

2.21

GENERIC PROVISIONS SITE FACILITIES AND WASTE MANAGEMENT





Contents

| | | |
|----------------|--|------------------|
| Part 2 | Generic Provisions..... | 2 |
| 2.21 | Site Facilities and Waste Management | 2 |
| 2.21.1 | Introduction..... | 2 |
| 2.21.1.1 | Objectives..... | 2 |
| 2.21.2 | Waste facilities and management..... | 3 |
| 2.21.2.1 | Recycling and waste management plan..... | 3 |
| 2.21.2.2 | Waste related information to be submitted with a development application | 3 |
| 2.21.2.3 | Demolition and/or construction waste | 5 |
| 2.21.2.4 | Placement of construction waste containers | 6 |
| 2.21.2.5 | Recycling and waste management/facilities for residential development..... | 6 |
| 2.21.2.6 | Recycling and waste management/facilities for commercial, industrial and other non-residential development | 9 |
| 2.21.2.7 | Mixed use development..... | 12 14 |
| 2.21.3 | Other site facilities..... | 12 |
| 2.21.3.1 | Clothes drying facilities | 12 |
| 2.21.3.2 | Public utilities..... | 13 12 |
| 2.21.3.3 | Mail boxes | 13 |
| 2.21.3.4 | Building identification and numbering..... | 13 |
| 2.21.3.5 | Telecommunication facilities | 13 |
| 2.21.4 | Appendix 1 – Model Recycling & Waste Management Plan (RWMP)..... | 14 |
| 2.21.5 | Appendix 2 – Residential bin dimensions..... | 22 |
| 2.21.6 | Appendix 3 – Garbage truck dimensions for residential recycling/waste collection..... | 23 |
| 2.21.7 | Appendix 4 – Recycling/waste storage rooms and recycling/waste collection areas..... | 24 |
| 2.21.8 | Appendix 5 – Waste chutes and service rooms..... | 29 |
| 2.21.9 | Appendix 6 – Interim recycling/waste storage rooms..... | 31 |
| 2.21.10 | Appendix 7 – Service lifts..... | 32 |
| 2.21.11 | Appendix 8 – Private property access arrangements | 33 |

Part 2 Generic Provisions

2.21 Site Facilities and Waste Management

2.21.1 Introduction

Proposals must ensure adequate and appropriate provision of site facilities. Those facilities must be accessible, not create amenity problems such as smell and unsightliness and be considered in terms of the overall appearance of the development and the local streetscape.

Site facilities include:

- Recycling and waste facilities including bin storage and collection areas;
- Clothes drying facilities;
- Public utilities;
- Mail boxes;
- Building identification and numbering; and
- Telecommunication facilities such as TV antennas and satellite dishes.

The majority of this section focuses on minimising waste generation and maximising resource recovery during the demolition, construction and ongoing management of a property, and facilitating safe and efficient waste and recycling management and collection from all premises. This includes seeking improvements to the current waste management, such as creating an on site bin storage area where bins are currently stored on the footpath or laneway, or improving an existing sub-standard recycling/waste storage area.

The objectives in this section support Marrickville Council's Rethink Waste Strategic Plan and the aims of Marrickville Local Environmental Plan 2011, as well as the NSW Waste Avoidance and Resource Recovery Strategy, and the NSW Waste Avoidance and Resource Recovery Act 2001.

The design and location of recycling and waste management facilities should be investigated early. This is especially recommended if on-site recycling/waste collection or alternative arrangements are proposed, or if there will be any other variations from the development controls. This should be undertaken in consultation with Council through the formal Pre Development Application Advice process.

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 identifies types of development that may be carried out without the need for development consent. TV antennas and satellite dishes are included in that policy.

2.21.1.1 Objectives

- 01 To ensure adequate provision is made for site facilities.
- 02 To ensure site facilities are accessible to all residents and easy to maintain.



- O3** To ensure site facilities are thoughtfully and sensitively integrated into the development so as not to be obtrusive or unsightly.
- O4** To ensure the design of waste and recycling storage/collection systems in buildings and land use activities are of an adequate size and are hygienic, accessible, safe to operate, quiet to operate, and visually compatible with their surroundings.
- O5** To achieve waste reduction, waste separation and resource recovery in the demolition, design, construction and operation of buildings and land use activities.
- O6** To promote the principles of ecologically sustainable development (ESD) through waste avoidance, resource recovery, recycling and alternate waste treatment methods.
- O7** To minimise the volume of waste that is directed to landfill sites.
- O8** To reduce stormwater and windblown pollution that may result from the poor design of waste and recycling storage areas or from the poor management of such areas.

2.21.2 Waste facilities and management

2.21.2.1 *Recycling and waste management plan*

A recycling and waste management plan (RWMP) aims to reduce waste generation, maximise recycling of waste and ensure recycling and waste management is efficient, safe and low impact. A 'model' RWMP is included in **Appendix 1**. There are two parts to the RWMP:

- **Part 1** describes the type, volume and recycling and disposal methods of materials to be generated during demolition and construction.
- **Part 2** describes the waste management practices associated with the ongoing use of the premises.

2.21.2.2 *Waste related information to be submitted with a development application*

- C1** A RWMP must be submitted with the development application, in accordance with the Model Plan provided in **Appendix 1**, as follows:
 - i. Part 1 of the RWMP must be submitted with development applications involving:
 - a. Demolition;
 - b. New development; or
 - c. Alterations/additions affecting more than 20m² of floor area.
 - ii. Part 2 of the RWMP must be submitted with development applications involving:
 - a. New development;
 - b. Change of use of existing premises;
 - c. Alterations/additions to existing premises which would affect waste management facilities or waste management practices; or
 - d. Alterations/additions to premises where existing waste management facilities do not meet the requirements of the Development Control Plan.
 - iii. Part 2 of the RWMP must be accompanied by a detailed plan showing for the following uses:

Attached dwellings, dwelling houses, semi-detached dwellings, group homes and secondary dwellings

- a. The location of the recycling/waste storage room/area, showing adequate storage space.
- b. The location of an on-site individual compost container, where possible.
- c. The path of travel for moving bins/containers from the recycling/waste storage room/area to the identified collection point.

Multi dwelling housing, residential flat buildings, seniors housing, residential components of shop top housing developments, residential components of mixed use developments, boarding houses, hostels, residential care facilities and tourist and visitor accommodation

- a. The location of an individual recycling/waste storage room/area for each dwelling/tenancy or the location of communal recycling/waste storage room(s) or area(s) for the entire development, showing adequate storage space.
- b. The location of an indoor recycling/waste cupboard for each kitchen area in the development.
- c. The location of an on-site individual compost container for each dwelling/tenancy or communal compost facilities for the entire development.
- d. The location of any waste chute(s) and service rooms (for accessing a waste chute and recycling bins) on each floor of the building.
- e. The location of any interim recycling/waste storage rooms (for accessing recycling and waste bins) on each floor of the building.
- f. The location of any service lifts used for transporting recyclable/waste materials.
- g. Where applicable, details of grey water collection from washing bins in recycling/waste storage room(s) or area(s), treatment and on-site utilisation.
- h. The location of any trade wastewater discharge points.
- i. Where applicable, an identified on-site collection point for the collection and emptying of bins/containers.
- j. The path of travel for moving bins/containers from the recycling/waste storage room(s) or area(s) to the identified collection point(s) (if collection is to occur away from the recycling/waste storage room(s) or area(s)).
- k. The on-site path of travel for recycling/waste collection vehicles (if collection vehicles are to enter the site).

NB *Where alterations/additions will change the waste management practices associated with the ongoing use of the premises, these must be shown on the plans.*

- iv. A scaled drawing of any bin/container storage room(s) and area(s), temporary holding area(s), waste chute service room(s) and interim recycling/waste storage room(s) must be submitted with all



development applications where Part 1 or Part 2 of the RWMP is required.

- C2** The applicant must discuss how the development complies with the objectives and controls of the recycling and waste management section in the statement of environmental effects (SEE). This must include any improvements to the waste management for existing uses/buildings/sites and justification where compliance with controls are not achieved due to feasibility limitations or alternative arrangements being proposed (for example, site constraints or alternate bin/collection methods).

NB *Development applications (DAs) for alterations and additions to existing premises may provide the opportunity to improve the existing waste management. In other situations alterations and additions to existing premises may not be able to fully comply with all of the waste management controls relating to particular development types. This situation may arise because the existing building may be configured in such a way that full compliance with the applicable controls would be unreasonable, impractical or undesirable (for example, in relation to buildings which have heritage significance). With such DAs, the applicant will need to demonstrate how acceptable waste management will be achieved, such as ensuring amenity, accessibility and appropriate bin storage, and discuss options explored to achieve the best possible waste management.*

2.21.2.3 Demolition and/or construction waste

Applicability

This section of the DCP applies to all development applications that require Part 1 of the RWMP.

Waste reduction

Significant reductions in waste to landfill and cost-savings can be made at the demolition stage of a development by improved project management that focuses on minimising waste generation and maximising recovery, re-use and recycling of materials. Site operations should provide for source separation, re-use and recycling, and ensure appropriate storage and collection of waste.

The following hierarchy should be adopted when managing waste products:

1. Avoid waste generation;
2. Reduce waste generation;
3. Reuse materials by sourcing pre-used materials whenever possible; and
4. Recycle materials by separating construction and demolition materials for recycling before dispensing from construction site.

The NSW EPA provides useful information on the recycling, including the processing, recycling and collection of organic waste. Visit:
<http://www.epa.nsw.gov.au/warr/index.htm>

Asbestos

It is illegal to re-use or recycle asbestos materials. It is also illegal to dispose of asbestos waste via residential waste collection. Asbestos must be removed in the correct way and disposed of at a licensed landfill that can accept asbestos waste from the public. Asbestos handling is dangerous and must be undertaken safely to avoid health and environmental impacts.

The following link gives information on asbestos:
<http://www.epa.nsw.gov.au/waste/asbestos/>

2.21.2.4 *Placement of construction waste containers*

Applicability

This section applies to situations where an applicant wishes to place a waste storage container or 'skip bin' on Council's road, footpath or other public land.

Pre-requirements

- C3** Council's permission must be obtained before a construction waste container is placed on public land.
- i. A waste container must only be placed on a Council footpath or other public land in instances where:
 - a. On-site storage of waste products is not possible due to a severe lack of space; and
 - b. It is not possible to place a waste container on the roadway as a result of it not being legal to park a motor vehicle on the street outside the premises.
 - ii. A waste container can only be placed on a footpath or other public place where it is possible, at all times, to maintain a completely unobstructed pedestrian access way of at least 1.5 metres in width, between the property boundary and the waste container;
 - iii. Waste containers must be hired from the list of approved waste contractors on Council's website;
 - iv. The bins and storage areas at a development site must be clearly marked, outlining their purpose and content and permit period;
 - v. A waste container must only be placed on a roadway where parking restrictions (or other Australian Road Rules) do not restrict the stopping or parking of a vehicle (including 'no stopping', 'no standing' and 'no parking' areas);
 - vi. Separate permission must be obtained from the RMS for the placement of a waste container on the roadway along a State Road; and
 - vii. Evidence such as weighbridge dockets and invoices for waste disposal or recycling services must be retained.

*For information on waste container specifications refer to:
<http://www.marrickville.nsw.gov.au/en/environment/recycling-and-waste/waste-containers/>*

2.21.2.5 *Recycling and waste management/facilities for residential development*

- C4** Applications for residential development must provide recycling/waste bins in accordance with Table 1.



Table 1: Type and number of bins required for different types of residential developments

| Type of development | Recycling bins | General waste bins | Green waste bins (optional) |
|---|--|--|--|
| Attached dwellings, dwelling houses, semi-detached dwellings, group home and secondary dwellings | 1 x 240L per dwelling (except secondary dwelling which may share with the principal dwelling on the lot) | 1 x 140L per dwelling | 1 x 140L or 1 x 240L (optional) per dwelling (except secondary dwelling which may share with the principal dwelling on the lot) |
| Multi dwelling housing, residential flat buildings, seniors housing, residential components of shop top housing developments and residential components of mixed use developments | 72L-60L per dwelling in 240L bins (rounded up to the nearest whole number of bins) | 72L-120L per dwelling in 240L bins (rounded up to the nearest whole number of bins) | 1 x 140L or 1 x 240L (optional) per 2 dwellings or part thereof <u>Allocation of 240L bins to be determined on merit</u> |
| Boarding houses, hostels, residential care facilities and tourist and visitor accommodation | 1 x 240L per 6 residential occupant rooms or part thereof | 1 x 240L per 6 residential occupant rooms or part thereof | 1 x 240L per 6 residential occupant rooms or part thereof |

NB The dimensions of the bins are provided in **Appendix 2**.

- C5** For attached dwellings, dwelling houses, semi-detached dwellings, group homes and secondary dwellings, an appropriate recycling/waste storage room/area must be provided within the property boundary of adequate size to store bins and in an appropriate location to enable bins to be easily and safely moved from the storage room/area to the street collection point (i.e. avoiding paths of travel via multiple steps).
- C6** Residential developments that contain twenty or more dwellings or twenty or more residential occupant rooms for other residential types, must provide for on-site collection of recycling/waste bins and the design allow the option to accommodate the use of 660L bins. If alternate bins (other than 240L) or collection arrangement are to be used, Council must be consulted to discuss potential alternate options.
- C7** Bins collected on-site are to be collected either directly from recycling/waste storage room(s) or area(s) or from on-site temporary bin/container holding area(s), in accordance with requirements in **Appendix 4**.
- C8** In instances where site characteristics, number of bins (less than 20 dwellings or residential occupant rooms in other residential types) and length of street frontage allow, bins may be collected from a kerb-side location.
- C9** Developments for multi dwelling housing, residential flat buildings, seniors housing, residential components of shop top housing developments, residential components of mixed use developments, boarding houses, hostels, residential care facilities and tourist and visitor accommodation must be designed to allow transferring and collection of bins/containers in accordance with requirements in **Appendix 4**.

Bins should be presented adjacent to the kerb for collection with the handle adjacent to the roadway, ensuring that adequate space is maintained for pedestrian thoroughfare.

Bins must not block pedestrian or vehicle passage at any time.

Building occupants must move bins to the identified collection point no earlier than the evening before collection day and to then return the bins to their storage area no later than the evening of collection day. Bins are to remain in their on-site storage area at all other times.

- C10** For residential flat buildings, seniors housing, residential components of shop top housing developments, residential components of mixed use developments, boarding houses, hostels, residential care facilities and tourist and visitor accommodation developments recycling/waste bins must be stored in communal recycling/waste storage room(s), designed in accordance with the requirements in **Appendix 4**.
- C11** Multi dwelling housing must include either individual recycling/waste storage areas for each dwelling or communal recycling/waste storage room(s), designed in accordance with the requirements in **Appendix 4**.
- C12** The on-site recycling/waste storage room(s) or area(s) must be located and/or designed in a manner which reduces adverse impacts upon neighbouring properties and upon the appearance of the premises.
- C13** Any outdoor location for recycling/waste bins must be suitably screened.
- C14** The recycling/waste storage room(s) or area(s) must be of a size and design which can conveniently accommodate separate recycling, garbage and green waste containers at the required rates in Table 1. For developments with greater than 20 dwellings/rooms, the recycling/waste storage room(s) or area(s) must be designed to accommodate the option of 660L bins.
- C15** Buildings that are 4 or more storeys high must provide waste chute(s) and waste service rooms or provide interim recycling/waste storage rooms.
- C16** Where recycling/waste is collected using waste chute(s) and service rooms these must be designed in accordance with the requirements in **Appendix 5**.
- C17** Where recycling/waste is collected using interim recycling/waste storage rooms, these must be designed in accordance with the requirements in **Appendix 6**.
- C18** Where a service lift is provided it must be designed in accordance with the requirements in **Appendix 7**.
- C19** Each dwelling must be provided with a waste cupboard to store separate recycling and waste material, with the capacity to store at least two days worth of materials.
- C20** Where on-site recycling/waste collection is required, the development must be designed to accommodate waste/recycling collection vehicles as specified in **Appendix 3**.
- C21** For on-site recycling/waste collection, generally the development must be designed to allow collection vehicles to enter and exit the site in a forward direction, with clear driver sight lines of footpaths and roadways. Generally, no on-site reversing is permitted. Should the situation arise that variations to this [isare](#) required, Council must be consulted to



- establish acceptable options and undertake a site specific Risk Assessment of the proposal.
- C22** Access driveways that are to be used by recycling/waste collection vehicles must be of sufficient strength to support such vehicles, in accordance with **Appendix 3**.
- C23** Any on-site recycling/waste collection must be compatible with the operation of any other loading/unloading facilities on the site.
- C24** If recycling/waste collectors and/or recycling/waste collection vehicles are required to enter a site for the purpose of emptying bins, specific arrangements must be in place as described in **Appendix 8**.
- C25** Space must be provided for an individual compost container for each dwelling/tenancy or communal compost facilities for multi dwelling housing, residential flat buildings, shop top housing or other residential development as part of a mixed use development. In identifying a location for a communal compost container, the impact of that location upon the amenity of surrounding buildings must be considered.
- C26** There must be an unobstructed and continuous accessible path of travel from the recycling/waste storage room(s) or area(s) to the entrance of all adaptable dwellings, to the principal entrance of multi dwelling housing, residential flat buildings and the residential component of mixed use buildings and to the point where bins are collected, as per Section 2.5 (Equity of Access and Mobility) of this DCP.
- C27** For residential flat buildings, seniors housing, residential components of shop top housing developments, residential components of mixed use developments, boarding houses, hostels, residential care facilities and tourist and visitor accommodation developments containing up to ten dwellings or residential rooms in other residential types, a dedicated room or caged area of at least 4m³ must be provided for the temporary storage of discarded bulky items which are awaiting removal. For each additional ten dwellings or residential rooms in other residential types, an additional 4m³ to a maximum of 12m³ must be provided. (For example, for a development of 24 dwellings, 8m³ would be required and for a development with 45 dwellings 12m³ would be required.) The storage area must be readily accessible to all residents and be located close to the main recycling/ waste storage room(s) or area(s).

2.21.2.6 *Recycling and waste management/facilities for commercial, industrial and other non-residential development*

- NB** *Commercial waste storage areas needs to be separate to residential waste storage areas in mixed use developments (See Mixed use development section below). Note that Council does NOT service commercial or industrial waste.*
- C28** Applications for commercial, industrial and other non-residential development must provide recycling/waste containers that can accommodate the quantity of recycling/waste material required for the type of use specified, using Table 2 as a guide, justified in the Statement of Environmental Effects.
- NB** *The following rates are indicative only and do not relate to all uses. For other uses not listed, waste generation rates should be based on examples of the same or comparable use. The applicant may submit evidence to Council's satisfaction for waste generation rate for the actual activity being carried out.*

PART 2: GENERIC PROVISIONS

Table 2: Waste, recyclable material and organic waste generation rate guide

| Premises type | Waste generation | Recyclable material generation | Organic waste generation |
|--|---|---|---|
| Retail (food premises): butcher delicatessen fish shop greengrocer restaurants supermarket café takeaway food shop | 80L 185L/100m ² floor area/day 80L/100m ² floor area/day 80L 250L/100m ² floor area/day 240L 310L/100m ² floor area/day 660L 400L/100m ² floor area/day 660L 240L/100m ² floor area/day 300L 215L/100m ² floor area/day 150L 175L/100m ² floor area/day | 50L 100L/100m ² floor area/day 50L/100m ² floor area/day 50L 85L/100m ² floor area/day 120L/100m ² floor area/day 200L 280L/100m ² floor area/day 240L 300L/100m ² floor area/day 200L 300L/100m ² floor area/day 150L 60L/100m ² floor area/day | The processing / recycling of organic waste, either on-site or through organic waste collection is encouraged and Council can provide guidance. |
| Retail (non-food premises): shops (non-food) hairdresser, beauty salon | 50 50L/100m ² floor area/day 60L 40L/100m ² floor area/day | 50 50L/100m ² floor area/day 60L 40L/100m ² floor area/day | |
| Pubs and registered clubs | 50L 90L/100m ² floor area/day | 50L 80L/100m ² floor area/day | |
| Office premises | 10L 20L/100m ² floor area/day | 10L 30L/100m ² floor area/day | |
| Educational establishments (teaching space) | 5L/100m ² floor area/day | 5L/100m ² floor area/day | |
| Child care centres | 250L/100m ² floor area/day | 120L/100m ² floor area/day | |

The NSW EPA provides useful information on the recycling, including the processing, recycling and collection of organic waste. Visit: <http://www.epa.nsw.gov.au/warr/index.htm>

NB Council does not provide a waste collection service for non-residential land uses.

- C29** The type and volume of containers used to hold recycling/waste materials must be compatible with the collection practices of the nominated waste contractor.
- C30** Developments must be designed to allow transferring and collection of bins/containers in accordance with requirements in **Appendix 4**.
- C31** Recycling/waste containers must be stored in recycling/waste storage room(s) or area(s), designed in accordance with the specific requirements in **Appendix 4**.
- C32** Depending upon the size and type of the development, it may be necessary to include a separate recycling/waste storage room or area for each tenancy.



- C33** Buildings that are 4 or more storeys high must provide waste chute(s) and waste service rooms or provide interim recycling/waste storage rooms.
- C34** Where recycling/waste is collected using waste chute(s) and service rooms these must be designed in accordance with the requirements in **Appendix 5**.
- C35** Where recycling/waste is collected using interim recycling/waste storage rooms, these must be designed in accordance with **Appendix 6**.
- C36** Where a service lift is provided it must be designed in accordance with the requirements in **Appendix 7**.
- C37** There must be convenient access from each tenancy to the recycling/waste storage room(s) or area(s). There must be step-free access between the point at which bins are collected/emptied and the recycling/waste storage room(s) or area(s).
- C38** Arrangements must be in place in all parts of the development to separate recyclable materials from general waste and for the movement of recyclable materials and general waste to the main recycling/waste storage room(s) or area(s).
- C39** Where possible, recycling/waste containers should be collected from a rear lane access point. Consideration must be given to the time of day at which containers are collected so as to minimise adverse impacts upon residential amenity, pedestrian movements and vehicle movements.
- C40** Where on-site recycling/waste collection is required, the development must be designed to allow for on-site access by the type of recycling/waste collection vehicles required to serve the site use. In these instances, generally the development must be designed to allow collection vehicles to enter and exit the site in a forward direction, with clear driver sight lines of footpaths and roadways. Generally, no on-site reversing is permitted except where specific waste collection systems require this – in these cases on-site reversing is to be minimised. Should the situation arise that variations to this is required, Council must be consulted to establish acceptable options.
- C41** Bins/containers collected on-site are to be collected either directly from recycling/waste storage room(s) or area(s) or from on-site temporary bin/container holding area(s), in accordance with requirements in **Appendix 4**.
- C42** Any on-site recycling/waste collection must be compatible with the operation of any other loading/unloading facilities on the site.
- C43** Premises which discharge trade wastewater must do so only in accordance with a written agreement from Sydney Water.

Trade wastewater is any liquid, and any substance contained in it, which may be produced at the premises in an industrial and commercial activity, but does not include domestic wastewater (for example from hand-basins, showers and toilets). Sydney Water provides information on trade wastewater. Visit: <http://www.sydneywater.com.au/SW/your-business/index.htm>

- C44** All waste contaminated with bodily fluids and sharps waste must be stored in appropriate containers suitable for collection and disposal by a trade waste contractor and in compliance with any WorkCover requirements. Waste containers must be stored and collected from within the premises.

- C45** Premises which generate at least 50 litres per day of meat, seafood or poultry waste must have that waste collected daily or must store that waste in a dedicated and refrigerated waste storage area until collection.

2.21.2.7 *Mixed use development*

- C46** Mixed use developments must incorporate separate and self-contained waste management systems for the residential component and the non-residential component. In particular, the development must incorporate separate recycling/waste storage rooms/areas for the residential and non-residential components.
- C47** The residential waste management system must be designed in accordance with the controls in Section 2.21.2.5 and the non-residential waste management system must be designed in accordance with the controls in Section 2.21.2.6, so they can efficiently operate without conflict.
- C48** The waste management system for the non-residential component must be designed to reduce the potential for adverse amenity impacts upon the residential component.
- C49** Commercial tenants must be actively discouraged (via signage and other means) from using the residential recycling/waste bins.

Information regarding integrated development

Particular activities are classified as integrated development under Section 91 of the Environmental Planning and Assessment Act 1979. In addition to requiring development consent from Council, activity classified as integrated development requires a license from a particular government agency.

When lodging a development application for an activity classified as integrated development, the onus is on the applicant to indicate that the proposed development is classified as integrated development. Council will then refer the development application to the relevant government agency or agencies as part of the development assessment process.

Activities described as integrated development by the Protection of the Environment Operations Act 1997 include particular types of 'waste activities' - including certain commercial activities which produce defined quantities of hazardous or industrial waste.

2.21.3 **Other site facilities**

2.21.3.1 *Clothes drying facilities*

- C50** Adequate and accessible open air clothes drying facilities must be provided for all residential developments and must be visually screened from the street and adjoining premises.
- C51** External clothes drying areas must be provided at the rate of 3.75m² per dwelling and contain a minimum of 6 metres of clothes line for each dwelling.



2.21.3.2 *Public utilities*

- C52** The design and provision of public utilities, including sewerage, water, electricity, street lighting, telephone and gas services must conform to the cost-effective performance measures of the relevant servicing authority.
- C53** The relevant authorities/service providers must be contacted at the early design stages to determine convenient locations for public utilities such as electricity substations, fire hydrants or gas and water meters.
- C54** Compatible public utility services must be coordinated in common trenching to minimise construction costs for underground services.

2.21.3.3 *Mail boxes*

- C55** All mail boxes associated with multi dwelling housing and residential flat buildings must be designed to enhance the visual presentation of the building(s) they serve.
- C56** Individual mail boxes must be located close to each ground floor dwelling entry, or a mail box structure located close to the major pedestrian entry to the site and complying with the requirements of Australia Post.
- C57** Mail box structures must not dominate the street elevation.

Applicants should refer to Australia Post's requirements detailed in **Appendix 2 - Street Mail Service - Conditions of Delivery** further guidance. Visit: <http://auspost.com.au/general-terms-conditions.html>

2.21.3.4 *Building identification and numbering*

- C58** An adequate and appropriate numbering system and signage are to be provided.

2.21.3.5 *Telecommunication facilities*

- C59** Satellite dishes and TV telecommunication antennae and ancillary facilities must be:
 - i. Located away from the street frontage or any public or private property adjacent to the setback from the perimeter wall or roof edge of building;
 - ii. Suitably proportioned in size to the building to which they are attached or adjoin;
 - iii. Installed so that they do not encroach upon any easements right of ways, vehicular access or parking spaces required for the property; and
 - iv. Where satellite dishes are situated in rear yards, less than 1.8 metres above ground or not visible above any fence surrounding the site, limited to only one telecommunications/ TV antenna for each dwelling or residential flat building.

2.21.4 Appendix 1 – Model Recycling & Waste Management Plan (RWMP)

Use the following template as a model for the preparation of RWMP. If the templates do not contain enough space, simply attach additional pages.

Recycling and Waste Management Plan

Part 1 – demolition /construction

Submitted with development application lodgement

INFORMATION

The Recycling and Waste Management Plan Part 1 (demolition/construction) applies to development applications involving:

- Demolition;
- New development; and
- Alterations/additions affecting more than 20m² of existing premises.

The Recycling and Waste Management Plan Part 1 (demolition/construction) must be filled out in accordance with the aims and controls of Section 2.21.2.3 (Demolition and/or construction waste) of this DCP, to demonstrate how the volume of materials directed to landfill sites is to be minimised.

Documentation (including receipts) regarding the destination and disposal methods of materials/waste leaving the site must be retained by the applicant. Council may wish to audit such documentation so as to monitor compliance with the Recycling and Waste Management Plan.

If necessary, attach additional pages to this form.

PLANS

The Recycling and Waste Management Plan Part 1 (demolition/construction) must be accompanied by plans which show:

- The location of areas that will be used for the sorting of demolition and construction recyclables/waste;
- The location of areas that will be used for the storage of demolition and construction recyclables/waste, including the location of any associated waste containers/skip bins; and
- The point at which vehicles removing demolition and construction recyclables/waste will access the site.

GENERAL DETAILS

Site address:



Proposed development:

Applicant's name and address:

Applicant's telephone number:

The information provided on this Recycling and Waste Management Plan Part 1 (demolition/construction) and the accompanying plans provides an accurate indication of the manner in which recyclable/ waste materials are to be managed.

Applicant(s) signature:.....

Date:

REUSE/RECYCLING/DISPOSAL

| MATERIALS ON SITE | | DESTINATION | | |
|-----------------------|---|--|---|--|
| | | Re-use and recycling | | Disposal |
| Type of material | Estimated volume (m ³ or tonnes) | On-site reuse and recycling (specify proposed on-site reuse and recycling methods) | Off-site reuse and recycling (specify contractor and/or recycling outlet) | Off-site disposal (specify contractor and landfill site) |
| Excavation material | | | | |
| Green waste (organic) | | | | |

PART 2: GENERIC PROVISIONS

| | | | | |
|-----------------------|--|--|--|--|
| Bricks | | | | |
| Concrete | | | | |
| Timber – specify type | | | | |
| Plasterboard | | | | |
| Metals – specify type | | | | |
| Tiles – specify type | | | | |



| | | | | |
|--|--|--|--|--|
| Other (such as light fittings, kitchen or bathroom fittings) | | | | |
|--|--|--|--|--|

Part 2: Ongoing use of premises

Submitted with development application lodgement

INFORMATION

The Recycling and Waste Management Plan Part 2 (ongoing use of premises) applies to development applications involving:

- New development;
- Change of use of existing premises; and
- Alterations/additions to existing premises which would affect recycling and waste management facilities or practices.

GENERAL DETAILS

Site address:

Proposed development:

Applicant's name and address:

Applicant's telephone number:

The information provided on this Recycling and Waste Management Plan Part 2 (ongoing use of premises) provides an accurate indication of the manner in which recycling/general waste/ green waste materials are to be managed.

Applicant's signature:

Date:

No. of proposed dwellings: No. of proposed commercial/industrial tenancies:

Total industrial/commercial floor aream²

MULTI DWELLING HOUSING, RESIDENTIAL FLAT BUILDINGS, SENIOR HOUSING, RESIDENTIAL COMPONENTS OF MIXED USE BUILDINGS AND SHOPTOP HOUSING DEVELOPMENTS, BOARDING HOUSES, HOSTELS, RESIDENTIAL CARE FACILITIES AND TOURIST AND VISITOR ACCOMMODATION

General waste:

Number of Council 240 ~~or 140~~ litre general waste bins to be accommodated on site:

Recyclable materials:

Number of Council 240 ~~or 140~~ litre recycling bins to be accommodated on site:

**Green waste materials:**

Number of Council 240 or 140 litre green waste bins to be accommodated on site:

Where alternative type of bins greater than 240L are desired: Size and number of bins.....

Bin allocation: Recycling X General waste X Green waste X

Note: For bins greater than 240L, the applicant must contact Council to discuss potential alternate bin options and whether Council or a private contractor will undertake the bin collection.

NON-RESIDENTIAL DEVELOPMENT ONLY**General waste:**

| Type of general waste (specify types) | Volume (m ³ or litres) per week | On-site storage/treatment arrangements | Method of disposal |
|---------------------------------------|--|--|--------------------|
| | | | |

Recyclable materials:

| Type of recyclable materials (specify types) | Volume (m ³) per week | On-site storage/treatment arrangements | Method of disposal |
|--|-----------------------------------|--|--------------------|
| | | | |

WASTE MANAGEMENT PRACTICES IN ALL DEVELOPMENT TYPES

Describe the planned location of your recycling/waste storage area, including new location where required due to alterations and additions. For changes of use and alterations and additions of existing buildings, include options explored to improve how recycling/waste is stored (i.e. creating a bin storage area where bins are currently stored on the footpath or laneway, or improving an existing sub-standard recycling/waste storage area).

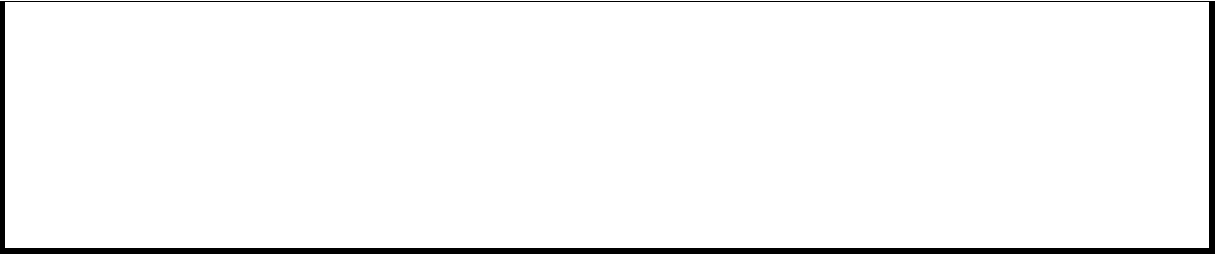
Describe arrangements and responsibilities for moving bins from their storage area to the place at which they are emptied.

Describe arrangements and responsibilities for cleaning bins, waste storage rooms/areas, and other waste management facilities.

Describe arrangements and responsibilities for maintaining waste storage rooms/areas (including signage) and other waste management facilities.

Describe arrangements for educating staff (in non-residential development) and contractors of on-site waste management practices.

Describe other waste management practices relating to the ongoing use of the premises.



2.21.5 Appendix 2 – Residential bin dimensions

| Bin type | Height | Depth | Width |
|---------------|--------|-------|--------|
| 140 litre bin | 915mm | 615mm | 535mm |
| 240 litre bin | 1060mm | 730mm | 585mm |
| 660 litre bin | 1220mm | 780mm | 1260mm |



2.21.6 Appendix 3 – Garbage truck dimensions for residential recycling/waste collection

Developments which require on-site recycling/waste collection by Council's recycling/waste collection vehicles must be designed to accommodate on-site access and collection operation in accordance with the specifications below:

| Specifications of Council resource recovery collection vehicle | |
|--|--------------|
| Length | 89.5 metres |
| Width | 2.56 metres |
| Operational height | 4.35 metres |
| Travel height | 4.35 metres |
| Weight (vehicle and load) | 234.5 tonnes |
| Weight (vehicle only) | 14.75 tonnes |
| Turning circle | 25.6 metres |

NB Requirements regarding vehicle turning circles and driveway width/gradient are contained in Section 2.10 (Parking) of this DCP.

NB Applicants should contact Council for guidance about the design of development proposals which involve Council's recycling/waste vehicles entering the site for on-site collection, through the Pre DA process.

NB Where waste or recycling is to be collected on-site by a private contractor, the development must be designed so as to accommodate on-site truck movement in accordance with the resource collection vehicle specifications of the selected private contractor. Evidence of private contractor specifications must be submitted with the development application lodgement.

2.21.7 Appendix 4 – Recycling/waste storage rooms and recycling/waste collection areas

NB *Appendix 4 applies to applications for multi dwelling housing, residential flat buildings, shop top housing, other residential development as part of a mixed use development, commercial development, industrial development and other non residential development which include recycling/waste storage room(s) or area(s).*

Location and appearance

1. Recycling/waste storage room(s) or area(s) must be integrated into the design of the development. Recycling/waste storage room(s) must be located behind the front building line and wherever possible, in a basement location within the main building envelope (rather than being a separate standalone structure). Materials and finishes visible from outside should be similar in style and quality to the external materials used in the rest of the development.
2. Recycling/waste storage room(s) must be located and designed to reduce adverse impacts upon the inhabitants of any dwellings on the site and upon neighbouring properties. The location and design of the room should minimise adverse impacts associated with:
 - i. The proximity of the room to any dwellings;
 - ii. The visibility of the room;
 - iii. Noise generated by any equipment located within the room;
 - iv. Noise generated by the movement of bins into and out of the room;
 - v. Noise generated by collection vehicles accessing the site; and
 - vi. Odours emanating from the room.

Size and Layout

3. In the case of multi dwelling housing, residential flat buildings, shop top housing developments and other residential development as part of a mixed use development, the recycling/waste storage room(s) or area(s) must be able to accommodate bins at the required rates in Table 1. For developments with greater than 20 dwellings/rooms, the recycling/waste storage room(s) or area(s) must be designed to accommodate the option of 660L bins. This includes space to store bins and space for easy manoeuvring when swapping bins around, to enable safe and efficient waste management and collection.
4. In the case of non-residential development, the recycling/waste storage room(s) or area(s) must be able to accommodate separate recycling/waste containers which are of sufficient volume to contain the quantity of waste generated at the rates described at Section 2.21.2.6, between collections.
5. Within recycling/waste storage room(s) or area(s), containers used for the storage of recyclable materials should be kept separate from (but close to) general waste containers to minimise the potential for contamination of recyclable materials.

Internal materials and finishes

6. Recycling/waste storage room(s) must have a smooth, durable ceiling, a smooth concrete floor at least 75mm thick and smooth concrete or cement rendered walls. Floor/wall intersections must be coved. All internal surfaces must be lightly coloured.
7. Recycling/waste storage area(s) must have a smooth, durable floor and must be enclosed with durable walls/fences which extend to the height of any containers which are kept within.



8. Recycling/waste storage room(s) must be designed to prevent vermin entering the recycling/waste storage room(s) or area(s) and lids of bins must be kept closed at all times.

Doors

9. Doors to recycling/waste storage room(s) must be self-closing. For recycling/waste storage area(s) or where a roller door is to be used in waste/recycling storage room(s), there must be a sign adjacent to the door on the outside of the room which indicates that the roller door/gate is to remain closed when not in use. All doors are to be durable and able to be opened from both inside and outside the room(s) or area(s).
10. Doors must be wide enough to allow for the easy passage of required recycling/waste bins/containers. For developments with greater than 20 dwellings, the doors must be designed to accommodate 660L bins.

Ventilation

11. Recycling/waste storage room(s) should preferably be naturally ventilated by ventilation openings which are of an area that is not less than 5% of the floor area of the room(s). Alternatively, the room(s) must be mechanically ventilated by a system which is isolated from mechanical ventilation systems servicing any other part of the building.

Services

12. Recycling/waste storage room(s) or area(s) must be serviced by water from a tap or taps. In the case of residential development, that tap must provide cold water. In the case of non-residential development, that tap must provide hot and cold water through a centralised mixing valve. The tap(s) must be protected from the recycling/waste bins/containers and must be located in a position which is easily accessible when the room(s) or area(s) is filled with recycling/waste bins/containers.
13. The floor of recycling/waste storage room(s) or area(s) must be graded so that any water is directed to a Sydney Water approved drainage connection located within the room/area.
14. Recycling/waste storage room(s) must be serviced by artificial lighting which can be operated from within the room(s).

Signage

15. Recycling/waste storage room(s) or area(s) must include signage to clearly describe the types of materials which can be deposited into recycling bins, general waste bins and green waste bins.

Management

16. Arrangements must be in place for the regular maintenance and cleaning of recycling/waste storage room(s) or area(s). Recycling/waste bins/containers must only be washed in an area which drains to a Sydney Water approved drainage connection.

Safe manoeuvring, transferring and emptying of bins/containers

17. Access, manoeuvring, transferring and emptying of recycling/waste bins/containers must be able to occur in accordance with WorkCover work, health and safety requirements.

18. Where transferring of bins/containers is required from recycling/waste storage room(s) or area(s) to the point of collection (either on-site temporary bin holding area, or kerb side collection point), the recycling/waste storage room(s) or area(s) and the transfer path for bins/containers must be designed in accordance with the following:
 - i. Bins 240L or less in capacity:
 - a. Smooth surface, with maximum 1:14 gradient;
 - b. No traversing over gutters or uneven ground;
 - c. Maximum 50 metre transfer wheeling distance.
 - ii. Bins/containers greater than 240L in capacity:
 - a. Flat smooth surface, with maximum 1:50 gradient;
 - b. No traversing over gutters or uneven ground;
 - c. Bins located as close as possible to the waste truck loading area;
 - d. Maximum 5 metre transfer wheeling distance.
19. For on-site collection of bins/containers, from the point of collection (either recycling/waste storage room(s) or area(s) or on-site temporary bin holding area) to the waste truck loading area, must be designed in accordance with the following:
 - i. Bins 240L or less in capacity:
 - a. Bins being located as close as possible to the truck loading area, within direct line of sight;
 - b. The movement of bins from the point of collection to the waste truck loading area being via a smooth surface path, with maximum 1:14 gradient, without traversing over gutters or uneven ground;
 - c. Bins being presented in lines with handles of bins and wheels facing waste truck loading area;
 - d. When collected from recycling/waste storage room(s) or area(s), bins being collectable directly through wide external doors (i.e. not requiring collection via corridors);
 - e. The collection point, the waste truck loading area and the path from the point of collection to the waste truck loading area being well lit;
 - f. Maximum 10 metre wheeling distance.
 - ii. Bins/containers greater than 240L in capacity:
 - a. Bins/containers being located as close as possible to the truck loading area, within direct line of sight;
 - b. The movement of bins/containers from the point of collection to the waste truck loading area being via a flat smooth surface, with maximum 1:50 gradient, without traversing over gutters or uneven ground;
 - c. Bins/containers being presented in lines with handles of bins/containers and wheels facing waste truck loading area;
 - d. When collected from recycling/waste storage room(s) or area(s), bins/containers being collectable directly through wide external doors (i.e. not requiring collection via corridors);
 - e. The collection point, the waste truck loading area and the path from the point of collection to the waste truck loading area being well lit;
 - f. Maximum 5 metre wheeling distance.



Pedestrian access

20. In residential flat buildings, multi unit housing, shop top housing or other residential development as part of a mixed use development, there must be an unobstructed and continuous accessible path of travel from the recycling/waste storage room(s) or area(s) to:
- The entry to any adaptable dwelling;
 - The principal entrances of buildings;
 - The point at which bins are collected.

In instances where a proposal does not comply with those requirements, Council will consider alternative proposals which seek to achieve a reasonable level of access to recycling/waste storage room(s) or area(s).

Australian Standard AS1428 Design for access and mobility provides relevant standards for a continuous accessible path of travel.

Australian Standard AS4299 Adaptable housing provides standards for entry to any adaptable housing.

21. In commercial, industrial and other non-residential development, there must be convenient access from each tenancy to the recycling/waste storage room(s) or area(s). There must be step-free access between the point at which bins/containers are collected/emptied and the recycling/waste storage room(s) or area(s).
22. Arrangements must be in place so that the recycling/waste storage room(s) or area(s) is not accessible to the general public.

PART 2: GENERIC PROVISIONS

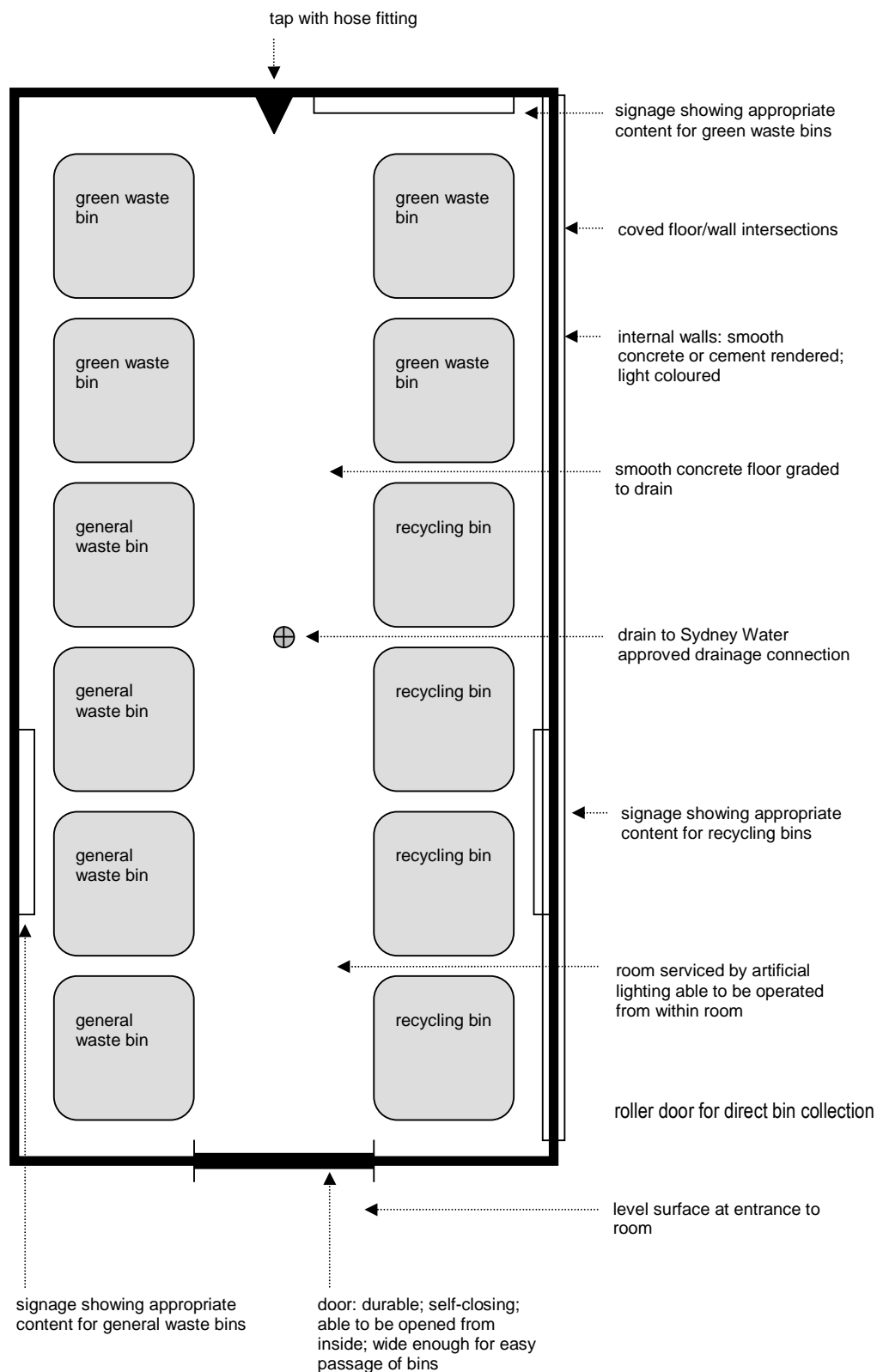


Figure 1: Example of a waste and recycling storage room for a residential flat building



2.21.8 Appendix 5 – Waste chutes and service rooms

Service room design

1. In buildings containing a waste chute system, at least one dedicated service room must be provided on each floor of the building, containing a chute service opening (for depositing waste into the main chute) and bins for the storage of recyclable materials.
2. ~~Each s~~Service rooms must be designed with sufficient capacity for the storage of two days quantity of recyclables for all ~~occupants dwellings~~ on that level, based on rates in Section 2.21.2.5 ~~and/or 2.21.2.6, within 140L or 240L bins only.-~~
3. The service rooms must be located for convenient access by users and be near the lift to enable transfer of bins without moving along corridors that access building occupancies.
4. Service rooms must be well ventilated and well lit.
5. The floors, walls and ceilings of service rooms must be finished with smooth, durable, light coloured materials (with coved intersection between wall/floor), which are capable of being easily cleaned.
6. Service rooms must include signage, displayed near the chute service opening and recycling bins, which clearly describes the types of materials which can be deposited into the waste chute and the types of materials which can be deposited into recycling bins.

Waste Chute design

7. The charging device for each waste chute service opening must be self closing and must not project into the main waste chute.
8. Branches connecting service openings to the main waste chute must be no more than 1 metre long.
9. Waste chutes must be located and insulated to reduce noise impact upon dwellings.
10. Waste chutes, service openings and charging devices must be constructed of material (such as metal) which is smooth, durable, impervious, non-corrosive and fire resistant.
11. Waste chutes, service openings and charging devices must be capable of being easily cleaned.
12. Waste chutes must be cylindrical and should have a diameter of at least 500mm.
13. There must not be any bends (or sections of reduced diameter) in the main shaft of the waste chute.
14. Internal overlaps in the waste chute must follow the direction of waste flow.
15. Waste chutes must deposit rubbish directly into a bin ~~or compactor~~ located within a recycling/waste storage room.
16. A cut-off device must be located at or near the base of the waste chute so that the bottom of the waste chute can be closed when the bin ~~or compacting device~~ at the bottom of the waste chute is withdrawn or being replaced.
17. The main waste chute must be adequately ventilated.
18. Chutes are for the disposal of general waste only, recycling chutes are not permitted.
- ~~17-19.~~ Use of mechanical diverters to separate various types of waste within a single chute are not permitted.

Management

- | ~~18.20.~~ Recycling bins must be transferred daily by a building caretaker to the main recycling/waste storage room.
- | ~~19.21.~~ Arrangements must be in place for the regular maintenance and cleaning of service rooms, waste chutes, chute service openings and charging devices.

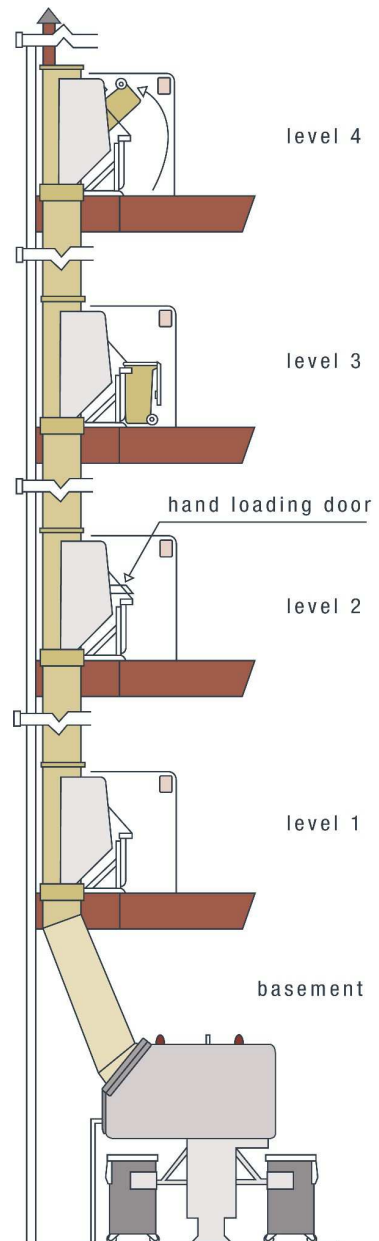


Figure 2: Example of a garbage chute system.
Source of diagram: Better Practice Guide for Waste Management in Multi-Unit Dwellings,
Resource NSW, February 2002.



2.21.9 Appendix 6 – Interim recycling/waste storage rooms

1. An interim recycling/waste storage room must be provided on each floor of a building to allow occupants to deposit recyclables and waste into recycling and waste bins.
2. Each interim recycling/waste storage room must be designed with sufficient capacity for the storage of two days quantity of recyclables and waste for all occupants on that level, based on rates in Section 2.21.2.5 and/or 2.21.2.6.
3. Interim recycling/waste storage rooms must be located for convenient access by users and be near the lift to enable transfer of bins without moving along corridors that access building occupancies.
4. Interim recycling/waste storage room must be well ventilated and well lit.
5. The floors, walls and ceilings of interim recycling/waste storage rooms must be finished with smooth, durable, light coloured materials (with coved intersection between wall/floor), which are capable of being easily cleaned.
6. Interim recycling/waste storage rooms must include signage, displayed near the waste and recycling bins, which clearly describes the types of materials which can be deposited into waste bins and the types of materials which can be deposited into recycling bins.
7. Recycling and waste bins must be transferred daily by a building caretaker to the main recycling/waste storage room.
8. Arrangements must be in place for the regular maintenance and cleaning of interim recycling/waste storage rooms.

2.21.10 Appendix 7 – Service lifts

Where service rooms or interim recycling/waste storage rooms are required, it is recommended that a service lift also be provided, to enable easy transfer of materials to the main recycling/waste storage room without impacting on the amenity of general passenger lifts. The provision of a service lift also enables easier transfer of goods, equipment and/or household removals.

Where a service lift is provided:

1. The service lift must be located in close proximity to each service room or interim recycling/waste storage room to enable the transfer of bins without bins being moved along corridors that access building occupancies.
2. Service lifts must be dimensioned to enable efficient bin transfer, the movement of goods and equipment associated with the operation of the building and where applicable, household removals.



2.21.11 Appendix 8 – Private property access arrangements

If a development is designed so that Council's waste collectors and/or vehicles are required to enter the site, Council will impose particular consent conditions.

Those conditions usually require the registration of an instrument (under Sections 88B and E of the *Conveyancing Act 1919*) upon the title of the affected property which sets out the terms and conditions of the easement, positive covenant and restriction on the use of the land.

The terms of the right of carriageway are generally as follows:

1. Full and free right for the Authority Benefited, its employees, contractors and every person authorised by it, to, at all times:
 - i. Go, pass, repass and stand upon the Lot Burdened for the purpose of the removal of recyclable products, general waste and green waste products with or without vehicles; and
 - ii. Enter upon the Lot Burdened and remain there for a reasonable time for the purpose of the removal of recyclable products, general waste and green waste products.
2. The owner of the Lot Burdened can not make any claim against the Authority Benefited, its employees, contractors and every persons authorised by it, for any repair, damage, loss or nuisance caused to the Lot Burdened as a result of the Authority Benefited, its employees, contractors or every persons authorised by it, exercising their right as set out in Clause 1.
3. The owner of the Lot Burdened indemnifies the Authority Benefited, its employees, contractors and persons authorised by it, against any future claim for repair, damage, loss or nuisance as a result of the Authority Benefited removing recyclable products, general waste and green waste products from the Lot burdened, except to the extent that such damage or loss is a result of the negligence of the Authority Benefited, its employees, contractors or persons authorised by it.
4. Where a building has secured access, the Authority Benefited, it's employees, contractors and persons authorised by it, must be supplied an unlocking device to enable access to bins containing recyclable products, general waste and green waste products, to be emptied at the time of collection.