bricks for internal walls, crushed for landscaping or driveway use, off-site recycling
Gyprock or plasterboard	General solid waste (non-putrescible)	Off-site recycling or returned to supplier

¹ <https://www.epa.nsw.gov.au/your-environment/waste/waste-overview/waste-performance-data>



Waste Types	NSW EPA Waste Classification	Proposed Management Method
Sand or soil	General solid waste (non-putrescible)	Off-site recycling
Metals such as fittings, appliances and bulk electrical cabling, including copper and aluminium	General solid waste (non-putrescible)	Off-site recycling at metal recycling compounds and remainder to landfill
Conduits and pipes	General solid waste (non-putrescible)	Off-site recycling
Timber – treated	General solid waste (non-putrescible)	Reused for formwork, bridging, blocking, propping or second-hand supplier
Timber - untreated		Off-site recycling, chip for landscaping, sell for firewood, reused for floorboards, fencing, furniture, mulched second-hand supplier and remainder to landscape supplies.
Doors, windows, fittings	General solid waste (non-putrescible)	Off-site recycling at second-hand supplier
Insulation material	General solid waste (non-putrescible)	Off-site disposal
Glass	General solid waste (non-putrescible)	Off-site recycling, glazing or aggregate for concrete production
Asbestos	Special waste	Off-site disposal to a licensed landfill facility.
Fluorescent light fittings and bulbs	General solid waste (non-putrescible)	Off-site recycling or disposal, contact <i>FluoroCycle</i> for more information ²
Paint	Liquid waste	Off-site recycling, Paintback collection ³ or disposal
Synthetic rubber or carpet underlay	General solid waste (non-putrescible)	Off-site recycling, reprocessed for other uses
Ceramics including tiles	General solid waste (non-putrescible)	Off-site recycling
Carpet	General solid waste (non-putrescible)	Off-site recycling, disposal or reuse
Packaging		
Packaging materials, including wood, plastic, including stretch wrap or LDPE, cardboard and metals	General solid waste (non-putrescible)	Off-site recycling
Wooden or plastic crates and pallets	General solid waste (non-putrescible)	Reused for similar projects, returned to suppliers, or off-site recycling. Contact <i>Business Recycling</i> for more information ⁴
Work Compound and Associated Offices		

² Available online from <http://www.fluorocycle.org.au/> or <http://www.environment.gov.au/settlements/waste/lamp-mercury.html>

³ Available online from <https://www.paintback.com.au/>

⁴ Available online from <https://businessrecycling.com.au/>



Waste Types	NSW EPA Waste Classification	Proposed Management Method
Food Waste	General solid (putrescible) waste	Dispose to landfill with general garbage
Recyclable beverage containers, such as glass and plastic bottles, aluminium cans and steel cans	General solid waste (non-putrescible)	Recycling at off-site licensed facility or at NSW container deposit scheme 'Return and Earn' facility ⁵
Clean paper and cardboard	General solid waste (non-putrescible)	Paper and cardboard recycling at off-site licensed facility
General domestic waste generated by workers such as soiled paper and cardboard, food and polystyrene	General solid waste (non-putrescible) mixed with putrescible waste	Disposal at landfill

For further information on how to determine a waste's classification refer to the NSW EPA (2014) *Waste Classification Guidelines*.⁶ Further information on managing site preparation, demolition and construction wastes is also available on the NSW EPA website.⁷

5.3 Buildings for demolition

Figure 5 below shows the buildings and areas for demolition at the site. Individual and groups of buildings have been numbered for easy identification. The buildings appear to be constructed of a variety of materials including brick and metal cladding with metal rooves, brick only with metal rooves, brick and concrete with metal rooves. Carparks are asphalt. Figure 6 shows the current state of the site after demolition works.

⁵Available online from <http://returnandearn.org.au/>

⁶ Available online from <https://www.epa.nsw.gov.au/your-environment/waste/classifying-waste/waste-classification-guidelines>

⁷ Available online from <http://www.epa.nsw.gov.au/your-environment/waste/industrial-waste/construction-demolition>



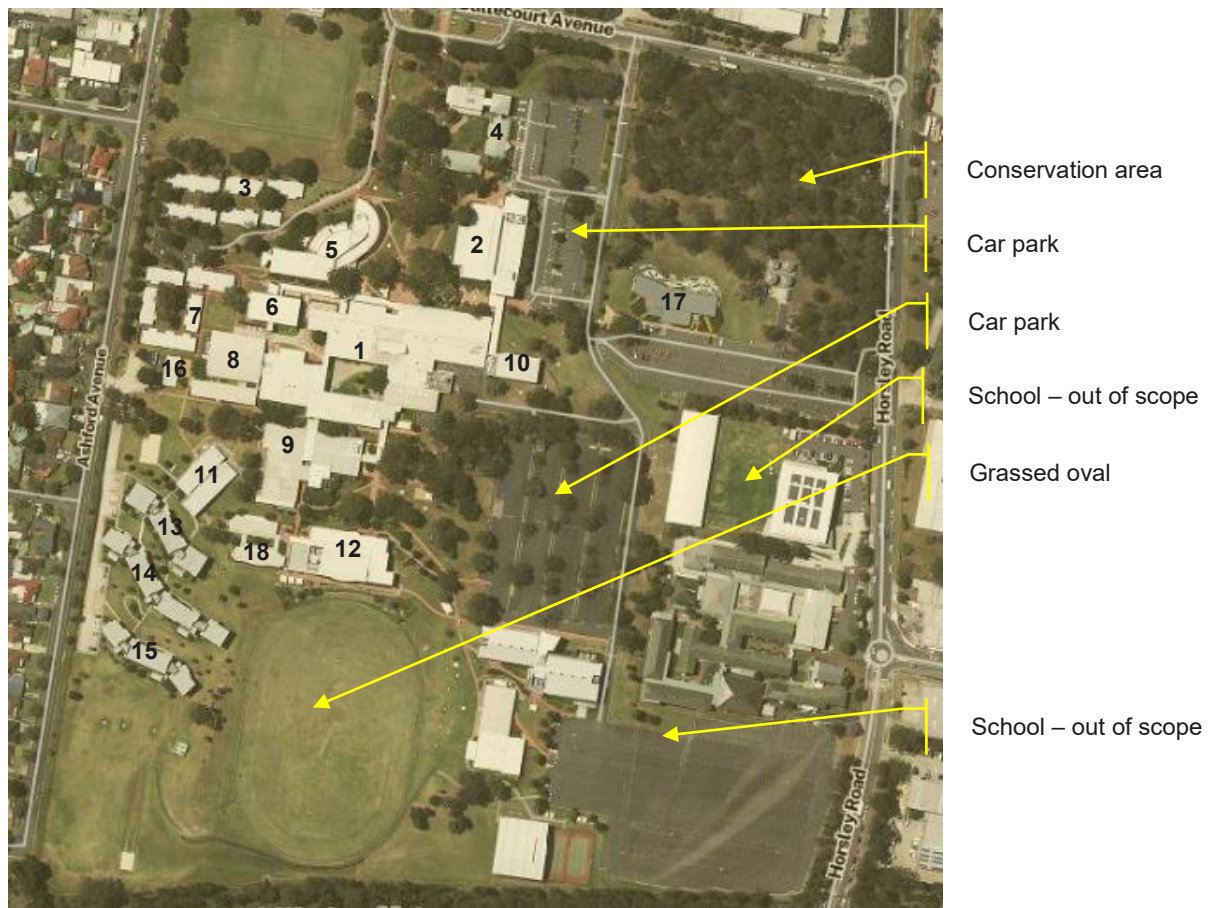


Figure 5 Buildings for demolition





Figure 6 – Current State of site

5.4 Demolition Waste Types and Quantities

The CBDPC does not provide any assistance for estimating demolition waste quantities. As an alternative, SLR has adopted a combination of waste generation rates from The Hills' Development Control Plan 2012 for estimating the type and quantities of waste generated from demolition of the proposed buildings. *Light Duty Asphalt Pavements - Design, Specification and Construction 2002* published by the Australian Asphalt Pavement



Association has been used in calculating car park waste demolition quantities. The grassed area is assumed to have a vegetation depth of 100 mm and soil depth of 300 mm.

The demolition waste generation rates used are shown in Table 5.

Table 5 Demolition waste generation rates

Rate Type	Area (m ²)	Waste types and quantities (m ³)								
		Concrete	Bricks	Timber/ Gyprock	Metal	Soil	Other	Vegetation	Asphalt	Granular Base
Offices/factory modified	1,000	448	205	13	29	-	18	.	-	.
Car park	1,000	22.5	-	-	-	-	-	-	30	125
Vegetation	1,000	-	-	-	-	300	-	100	-	-

The estimates of the quantities of demolition waste that may be generated are shown in Table 6 below. The areas for each have been calculated using the NSW Government Explorer spatial web site.

Table 6 Estimated types and quantities of demolition waste

Rate Type	Area (m ²)	Waste types and quantities (m ³)								
		Concrete	Bricks	Timber/ Gyprock	Metal	Soil	Other	Vegetation	Asphalt	Granular Base
Buildings	63,210	13,455	6,157	390	871	-	541	-	-	-
Car parks	33,177	746	-	-	-	-	-	-	995	4,147
Grassed areas	134,522	-	-	-	-	40,357	-	13,452	-	-
Total	197,732	14,201	6,157	390	871	40,357	541	13,452	995	4,147

5.5 Demolition Recovery Target

Assuming 'Other' will be landfilled and that the other materials will be substantially recovered; the data shows that about 99.3% of the demolition waste stream is recoverable.

A target of 80% recovery could be achieved.

5.6 Construction Waste Types and Quantities

The CBDP provides no advice on construction waste quantities. As an alternative, SLR has adopted the 'three bed house' waste generation rates from *The Hills' Development Control Plan* for estimating the type and quantities of waste generated from construction of the proposed buildings. *Light Duty Asphalt Pavements - Design, Specification and Construction 2002* published by the Australian Asphalt Pavement Association has been used in calculating road waste demolition quantities assuming 1% waste.

The construction waste generation rates used are shown in Table 7 below.

Table 7 Construction waste generation rates

Rate Type	Area (m ²)	Waste types and quantities (m ³)								
		Timber	Concrete	Bricks	Gyprock	Sand/Soil	Metal	Asphalt	Granular Base	Other
Three bed house	120	0.35	0.4	0.75	0.2	2.5	0.1			0.44
Roads	1,000		0.3					0.35	1.25	



The areas shown in **Table 7** for dwellings are based on the areas for the Development shown in drawing *250901 P0049163_WSU MILPERRA - STAGE 1 AND STAGE 2 INTERNAL LOTS.pdf*. This drawing shows 62 lots and the dwellings proposed of each. The average dwelling size is about 156 m², with a total of 7674 m² overall dwellings. The areas shown for roads are based on the road lengths and profiles shown in the drawing *250828 Civil Eng Plans - Overall DA.pdf*.

Estimates of the quantities of construction waste generated from the Development are shown in Table 8 below.

Table 8 Estimated types and quantities of construction waste

Component	Area (m ²)	Waste types and quantities (m ³)								
		Timber	Asphalt	Concrete	Granular Base	Bricks	Gyprock	Sand or Soil	Metal	Other
Dwellings	7,674	22.4	25.6	48.0	12.8	159.9	6.4	-	-	28.1
Roads	39,849	-	12.2	-	-	-	-	13.9	49.8	-
Total	47,522	22.4	37.8	48.0	12.8	159.9	6.4	13.9	49.8	28.1

As detailed in Table 4, timber, asphalt, concrete, granular base, bricks, gyprock, sand, soil and metal will be recycled. 'Other' will be disposed of at a site lawfully able to accept it.

5.7 Waste Avoidance Strategies

The Building Contractor, Building Designer and/or those in equivalent roles should follow better practice waste management and the principles of Ecologically Sustainable Development.

Recommendations for the Building Designer include:

- Using prefabricated components
- Using low formaldehyde wood products, post-consumer reused timber and/or Forest Stewardship Council certified timber
- Using fittings and furnishings that have been recycled, are made from or incorporate recycled materials and have been certified as sustainable or environmentally friendly by a recognised third-party certification scheme
- Preferentially using building materials, fittings and furnishings, including structural framing, roofing and façade cladding, that have longer life and better re-use and recycling potential
- Reducing the use of polyvinyl chloride products
- Preferentially using paints, floor coverings and adhesives with low VOC (volatile organic compound) content
- Avoiding unsustainable timber imports including western red cedar, oregon, meranti, luan or merbau
- Selecting materials based on low embodied energy properties that suit the Project, such as recycled materials including recycled steel and glass-wool insulation, or concrete with slag and fly ash content
- Centralising wet areas together to minimise piping, and



- Designing for deconstruction rather than demolition.

Recommendations for the Building Contractor include:

- Applying practical building designs and construction techniques
- Minimising excavation works
- Investigating leased equipment and machinery rather than purchase and disposal
- Sorting and segregating site preparation and construction wastes to ensure efficient recycling of wastes
- Preferentially selecting building materials, fittings and furnishings, including structural framing, roofing and façade cladding, that have longer life and better re-use and recycling potential
- Store wastes on-site appropriately to prevent cross-contamination and/or mixing of different waste types
- Reducing packaging waste by:
 - Returning packaging to suppliers where practicable to reduce waste further along the supply chain
 - Purchasing in bulk
 - Requesting cardboard or metal drums rather than plastics
 - Requesting metal straps rather than shrink wrap, and
 - Using returnable packaging such as pallets and reels.
- Arranging deliveries 'as needed' to mitigate degradation, weathering or moisture damage, and
- Ensure subcontractors are informed of and implement site waste minimisation and management procedures.

5.8 Re-use, Recycling and Disposal

Effective management of construction materials and waste, including options for reuse and recycling where applicable and practicable, will be conducted. Only waste that cannot be cost effectively reused or recycled is to be sent to landfill or appropriate disposal facilities.

Refer to Table 4 for an outline of the proposed reuse, recycling and disposal methods for potential waste streams generated by the development.

The following specific procedures should be implemented:

- concrete, tiles and bricks should be reused or recycled off-site
- steel should be recycled off-site, and all other metals should be recycled where economically viable
- framing timber should be reused on-site or recycled off-site
- windows, doors and joinery should be recycled off-site, where possible
- all used crates should be stored for reuse unless damaged
- all glass that can be economically recycled should be recycled



- all solid waste timber, brick, concrete, rock that cannot be reused or recycled should be taken to an appropriate facility for treatment to recover further resources or for disposal to landfill in an approved manner
- all asbestos, hazardous and/or intractable wastes should be disposed of in accordance with SafeWork NSW and NSW EPA requirements
- provision for the collection of batteries, fluorescent tubes, smoke detectors and other recyclable resources should be provided on site, and
- all waste and recycling should be disposed of through a council approved system.

5.9 Waste Separation, Storage and Servicing

5.9.1 Waste Separation and Storage

Waste materials produced from demolition and construction activities will be separated at the source and stored separately on-site. A more detailed construction waste management plan will be prepared that will provide further information on waste storage on site during construction.

If there is insufficient space on-site for full separation of waste types, the site manager, or equivalent role, should consult with the waste and recycling collection contractor to confirm which waste types may be co-mingled before removal from the site.

5.9.2 Waste Storage Areas

Waste storage areas will be accessible and allow sufficient space for storage and servicing requirements. The storage areas will also be flexible in order to cater for change of use throughout the project. Where space is restricted, dedicated stockpile areas will be delineated on the site, with regular transfers to dedicated skip bins for sorting.

All waste placed in skips or bins for disposal or recycling will be adequately contained to ensure that waste does not fall, blow, wash or otherwise escape from the site. Waste containers and storage areas will be kept clean and in a good state of repair.

Applicable weather protection measures should be considered for storage spaces.

In accordance with good practice waste management, areas designated for waste storage will:

- Allow unimpeded access by site personnel and waste disposal contractors
- Take into account environmental factors which could potentially cause an impact to the waste storage, such as slope, drainage and the location of watercourses and native vegetation
- Allow sufficient space for the storage of garden waste and other waste materials on-site
- Employ adequate environmental management controls to prevent off-site migration of waste materials and contamination from the waste. For example, consideration of slope, drainage, proximity relative to waterways, stormwater outlets and vegetation
- Consider visual amenity, safety and accessibility in their selection, and
- Not present hazards to human health or the environment.



5.9.3 Waste Servicing and Record Keeping

The Site Manager or equivalent role will:

- Arrange for suitable waste collection contractors to remove any construction waste from site
- Ensure waste bins are not filled beyond recommended filling levels
- Ensure that all bins and loads of waste materials leaving site are covered
- Ensure lawful waste disposal records are readily accessible for inspection by regulatory authorities such as Council, SafeWork NSW or NSW EPA, and
- Remove waste during approved hours.

If skips and bins are reaching capacity, removal and replacement will be organised as soon as possible. All site-generated building waste collected in the skips and bins will leave the site and be taken to a site lawfully able to accept them.

5.9.4 Waste Servicing and Transport

The frequency of the waste removal will, in most cases, be dictated by the quantities of material being deposited into each of the dedicated skip bins. All skips leaving the site will be covered with a suitable tarpaulin to ensure that the spillage of waste from the skips while in transit is eliminated.

5.10 Signage

Standard signage will be posted in all waste storage and collection areas. All waste containers will be labelled correctly and clearly to identify stored materials.

Signs approved by the NSW EPA for labelling of waste materials are available online⁸ and should be used where applicable. A selection of the EPA's signs is shown in Figure 6 below.

⁸ NSW EPA approved waste materials signage <https://www.epa.nsw.gov.au/your-environment/recycling-and-reuse/business-government-recycling/standard-recycling-signs>





Figure 6 Examples of NSW EPA labels for waste and skip bins

5.11 Site Inductions

All staff, including sub-contractors and labourers, employed during the site preparation and construction phases of the Development will undergo induction training regarding waste management.

Induction training will cover, as a minimum, an outline of the WMP including:

- Legal obligations and targets
- Emergency response procedures on-site
- Waste priorities and opportunities for reduction, reuse and recycling
- Waste storage locations and separation of waste
- Procedures for suspected contaminated and hazardous wastes
- Waste related signage
- The implications of poor waste management practices, and
- Responsibilities and reporting, including identification of personnel responsible for waste management and individual responsibilities.

5.12 Roles and Responsibilities

All personnel have a responsibility for their own environmental performance and compliance with all legislation. It will be the responsibility of the site manager, or equivalent role, to implement the WMP, and the responsibility of employees and subcontractors to ensure that they comply with the WMP at all times.

Suggested roles and responsibilities for waste management at the site are provided in Table 9.

Table 9 Suggested demolition and construction waste management roles and responsibilities

Role	Responsibilities
Site Managers	• Ensuring plant and equipment are well maintained • Ordering only the required amount of materials



Role	Responsibilities
	• Keeping materials segregated to maximise reuse and recycling • Ensuring that waste sorting and storage areas are maintained in a tidy and functional state and do no present hazards to human health or the environment • Ensure hazardous or contaminated materials are appropriately managed and disposed • Ensure site records and documentation is kept and is complete • Ensure this WMP are implemented, and • Liaise with Council and regulatory authorities as required.
Construction Environmental Managers or equivalent	• Ensuring staff and contractors are aware of site requirements for waste management • Establishing separate skips and stockpiles and recycling bins for effective waste segregation and recycling purposes • Developing or identifying, and using, local commercial opportunities for re-use of materials where re-use on-site is impractical • Facilitate correct waste collection • Engage suitable waste collection and disposal contractors • Approval of off-site waste disposal locations and checking licensing requirements • Arranging for the assessment of potentially hazardous or contaminated materials • Arranging for appropriate contaminated waste management and approval of off-site waste transport, disposal locations and checking licensing requirements • Monitor and maintain site environmental controls and • Monitoring, inspection and reporting requirements.

6.0 Operational Waste and Recycling Management

6.1 Targets for Resource Recovery

Targets for new development are expected to contribute to state-specific targets. The NSW *Waste and Sustainable Materials Strategy 2041* (DPIE, 2021) sets a target of 80% average recovery rate from all waste streams by 2030. Analysis by the NSW EPA (2022-2023) indicates that the commercial and industrial waste recovery rate in 2022-2023 was 51%.⁹

It is anticipated that the waste minimisation measures in the following sections will assist the Development to achieve this recycling rate. Waste reporting and audits can be used to determine the actual percentage of wastes that are being or have been recycled during operation.

6.2 Waste Streams and Classifications

The operation of the Development is likely to generate the following broad waste streams:

- Domestic type waste generated by residents
- Garden organic waste from landscaped areas
- Bulky waste items such as furniture and e-waste.

⁹ <https://www.epa.nsw.gov.au/your-environment/waste/waste-overview/waste-performance-data>



Potential waste types, their associated waste classifications, and management methods are provided in Table 10 below.

Table 10 Potential operational waste types, classifications and management methods

Waste Types	NSW EPA Waste Classification	Proposed Management Method
General Operations		
Clean office paper	General solid (non-putrescible) waste	Collected by Council as part of the kerbside recycling service
Cardboard including bulky cardboard boxes	General solid (non-putrescible) waste	Collected by Council as part of the kerbside recycling service
Recyclable beverage containers, glass and plastic bottles, aluminium cans, steel cans	General solid (non-putrescible) waste	Collected by Council as part of the kerbside recycling service or returned through the NSW container deposit scheme 'Return and Earn'
Food waste	General solid (putrescible) waste	Collected by Council as part of the kerbside FOGO service
Lead-acid or nickel-cadmium batteries	Hazardous waste	Off-site recycling, Contact the Australian Battery Recycling Initiative ¹⁰ for more information
Other batteries	General solid waste (non-putrescible)	
Mobile Phones	General solid waste (non-putrescible)	Off-site recycling; can be taken to the Mobile Muster program. Contact Mobile Muster for more information
Furniture	General solid (non-putrescible) waste	Collected by Council as part of the kerbside bulky waste service
E-waste	General solid waste (non-putrescible)	Off-site recycling
Printer toners and ink cartridges	General solid waste (non-putrescible)	Off-site recycling, at Officeworks or other public disposal locations
General garbage, including non-recyclable plastics	General solid (putrescible and non-putrescible) waste	Collected by Council as part of the kerbside garbage service
Maintenance		
Spent smoke detectors ¹¹ - some commercial varieties	Hazardous waste	Disposal at a transfer station or other licensed facility
Spent smoke detectors - others	General solid (non-putrescible) waste,	
Glass, other than containers	General solid (non-putrescible) waste	
Light bulbs and fluorescent tubes	General solid (non-putrescible) waste	
Empty oil and other drums or containers, such as fuel, chemicals, paints, spill clean ups that were previously used to store Dangerous Goods (Class 1, 3, 4, 5 or 8) and residues have not been removed by washing or vacuuming.	Hazardous waste	

¹⁰ <http://www.batteryrecycling.org.au/home>

¹¹ The Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) require that when more than 10 smoke alarms (particularly americium-241 sources) are collected for bulk disposal they must be treated as radioactive waste and the requirements of the National Health and Medical Research Council's Code of practice for the near-surface disposal of radioactive waste in Australia (1992) must be met.



Waste Types	NSW EPA Waste Classification	Proposed Management Method
Empty oil and other drums or containers, such as fuel, chemicals, paints, spill clean ups that have been cleaned by washing or vacuuming.	General solid waste (non-putrescible)	
Garden organics - lawn mowing, tree branches, hedge cuttings, leaves	General solid (non-putrescible) waste	Collected by Council as part of the kerbside FOGO service

For further information on how to determine a waste's classification, refer to the NSW EPA (2014) Waste Classification Guidelines. Recycling drop-off locations and contacts can be found on <https://businessrecycling.com.au/> for each waste type.

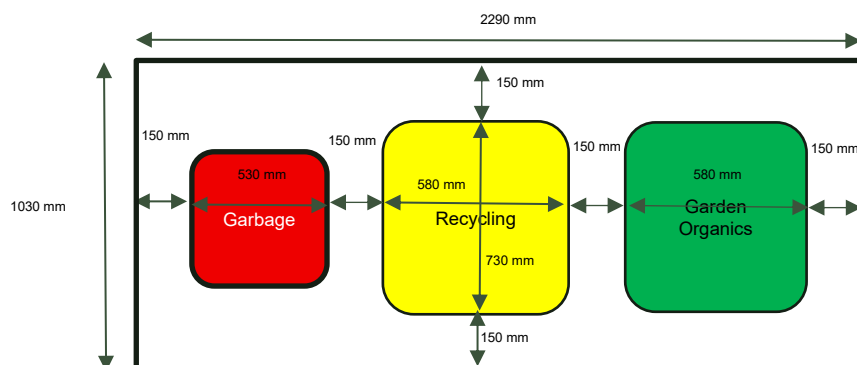
6.3 Waste Storage Areas

6.3.1 Council requirements

Council's Guide (see Section 6.3.1 above) specifies that a single dwelling should have a 140 L bin for garbage, a 240 L bin for recycling and a 240 L bin for food and garden organics.

6.3.2 Bin Storage Area

Each dwelling should have a waste storage area of the dimensions shown in Figure 7. This is an area of 2.36 m².



Space for the required number and size of bins has been included in each dwelling design. These storage areas are at the side of each dwelling as shown in red in Figure 3 below for some example designs.



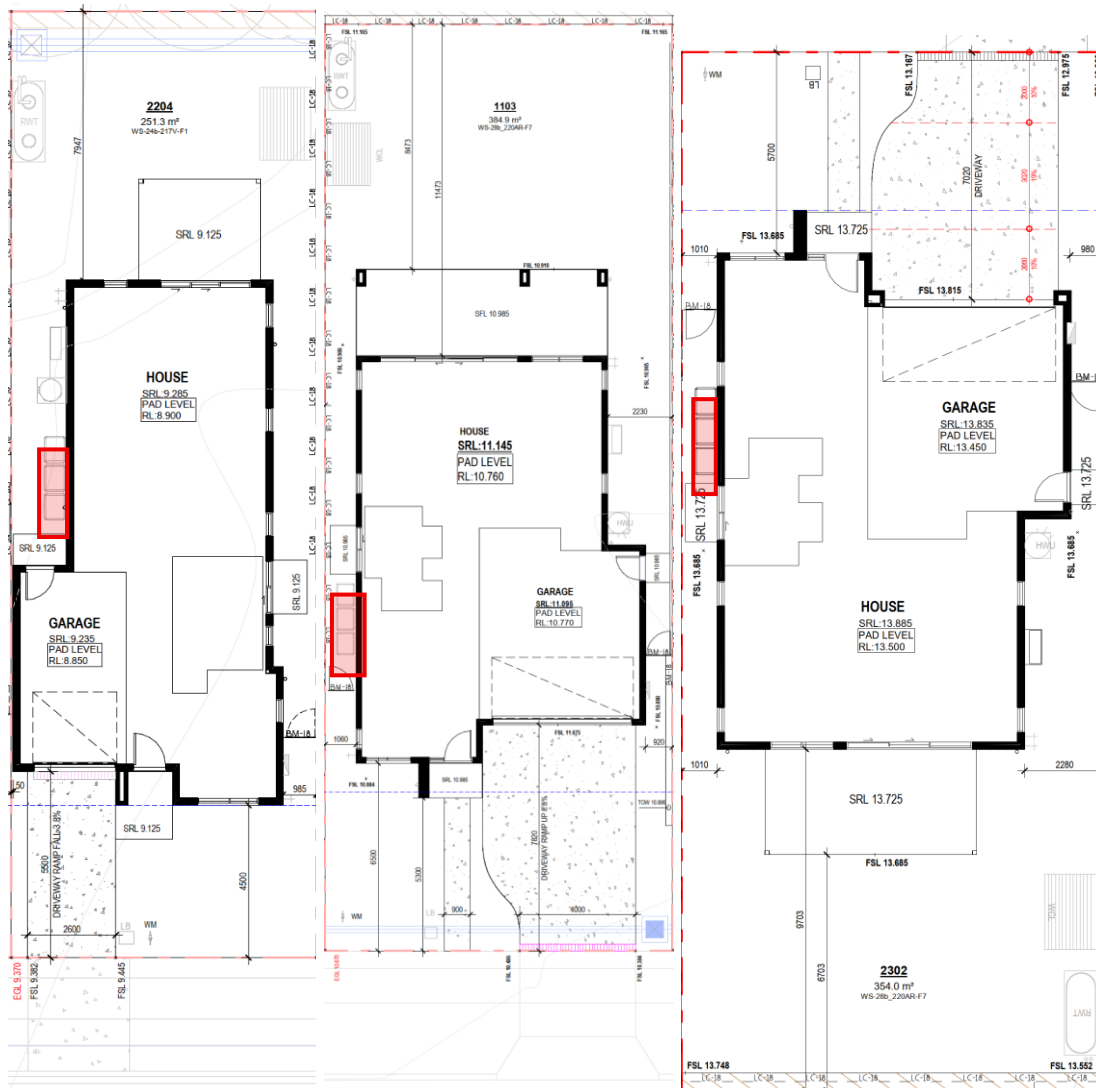


Figure 8 Example dwelling designs showing bin storage area

6.4 Bin Collection Point

The bin collection point will be on the kerb for all dwellings apart from 4 lots as described below. The Guide requires an area 2 m x 1 m be provided. This area should be free of trees, structures and any overhead obstructions.

Figure 9 below shows suggested locations and approximate sizes.

Waste collection for residential properties fronting Lanes 2 and 3 are proposed to be collected from the adjacent local roads. Council garbage vehicles are not required to enter Lanes 2 and 3. Final location of bin pads for these areas will be provided as part of the SSDA2 submission which will consider the bins as well as all final house, driveway and street tree locations.



A preliminary assessment has been completed and anticipates 4 lots for Laneway 2 and 4 lots for Laneway 3 will be impacted. These residents will need to wheel their bins up to 30 metres from their property boundary.

6.5 Bulky Waste

Council's requirements for storage of bulky waste are that it can be stored on the property, for example, in the garage. However, space should be provided on the kerb for bulky waste to be placed for collection. A space capable of storing 3 m² of bulky waste should be provided. This could be an area 2 m long by 1 m wide, assuming a pile of bulky waste could be 1 m high. This area should also be free of trees and structures.

Figure 9 below shows a suggested location and approximate size.

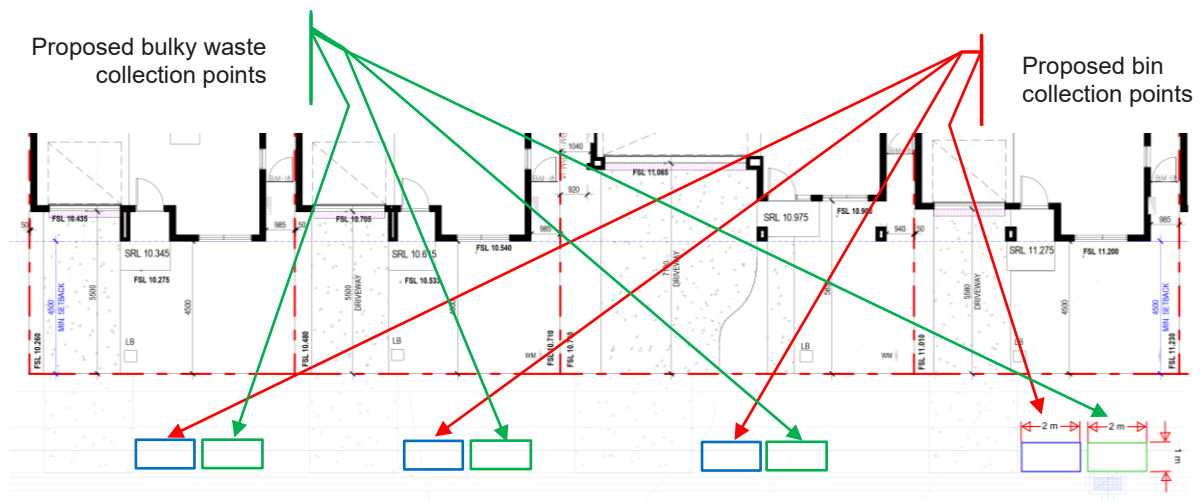
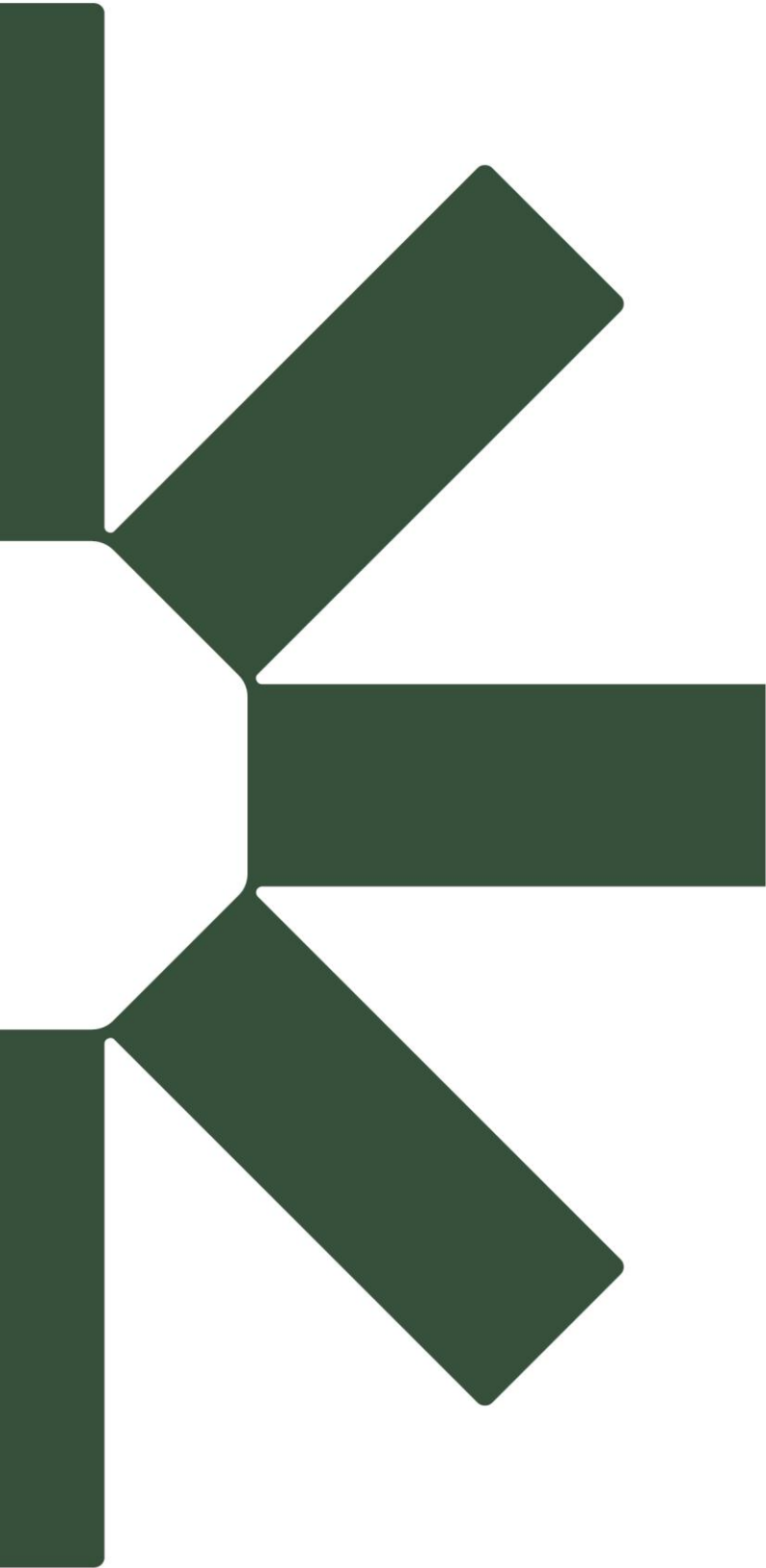


Figure 9 Proposed waste storage areas





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