Waste

Contents

1.0 Introduction

1.1 Development to which this Part applies

This Part applies to all land within the Auburn local government area where Council is the consent authority.

1.2 Purpose of this Part

This Part aims to facilitate sustainable waste management and minimisation practices in accordance with the principles of ecologically sustainable development.

1.3 Objectives of this Part

The objectives of the Waste Part are:

a. To ensure waste minimisation through source separation, reuse and recycling.

b. To ensure efficient storage, access, collection of waste and quality design of facilities.

c. To implement the principles of the waste hierarchy of avoiding, reusing and recycling during the demolition, construction and ongoing use of premises through efficient resource recovery.

d. To promote the principles of ecologically sustainable development through waste avoidance, resource recovery and recycling to achieve improved environmental outcomes.

1.4 Structure of this Part

This Part is structured as follows:

- Section 2.0 addresses controls for development involving demolitions and/or construction;
- Section 3.0 addresses controls for residential development; and
- Section 4.0 addresses controls for commercial and industrial developments.

2.0 Demolition and construction

This section consists of waste controls relating to development involving demolition and/or construction. **Note:** Heritage conservation considerations may alter some of the requirements in this Section.

Objectives

a. To ensure the adoption of efficient waste management strategies which include waste minimisation, re-use and recycling for demolition materials and construction waste.

b. To encourage demolition, building design and construction techniques which will avoid and minimise waste generation.

c. To maximise reuse and recycling of building and construction materials and minimise disposal of materials to landfill.

Performance criteria

P1 Waste is minimised by the reuse and recycling of excavated and building materials on-site or in the design and construction of the building or other buildings.

P2 Evidence of alternative uses for materials such as reuse on-site and recycling is demonstrated.

P3 The provision of on-site space enables efficient storage and separation of demolition materials for reuse, recycling and disposal.

P4 Demolition waste directed to approved landfill sites is minimised.

P5 Appropriate vehicular access is provided to enable the removal of waste materials for reuse, recycling and/or disposal.

P6 Where possible selective and/or complete deconstruction of buildings occurs.

P7 Site disturbance is minimised to avoid unnecessary excavation.

P8 Where hazardous materials are present within the building, removal and disposal is undertaken by licensed and approved contractors and disposed of by an authorised waste disposal depot.

P9 The quantity of waste generated by maximising the reuse and recycling of building/construction materials is reduced through design considerations.

Development controls

D1 All materials that arise from demolition and construction shall comply with a Waste Management Plan (WMP) before recycling or disposal.

Note: The WMP shall provide details of on-site storage, volume or area estimates and information about reuse, recycling and disposal options for all waste produced on-site, including excavation materials.

The WMP is a plan that provides Council with details of the following:

- the volume and type of waste to be generated;
- how the waste is to be stored and treated on site;
- how the waste is to be disposed of; and
- how ongoing waste management will function.

The applicant should also consider the following additional criteria when planning and undertaking demolition:

- Does the site require a contaminated land assessment?
- What type of waste is going to be produced from the site?
- Is the waste to be produced hazardous (e.g. does it contain lead paint or asbestos)?
- Will special arrangements need to be made for the removal and disposal of hazardous material and it will need to be separately handled and stored on-site?
- Can packaging be reduced or recycled by:

- returning packaging to the supplier?
- seeking cardboard or metal drums instead of plastic?
- seeking metal straps rather than shrink wrap?
- returning packaging such as delivery storage pallets and reels?

D2 Identify and nominate opportunities to reuse materials from the demolition and excavation phase for the proposed new use as well as potential waste materials (such as recyclable packaging, off-cuts and other excess materials as part of the construction process).

D3 Reuse timber formwork or waste corrugated iron as formwork and examine the useability of other materials for productive purposes.

D4 Sorting bins/areas to be provided on-site for recycling and disposal of building waste materials and indicated on the site plans/drawings as part of the WMP.

D5 All waste streams shall be stored separately on site such as:

- landfill waste;
- recyclable waste;
- reusable materials; and
- excavation materials.

D6 Demolition and construction materials/waste shall be sorted and stored on-site.

D7 Where a skip is required and on-site constraints do not enable it to be located on the property, a separate application for a road occupancy license is required.

D8 The WMP together with records of waste disposal (waste/tipping receipts or dockets) are to be retained by the applicant as Council may wish to audit such documentation so as to monitor compliance with the WMP.

D9 Construction materials are to be stored separately from waste and recycling materials to enable easy access for waste collectors.

D10 Maximise reuse and recycling of materials from demolition and construction which can be assisted by deconstruction, where the various building components are carefully dismantled and sorted.

D11 Demolition must occur in accordance with the relevant Australian Standards.

D12 The removal of hazardous materials such as asbestos, lead paint or dust in roof cavities shall be in accordance with WorkCover NSW and Department of Environment, Climate Change and Water (DECCW) under the requirements of the relevant legislation.

D13 Provision of designated areas on the site sufficient for colour coded or labelled storage bins, containers or stockpiles for separated and any left-over waste from the construction process in locations with convenient vehicular access for removal by the waste contractor.

D14 Source separation of off-cuts to facilitate reuse, resale or efficient recycling.

D15 Temporary stockpiling of surplus materials for use in later stages.

D16 Building waste materials shall be reused, recycled or disposed to approved landfill sites.

3.0 Residential development

This section contains waste controls relating to residential development including detached dwellings and dual occupancies, multi dwellings and residential flat buildings.

Objectives

a. To ensure facilities are provided for efficient solid waste management.

b. To achieve the design of waste and recycling storage/collection systems in buildings and land use activities which are: hygienic; accessible; safe to operate; quiet to operate; of an adequate size; and visually compatible with their surroundings.

c. To ensure that adequate and appropriate storage areas for recyclables and waste are designed to meet the objectives of ecologically sustainable development.

Performance criteria

P1 Provide waste and recycling bin enclosures that:

- are adequate in size;
- are durable and waterproof;
- blend in with the development;
- avoid visual clutter; and
- are easy to maintain in a clean and hygienic condition.

P2 Waste removed from sites is reduced.

P3 Waste is minimised and resource recovery maximised by increased source separation of materials to ensure efficient management of waste and recyclable materials.

P4 Stormwater pollution that occurs as a result of poor waste, recycling, storage and management practices is prevented.

P5 Noise is minimised during collection of waste and recyclables and use of waste facilities by residents.

P6 Safety and hygiene is to:

- promote safe practices for storage, handling and collection of waste and recycling;
- ensure hazardous material such as asbestos is disposed of safely; and
- ensure health and amenity for residents and workers in the Auburn local government area.

3.1 Detached dwellings and dual occupancies

Development controls

D1 A waste and recycling bin storage area with easy access to the public street frontage shall be provided within 60m walking distance from each dwelling to accommodate three bins; a minimum 120L garbage, 240L recycling and 240L garden waste bin per dwelling.

D2 Garbage facilities shall be located behind the primary building line and adequately screened.

D3 Space shall be allocated inside each residence for at least one receptacle to collect waste and another for recycling, each with the capacity to store one (1) day's worth of garbage and recycling.

D4 The on-site waste and recycling storage area shall be located where the path of travel to the identified collection point is unobstructed, step-free and smooth surfaced.

D5 All waste shall be contained inside council issued mobile garbage bins (MGB) with securely fitted lids so that the contents are not able to leak or overflow to reduce littering, stormwater pollution, odour and vermin.

3.2 Multi dwelling housing

Development controls

D1 Multi dwelling housing in the form of townhouses and villas shall include either individual waste/recycling storage areas for each dwelling or a communal facility in the form of a waste/recycling storage room(s).

D2 MGB storage areas are to be capable of accommodating either 240L garbage, 240L recycling and/or 660L garbage bins with easy access to the public street frontage and which shall be located within 60 metres walking distance from each dwelling.

D3 For communal waste storage areas, a separate dry recycling area shall also be provided on site.

D4 In multi dwelling housing developments with individual waste/recycling storage areas, the bin storage shall be related to each dwelling and adequately screened.

D5 Garbage facilities shall be visually and physically integrated with built elements behind the building line.

D6 Garbage facilities can be located in the basement.

Note: If individual waste and recycling areas are provided, please refer to development controls for detached dwelling and dual occupancies. If communal waste and recycling areas are provided refer to development controls for residential flat buildings.

3.3 Residential flat buildings

This section also applies to residential flat buildings which are part of a mixed use development.

Development controls

D1 Space shall be allocated inside each residence for at least one receptacle to collect waste and another for recycling, each with the capacity to store one (1) day's worth of garbage and recycling.

D2 Communal garbage and recycling room shall be provided near the collection point with the capacity for storing all garbage and recycling likely to be generated in the building between collections.

D3 Waste and recycling bin storage areas shall be located in the basement with easy access to the public street frontage and within 60 metres walking distance from each dwelling. The storage area shall be capable of accommodating the following:

- 240L garbage bins (shared between two units) and 240L recycling bins (shared between four units); or
- one 660L (shared between five units) garbage bin and 240L recycling bins (shared between four units).

Note: 660L garbage bins are available on request of the strata manager or if the property has adequate space and facilities to contain these bins on site. For communal waste storage areas with 660L bins, a separate dry recycling bin storage area shall also be provided on site. The provision of bin bays for 660L bins must be adequate in terms of smooth levelling of the surface in order to manoeuvre these bins from bin bay to road for weekly pick up as Council does not provide internal servicing of waste.

D4 To avoid the occurrence of illegal street dumping, a room or caged area must be allocated for the storage of discarded bulky items awaiting council collection. The allocated space must be a minimum of $4m^3$ (4 cubic metres). The storage area shall be sheltered, readily accessible to all residents and must be located close to the main waste storage room or area.

D5 Where kerbside collection is nominated, details of the transfer of waste and recycling to the kerbside collection point shall be indicated in the Waste Management Plan.

D6 Where basement collection is nominated, basement design shall satisfy the service vehicle access requirements detailed in the DECCW's Better Practice Guide for Waste Management in Multi-Unit Dwellings.

Note: Auburn City Council's waste service specifications are available under 'Waste & Recycling' on Council's website at www.auburn.nsw.gov.au.

D7 All dwellings shall have convenient access to either personal or communal recycling storage bins to meet Councils waste collection specifications and are to be capable of being conveniently serviced by Councils waste management collection vehicles.

D8 Residential units shall be insulated from noise if adjacent to or above:

- Waste and recycling storage facilities; or
- Waste and recycling collection and vehicle access points.

D9 A water tap and drain are to be provided adjacent to the communal garbage collection area.

D10 Signage in waste storage compartments shall encourage residents to wrap garbage prior to placement in communal waste containers, and provide information regarding appropriate recycling.

4.0 Commercial and industrial development

This section consists of waste controls for all commercial and industrial development including commercial development which is part of a mixed use (residential) development.

Objectives

a. To encourage waste minimisation (source separation, reuse and recycling) and ensure efficient storage, access, collection of waste and quality design of facilities.

b. To achieve the design of waste and recycling storage/collection systems in buildings and land use activities which are: hygienic; accessible; safe to operate; quiet to operate; of an adequate size; and visually compatible with the surroundings.

c. To ensure that adequate and appropriate storage areas for recyclables and waste are designed to meet the objectives of ecologically sustainable development.

4.1 Waste storage and removal

Performance criteria

P1 Waste minimisation ensures:

- the system for waste management is compatible with collection service(s);
- on-site source separation is facilitated;
- an appropriately designed and well located waste storage and recycling area and/or garbage and recycling room is provided on-site;
- clear access for staff and collection services is provided;
- facilities are carefully sited and well designed; and
- there are acceptable administrative arrangements for ongoing waste management.

P2 Adequate facilities provide for the temporary storage and removal of waste from separate business and residential occupancy.

Development controls

D1 For mixed use development (commercial with residential), the waste handling, storage and collection system shall be separate and self contained.

D2 The waste storage and recycling area shall be designed to be at least two separate centralised waste and recycling areas, one for residential waste and one for commercial. These spaces must be clearly identified as space for the housing of sufficient commercial and residential containers to accommodate the quantity of waste and recyclable material generated. In all cases, source separation is required.

D3 The Waste Management Plan shall identify the collection points and management systems for both residential and commercial waste streams for the proposed development. Commercial tenants in a mixed development shall be actively discouraged from using residential waste facilities through the provision of a separate storage area.

D4 For commercial premises, particular attention shall be paid to paper and cardboard recycling, with source separation at the waste storage and recycling area or garbage and recycling room, education of staff and regular collection services. Storage of paper and cardboard shall be in a dry, vermin-proof area.

D5 Appropriate measures shall be taken to ensure that noise and odour from the commercial waste facility does not impact on residents.

D6 Where on-site circumstances permit, the waste handling requirements can apply to applications for alterations and additions, refurbishment and fit outs.

D7 Contracts with cleaners, building managers and tenants shall clearly outline the waste management and collection system.

D8 Food, restaurants, refrigerated garbage, childcare and medical waste

Special attention shall be paid to food scrap generation. Specialised containment shall be provided and regular/daily collection service arranged. Refrigerated garbage rooms shall be provided when large volumes, perishables (such as seafood) and infrequent collection is proposed.

Grease traps shall be provided, where appropriate. Contact shall be made with Sydney Water to obtain trade waste requirements. These requirements shall be adhered to.

Where special waste material is to be generated (such as medical and childcare waste) special arrangements will be required and detailed in a waste management report. A private waste contractor may be used to service the development and details must be provided in the Waste Management Plan.

D9 Industrial units

Storage and disposal of hazardous waste shall comply with DECCW guidelines.

Garbage storage and location areas shall be designed, so as to be readily serviced within the confines of the site with minimum impact on adjoining uses.

D10 Council's waste and recycling requirements

Council's waste and recycling service for residential flat buildings, which are part of a mixed use development, is as follows:

- Waste collected in 240L (shared between two units) or 660L (shared between five units) mobile garbage bins (MGB) collected weekly.
- Commingled paper and container recycling collected in 240L MGB (per four units) collected fortnightly.

A method for calculating the number of bins for residential development component required is provided below:

Waste requirement	
Waste:	120 L/unit/week commingled
Recycling:	80 L/unit/week

4.2 Garbage chute

Performance criteria

P1 Adequate methods of transporting waste are provided from each level to a garbage and recycling room.

Note: Garbage chute is a vertical pipe passing from floor to floor of a building with openings as required to connect with hoppers and normally terminating at its lower end at the roof of the central waste room/s then into a compaction system.

Development controls

D1 A development containing more than four (4) storeys shall be provided with an acceptable method for transporting waste from each level to a garbage and recycling room such as a goods lift or chute system etc. Where such facilities are utilised, space shall be provided per floor for temporary storage of waste material and recyclables. The preferred method for waste disposal is a chute that is ventilated into a 660L MGB.

D2 Any garbage chutes must be designed in accordance with the requirements set out in the DECCW's Better Practice Guide for Waste Management in Multi-Unit Dwellings.

D3 In buildings where a chute system is required, a waste service compartment shall be provided on each floor of the building to contain the waste chute and recycling containers (240L or 660L MGB) for the intermediate storage of recyclables generated on that floor. Sufficient space shall be allocated to allow easy opening of the chute hopper and the storage and manoeuvring of the 240L or 660L MGBs.

D4 Chutes must be accessible to residents on each habitable floor. Chute hoppers shall open only into a service compartment or service room.

4.3 Location of storage waste

Performance criteria

P1 The location of storage areas for waste and recycling accommodates internal waste service requirements of a building with regards to:

- the size of the development and the volume of total waste generated from that development;
- convenient placement of waste storage and recycling areas or garbage and recycling rooms;
- structural capability of the driveway to carry the full load waste and vehicle;
- provision for turning circles and three point turn arrangements so that vehicles enter and leave the site moving in a forward direction;
- driveway width and adequate clearance height at entrance ways of garbage collection vehicles entering the premises;
- on-site manoeuvrability for all site users; and
- ensuring legality of access by the creation of an easement and private arrangements for on-site waste collection.

Development controls

D1 Space shall be allocated inside each unit for a waste, recycling and compostable organic receptacle each with capacity to store one (1) day's volume of waste, recyclables and compostables.

D2 Space shall be provided within the development to accommodate bins provided by contractors. Sufficient clearance must be allowed to ensure the safe handling of materials and equipment.

D3 Where internal servicing is required, the development shall be designed to allow for on-site access by garbage collection vehicles. Details of private waste contractors must be provided in the WMP.

D4 Collection of waste materials and recyclables shall be via the loading dock allocated for the development or brought to an accessible point.

D5 When collection vehicles are required to enter a building (to collect waste and recycling), the following access controls apply:

- Maximum grade 1 in 20 for first 6 metres from street, then 1 in 8 or 1 in 6.5 with a transition of 1 in 12 for 4 metres at lower end.
- Minimum vertical clearance height required is 4.0 metres. (**Note:** Clearances must take into account service ducts, pipe works, etc).
- Minimum width of driveway required is 3.6 meters.
- Minimum radius of the turning circle required is 10.5 metres.
- Collection vehicles shall enter and exit in a forward direction.
- Collection point for waste shall comply with relevant Australian Standards for loading bays.

D6 Residential units shall be insulated from noise if adjacent to or below:

- chutes or waste storage facilities;
- chute discharge;
- waste compaction equipment; or
- waste collection vehicle access points where possible, chutes shall not be situated adjacent to habitable rooms due to the noise from hopper use and waste falling within the shaft.

Additional Information:

For further information on Council's waste policies, please visit Council's website at www.auburn.nsw.gov.au or call Council's Waste Officer on 9735 1222.

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