

**BALLINA GATEWAY PROJECT
WASTE MANAGEMENT REPORT**

Response to letter from Department of Planning – Attachment 2 - Page 6, point 9 (first part)

We refer to the letter from the Department of Planning. It is not correctly worded.

But, we think it means to state that the Ballina Town Centre DCP requires residential waste and recycling facilities at the rate of 1x 120 litre bin for general waste and 1x 120 litre bin for recyclable waste, per dwelling

We note that the DCP in question did not come into effect until 1 October 2006 and after the EA was submitted to Council.

Nevertheless, we offer the following clarification as assistance.

Our inquiries to Council prior to the preparation of the waste management report revealed that Council did not have a written Residential Waste Management Code. Also, that Council did not have a DCP for Residential Waste Management.

Therefore, in order to ascertain Council requirements, we conducted phone discussions with the following council staff:

Christy and Leanne ph 6686 1210
Michael Dobbs
Michael Famin
Gordon Fraser Quick ph 66 86 1410

The consensus was that for an apartment project (that is, not a single/ detached house) with a large number of apartments, a rate of approximately 2-3 apartments per 240 litre bin was acceptable for general waste and recyclable waste.

We were referred to the Ballina Shire Council 2004 Comprehensive State of Environment Report. This report did not have any details on specific requirements for residential waste stores such as, size of residential waste store for multiple dwellings and number of waste bins to be included.

We note the new DCP does not make any distinctions between detached single houses, townhouses, and apartments or between different size dwellings. Previous experience by other Councils shows that the rate for each of these will tend to differ. Previous experience shows that apartments produce less waste than townhouses and detached houses.

The justification for the waste management system for the development is embedded in the waste management report, which describes the waste management principles in detail. Although it is not required to do so, the waste management for the project meets the spirit of the new DCP and improves on it. The waste management system is similar to that in many Councils in NSW.

The waste management system proposed for the project is based on sound principles of waste segregation, waste minimization, the saving of energy and resources, plus the addition of labour saving equipment, to enhance the amenity of the apartment inhabitants in particular, and the improvement of the environment in general.

For example.

The use of chutes in each building will enable the inhabitants to drop off their general waste at their own floor, instead of having to walk down the stairs or use the lift every time they wish to deposit their waste. Each building will have its own waste store in the basement.

The use of waste compactors (located in the basement, at the bottom of the chutes) will minimize the volume of waste to be picked up and disposed of by Council. The compactors have the ability to reduce waste volume by at least 2:1. The actual compaction ratio is more than that, however, it can make the bins heavy. A ratio of 2:1 makes the bins much easier to handle.

The proposed carousel compactor holds 4 x 240 litre bins of compacted waste. This is equivalent to 16 x 120 litre bins of uncompacted waste, which is clearly in excess of that required by Council, as the largest number of apartments per waste store is only 14.

The use of waste staging stores for recyclable waste on each floor of each building will mean this waste can easily be handled and collected on each floor before being transferred to the waste stores in the basement. The 50 litre transfer bins are just staging bins. The recyclable waste is actually held in 240 litre bins. Although the DCP did not come into effect at the time of this EA, the difference between the number of bins is only 2 x bins per building and each store can be made slightly larger to suit.

We note that the use of 240 litre bins instead of 120 litre bins will be more labour efficient as it will minimize the number of bins that have to be handled.

Response to letter from Department of Planning – Attachment 2 - Page 7, point 9 (second part)

If the Department of Planning so requires, the main waste pick up point can be moved to River Street, where it would be away from other residences.

The hotel waste would still be picked up by a private contractor from the hotel dock. Being a small hotel, this is only a small number of bins to be collected once per week.