Part 3

Waste and Recycling Design & Management Standards

Application

These waste and recycling standards set out Council's expectations for design quality and management systems of new developments on land identified in Section 1 and shown on Map 1. Basic and essential services provided by Council such as waste management have a part to play in the sustainability of our community by ensuring that residents have a healthy environment, and local resources are conserved for the future by strengthening recycling and waste minimisation.

By considering waste management needs early in the design process these can be delivered more efficiently and cost-effectively. These standards incorporate the waste management design quality requirements of the **SEPP 65 Apartment Design Guide**.

Inner West Council Planning assessment staff will rely on these standards as part of the assessment for any development applications.

Inner West Council advocates **Ecologically Sustainable Development (ESD)** and these standards have been prepared consistent with ESD principles. ESD means:

"Using, conserving and enhancing the community's resources so that ecological processes, on which life depends, are maintained, and the total quality of life, now and in the future, can be increased" (as defined by Australia's *National Strategy for Ecologically Sustainable Development*)

Who are these standards for?

The Waste and Recycling Design and Management Standards have been prepared to inform and guide Developers, Designers, Certifying Agents, Council Planning Assessment and Waste Services staff and contractors, Construction and Demolition companies, Bodies Corporate, Building Managers, and all DA applicants for new developments and material change of use requiring consent.

These standards apply to Solid Wastes only. For management of liquid waste refer to Sydney Water. "Liquid waste" refers to those non-hazardous liquid wastes generated by commercial premises that are supposed to be disposed to a sewer or collected for treatment and disposal by a liquid waste contractor (including grease trap waste).

Using this Guideline

- New development applicants should check any requirements to submit Waste Management Plans at Section 1.
- Applicants should refer to the general design provisions for all developments (Section 2). This section sets out Inner West Council's broad expectations for access, storage and collection design elements for waste management.
- Applicants should then refer to specific provisions for particular development types (**Sections 3-6**).
- Information guides and illustrations of quality design approaches are provided in relevant sections for each development type. Further information on waste and recycling services, equipment, generation rates are provided in the Technical Guides.
- For developments with significant levels of construction and demolition waste, Council's requirements are set out in Section 7.
- Waste Management Plans (WMP) must be completed as relevant for Demolition, Construction and a Waste and Recycling Servicing Plan for ongoing waste management in a development (Guide 5). These plans must accompany a Development Application.
- Waste and Recycling Servicing Plans must include drawings and plans of the proposed waste management system. Technical Guide sections are provided in these standards to help prepare the Waste and Recycling Servicing Plan.
- The Waste Management Checklist must be completed and accompany a Development Application. This checklist will assist Council to streamline DA assessment.

Purpose

- Minimising the generation of unnecessary waste.
- Reducing resources in waste being lost to landfill.
- Designing for source separation of waste at the point of generation at all stages of development.
- Ensuring all residents and businesses have equivalent access to recycling and reuse systems compared to garbage disposal.
- Minimising heavy vehicle movements by designing for adequate storage of waste and recycling.
- Reducing the impact of waste management on residential amenity, including minimising the use of Council kerbside for collection of waste and recycling.
- Streamlining the development application process by requiring applicants to show site layouts and floorplans that demonstrate that waste collection can be accommodated

- Improving long term development outcomes and reducing design related issues via consistent waste management standards.

Section 1: Waste Management Plans

All significant development applications for new and "change of use" developments must include the following Waste Management Plans where applicable:

- Waste and Recycling Servicing Plan
- Demolition Waste Plan
- Construction Waste Plan
- Waste Management Plan Checklist.

Copies of the forms are at Guide 5: Waste Management Plans.

These Plans are to be approved by Council prior to any works commencing on the site. The Plans have been designed to help streamline applications.

Heritage conservation considerations may alter some requirements of these standards for the refurbishment of an existing building.

Demonstration of compliance with the DCP requirements for Waste and Recycling at Development Application stage is to include production of site layout and floor plans drawn to scale.

1. Waste and Recycling Servicing Plan (WaRS Plan)

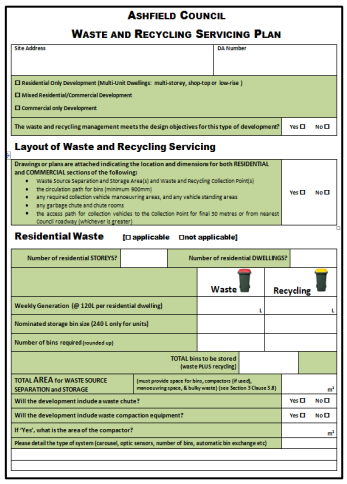
A WaRS Plan is to be provided with any new development application (with the exception of dwellings such as *detached houses, granny flats, townhouses, and dual occupancies* which comply with relevant waste management requirements as set out in Section 2 and Section 5).

A WaRS Plan is also to be submitted where any development application would alter the floor space of the building by 50% or more, or alter the types of waste to be managed (such as a change from commercial to residential).

The WaRS Plan will include a drawing with dimensions marked showing the following design elements for managing waste and recycling generated at the development, and how these are to be achieved and integrated:

- Circulation of waste and recycling throughout the development;
- Source separation and storage of waste and recycling; and
- Collection point(s) for waste and recycling.

Details of requirements for specific development types are set out in relevant sections of these Standards.



ASHFIELD COUNCIL

WASTE AND RECYCLING SERVICING PLAN

Site Address | DA Number

☐ Residential Only Development (Multi-Unit Dwellings: multi-storey, shop-top or low-rise)
☐ Mixed Residential/Commercial Development
☐ Commercial only Development

The waste and recycling management meets the design objectives for this type of development? Yes ☐ No ☐

Layout of Waste and Recycling Servicing

Drawings or plans are attached indicating the location and dimensions for both RESIDENTIAL and COMMERCIAL sections of the following:
- Waste Source Separation and Storage Area(s) and Waste and Recycling Collection Point(s)
- the circulation path for bins (minimum 900mm)
- any required collection vehicle manoeuvring areas, and any vehicle standing areas
- any garbage chute and chute rooms
- the access path for collection vehicles to the collection point for final 30 metres or from nearest Council roadway (whichever is greater)

Yes ☐ No ☐

Residential Waste [☐ applicable ☐ not applicable]

Number of residential STOREYS? | Number of residential DWELLINGS?

	Waste	Recycling
Weekly Generation (@ 120L per residential dwelling)	L	L
Nominated storage bin size (240 L only for units)		
Number of bins required (rounded up)		
TOTAL bins to be stored (waste PLUS recycling)		

TOTAL AREA for WASTE SOURCE SEPARATION and STORAGE (must provide space for bins, compactors (if used), manoeuvring space, & bulky waste) (see Section 3 Clause 3.8) m²

Will the development include a waste chute? Yes ☐ No ☐

Will the development include waste compaction equipment? Yes ☐ No ☐

If 'Yes', what is the area of the compactor? m²

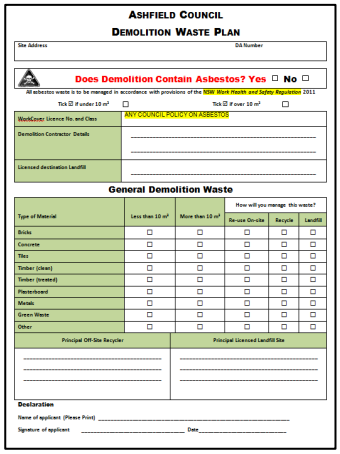
Please detail the type of system (carousel, optic sensors, number of bins, automatic bin exchange etc)

2. Demolition Waste Plan

Where the development requires any demolition to proceed likely to generate more than 10m^3 of waste, a Demolition Waste Plan in the form of a declaration is to be provided including details of the following:

- Whether the demolition will generate asbestos waste and its management;
- Anticipated quantities of demolition waste;
- How waste will be managed to maximise re-use and recycling of materials; and
- Licenced facility destination(s) for remaining wastes.

The NSW Government Waste Avoidance and Resource Recovery Strategy 2013-2021 sets an 80% recycling target for Construction and Demolition Waste. The Demolition Waste Plan must indicate a level of re-use and recycling consistent with that target.



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DEMOLITION WASTE PLAN

Site Address | DA Number

Does Demolition Contain Asbestos? Yes ☐ No ☐

All asbestos waste is to be managed in accordance with provisions of the NSW Work Health and Safety Regulation 2011

Tick ☑ if under 10 m² ☐ Tick ☑ if over 10 m² ☐

WorkCover Licence No. and Class | ANY COUNCIL POLICY ON ASBESTOS

Demolition Contractor Details

Licenced destination Landfill

General Demolition Waste

Type of Material	Less than 10 m²	More than 10 m²	How will you manage this waste? Re-use On-site	Recycle	Landfill
Bricks	☐	☐	☐	☐	☐
Concrete	☐	☐	☐	☐	☐
Tiles	☐	☐	☐	☐	☐
Timber (clean)	☐	☐	☐	☐	☐
Timber (treated)	☐	☐	☐	☐	☐
Plasterboard	☐	☐	☐	☐	☐
Metals	☐	☐	☐	☐	☐
Green Waste	☐	☐	☐	☐	☐
Other	☐	☐	☐	☐	☐

Principal Off-Site Recycler | Principal Licensed Landfill Site

Declaration

Name of applicant (Please Print) _____

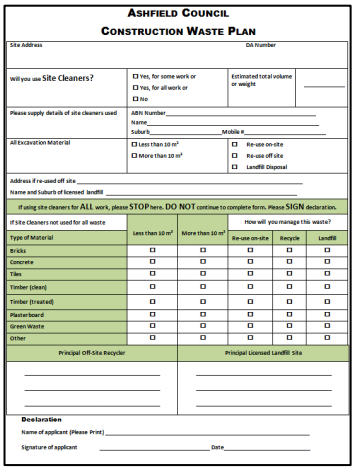
Signature of applicant _____ Date _____

3. Construction Waste Plan

To ensure construction waste is optimally handled for a development, a Construction Waste Plan in the form of a declaration is to be provided where more than 10m^3 of waste is likely to be generated, including details of the following:

- Any excavation material generated;
- Anticipated quantities of construction waste;
- How waste will be managed to maximise re-use and recycling of materials; and
- Nominated "site cleaners" for mixed construction waste or licenced facility destination(s) for remaining wastes.

The NSW Government Waste Avoidance and Resource Recovery Strategy 2013-2021 sets an 80% recycling target for Construction and Demolition Waste. The Construction Waste Plan must indicate a level of re-use and recycling consistent with that target.



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CONSTRUCTION WASTE PLAN

Site Address | DA Number

Will you use Site Cleaners? ☐ Yes, for some work or ☐ Yes, for all work or ☐ No | Estimated total volume or weight _____

Please supply details of site cleaners used | ABN Number _____ Name _____ Suburb _____ Mobile # _____

All Excavation Material | ☐ Less than 10 m³ ☐ More than 10 m³ | ☐ Re-use on-site ☐ Re-use off site ☐ Landfill Disposal

Address if re-used off site _____

Name and Suburb of licensed landfill _____

If using site cleaners for ALL work, please STOP here. DO NOT continue to complete form. Please SIGN declaration.

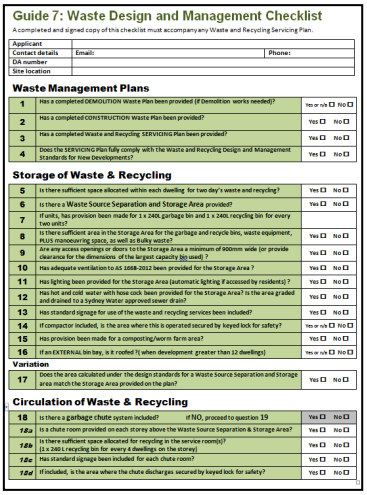
If Site Cleaners not used for all waste			How will you manage this waste?		
Type of Material	Less than 10 m³	More than 10 m³	Re-use on-site	Recycle	Landfill
Bricks	☐	☐	☐	☐	☐
Concrete	☐	☐	☐	☐	☐
Tiles	☐	☐	☐	☐	☐
Timber (clean)	☐	☐	☐	☐	☐
Timber (treated)	☐	☐	☐	☐	☐
Plasterboard	☐	☐	☐	☐	☐
Green Waste	☐	☐	☐	☐	☐
Other	☐	☐	☐	☐	☐

Principal Off-Site Recycler | Principal Licensed Landfill Site

Declaration

Name of applicant (Please Print) _____

Signature of applicant _____ Date _____



Guide 7: Waste Design and Management Checklist

A completed and signed copy of this checklist must accompany any Waste and Recycling Servicing Plan.

Applicant		
Contact details	Email:	Phone:
DA number		
Site location		

Waste Management Plans

1	Has a completed DEMOLITION Waste Plan been provided (if Demolition works needed)?	Yes or n/a ☐ No ☐
2	Has a completed CONSTRUCTION Waste Plan been provided?	Yes ☐ No ☐
3	Has a completed Waste and Recycling SERVICING Plan been provided?	Yes ☐ No ☐
4	Does the SERVICING Plan fully comply with the Waste and Recycling Design and Management Standards for New Developments?	Yes ☐ No ☐

Storage of Waste & Recycling

5	Is there sufficient space allocated within each dwelling for two day's waste and recycling?	Yes ☐ No ☐
6	Is there a Waste Source Separation and Storage Area provided?	Yes ☐ No ☐
7	If units, has provision been made for 1 x 240L garbage bin and 1 x 240L recycling bin for every two units?	
8	Is there sufficient area in the Storage Area for the garbage and recycle bins, waste equipment, PLUS manoeuvring space, as well as Bulky waste?	Yes ☐ No ☐
9	Are any access openings or doors to the Storage Area a minimum of 900mm wide (or provide clearance for the dimensions of the largest capacity bin used) ?	Yes ☐ No ☐
10	Has adequate ventilation to AS 1668-2012 been provided for the Storage Area ?	Yes ☐ No ☐
11	Has lighting been provided for the Storage Area (automatic lighting if accessed by residents) ?	Yes ☐ No ☐
12	Has hot and cold water with hose cock been provided for the Storage Area? Is the area graded and drained to a Sydney Water approved sewer drain?	Yes ☐ No ☐
13	Has standard signage for use of the waste and recycling services been included?	Yes ☐ No ☐
14	If compactor included, is the area where this is operated secured by keyed lock for safety?	Yes or n/a ☐ No ☐
15	Has provision been made for a composting/worm farm area?	Yes ☐ No ☐
16	If an EXTERNAL bin bay, is it roofed ? (when development greater than 12 dwellings)	Yes or n/a ☐ No ☐

Variation

17	Does the area calculated under the design standards for a Waste Source Separation and Storage area match the Storage Area provided on the plan?	Yes ☐ No ☐

Circulation of Waste & Recycling

18	Is there a **garbage chute** system included? If NO, proceed to question 19	Yes ☐ No ☐
18a	Is a chute room provided on each storey above the Waste Source Separation & Storage Area?	Yes ☐ No ☐
18b	Is there sufficient space allocated for recycling in the service room(s)? (1 x 240 l recycling bin for every 4 dwellings on the storey)	Yes ☐ No ☐
18c	Has standard signage been included for each chute room?	Yes ☐ No ☐
18d	If included, is the area where the chute discharges secured by keyed lock for safety?	Yes ☐ No ☐

4. Waste Management Plan Checklist

To streamline applications involving design requirements for waste and recycling, the checklist is to be provided to ensure that levels of compliance or variation to the Waste and Recycling Design & Management Standards are set out consistently.

Applications that comply fully with the Standards should require minimal review of waste and recycling design inclusions.

Section 2: Waste Management Design General Provisions

(For all developments submitting a WaRS Plan)

Modern waste management aims to sort and collect waste so as to maintain the highest net resource value of disposed materials. This aim is best provided by provision of sufficient source separation of waste at the point of generation, and dedicated collection of those separated materials.

Good design for source separation and storage of waste in new developments is fully compatible with servicing for the highest net resource value of waste and recycling.

General Objectives

Provision	Description
Space	Ensure areas are provided for efficient storage and collection of waste and recycling, matched to the type and scale of development.
Access	Ensure both users and service providers can access waste and recycling storage safely and conveniently.
Safety	Include safe practices in the design for storage, handling and collection of waste and recycling.
Amenity	Manage the noise, odour and hygiene issues relating to waste and limit the impacts on local areas, and Ensure that waste and recycling storage areas are effectively integrated into a development and visually unobtrusive.
Management	Clarify the roles for provision of waste management in developments and demarcate service provision.
Servicing	Minimise collection vehicle movements by balancing provision of adequate storage capacity and collection frequency, and Minimise reliance on public kerbside and impacts on the public domain from waste and recycling collection.

Performance Criteria	Design Solution
General	
	DS1.1 All residential developments must be designed to accommodate standard Council waste and recycling services and collection vehicles (see *Guide 1: Inner West Council Standard Services*).
Circulation and access for waste and recycling	
	DS2.1 All residential unit dwellings included in the development must have an internal waste cupboard or temporary storage area of sufficient size to hold up to two days' worth of waste and recycling.
	DS2.2 A continuous accessible path of travel is to be provided between any residential dwelling or commercial premises and their nominated Waste Source Separation and Storage Area.
	DS2.3 Any entrances to and services installed for Waste Source

Performance Criteria	Design Solution	
		Separation and Storage Areas must be able to be safely negotiated by people with disabilities.
	DS2.4	The distance from a dwelling to the access point for the Waste Source Separation and Storage Area (or to garbage chute or interim garbage storage) is not to exceed 30 metres (exclusive of vertical travel by elevator).
	DS2.5	***Note**: Details of requirements for specific development types are set out in relevant sections of these Standards.*
Waste Source separation and Storage Area (Bin Rooms)		
The waste source separation and storage area (sometimes termed the bin room or bin bay) is the location designed for garbage disposal and recycling activities. Interim storage for bulky waste and for special waste separation from garbage may be included or co-located.	**DS3.1**	A Waste Source Separation and Storage Area is to be: • provided wholly within the site to accommodate bins for waste and recycling. Depending on the development type additional areas may be required for other waste and source separation functions; • designed to fully accommodate the number of bins to meet the calculated storage capacity between collection cycles required for the type and scale of development (see *Guide 4: Waste and Recycling Capacity Needs*) and allow for manoeuvring of bins. More than one Waste Source Separation and Storage Area may be required to adequately service a development; • appropriately located and designed for convenient and safe access by all users, with regard to a building's vertical core where appropriate; • designed not to be visible from the street, and is to be located behind the building line. If this location cannot be achieved in the development design, adequate fixed screening for the area is to be provided; • designed to integrate with the main building structure or site landscaping, be visually unobtrusive, and located away from habitable rooms, windows, doors and private useable open space (on both the subject and adjacent properties); • designed to minimise potential impacts upon neighbouring properties in terms of aesthetics, noise and odour; **And** • adequately ventilated.
	DS3.2	Any service doors and loading docks related to the Waste Source Separation and Storage Area are to be adequately screened from street frontages and designed to minimise overlooking by existing development.
	DS3.3	All waste and recycling bins are to be clearly and correctly labelled to identify which materials are to be placed into each receptacle. Mobile Garbage Bins (MGBs) are to be

Performance Criteria	Design Solution
	designed and colour-coded in accordance with *Australian Standard 4123- 2008: Mobile Garbage Containers*
	DS3.4 Signage detailing Council requirements for source separation and correct disposal of waste are to be prominently displayed Waste Source Separation and Storage Area(s). Standard signs are available from Council.
	DS3.5 **Note**: Details of requirements for specific development types are set out in relevant sections of these Standards.
Waste and Recycling Collection Points	
PC4. A Waste and Recycling Collection Point (Collection Point) is to be designated for any new development and identified on the WaRS Plan. This Collection Point is the location where waste or recyclables bins contents are loaded into a collection vehicle. Depending upon the development type it may be internal if the size of the site is able to accommodate this or external to the site. The Collection Point must be approved by Council	**DS4.1** *Bin circulation between storage and collection point:* An accessible path of travel is to be provided between the Waste Source Separation and Storage Area (bin room) and the designated Waste and Recycling Collection Point (truck pickup) to allow circulation of bins to and from collection. This circulation pathway is to be: • a minimum 1200 mm wall-to-wall clearance, but ensuring sufficient clearance is provided for the largest waste or recycling bin type used for the development, • slip-proof, • of a hard surface, • free of obstructions, steps or kerbs **And** • at no point have a gradient exceeding 1:12. Use of lifts is permitted.
	DS4.2 *Bin circulation between storage and collection point:* The distance between the Waste Source Separation and Storage Area and the designated Collection Point should be the least distance possible and is not to exceed: • 30 metres for waste and recycling Mobile Garbage Bins up to 660 Litres capacity • 10 metres for any waste or recycling containers >660 Litres and <1,500 Litre capacity • Bins with 1,500 Litre capacity or greater should be stored at a place where the collection vehicle can directly access and not require manual manoeuvring.
	DS4.3 *Collection Point location:* The Collection Point is to be located • where a collection vehicle can stand safely and legally; • at a level gradient; • at a place sufficiently free of obstructions (such as trees, bollards, lamp posts and street furniture, allowing 1 metre clearance); • so as to not obstruct or endanger the passage of pedestrians;

Performance Criteria	Design Solution
	And • with sufficient height and side clearances to allow safe mechanical pick up and set down of bins (see *Guide 1 Inner West Council Standard Services*)

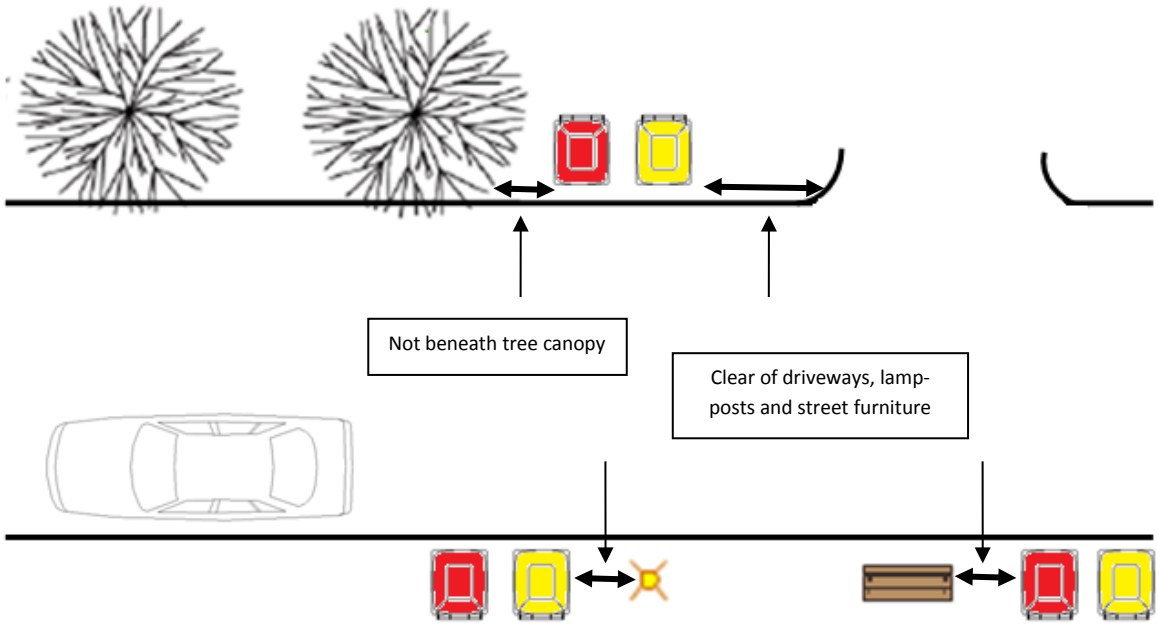


Figure 1: Location of collection point

DS4.4	The Collection Point is to be designated to minimise the potential impacts of waste and recycling collection activity upon the subject and neighbouring properties with regard to noise, odour or obstruction. These impacts are a function of: • the number of individual mechanical bin lifts required, • the level of organic material (odour source) or the level of glass and metals within the collected material (for which reason recycling collections can have a high noise impact), **And** • the duration a vehicle must stand at the collection point (known as "dwell time") to complete a cycle of attaching, lifting, emptying and replacing bins. Dwell time for mechanical side-load lifting is typically 8-12 seconds per bin. Dwell time can be minimised by: • locating the collection point away from obstructions, • allowing unimpeded access to bins for mechanical attaching and lifting, • orderly single-row presentation of bins by type with no overcrowding,

Performance Criteria	Design Solution	
		• ensuring the collection vehicle can stand away from parked vehicles, traffic, restricted parking or standing areas, **And** • avoiding obstruction of driveways or footpaths.
	DS4.5	Allowance must be made for 1 metre of presentation space for each waste or recycling bin. Parking restrictions may need to be sought or modified by request to Council to allow collection vehicle access to the Collection Point.
	DS4.6	A Collection Point is not to be located where it completely obstructs a shared driveway,
	DS4.7	A Collection Point is not to be designated where any part extends across neighbouring properties' kerbside frontages without written agreement from the respective property owner(s) for a shared collection point.
	DS4.8	Collection vehicles must be able to safely manoeuvre to and from the Collection Point under typical traffic conditions.
	DS4.9	**Note**: Details of requirements for specific development types are set out in relevant sections of these Standards.
Management		
	DS5.1	*Building management will be responsible for:* • Ensuring safety on-site in relation to all aspects of ongoing waste management, and abiding by relevant WH&S legislation; • Circulation of any recycling bins between chute rooms and the Waste Source Separation and Storage Area; • Ensuring bins are moved to and from the Waste Source Separation and Storage Area and the designated collection point at service times, and orderly presentation of bins for collection; • Washing bins and cleaning of Waste Source Separation and Storage Areas; • Maintenance and wash down of any waste or recycling chutes operated at the site; • Maintenance and management of any waste and recycling equipment provided on site; • Managing communal composting areas (if applicable); • Arranging with Council for repairs to or replacement of any Council-provided collection bins; • Arranging for the prompt removal of any dumped waste on-site or at the designated Waste and Recycling Collection Point; • Displaying and maintaining consistent signage in all communal waste and recycling storage areas detailing Council requirements for source

Performance Criteria	Design Solution
	separation and correct disposal of waste and how to use the services. Standard signs are available from Council; • Ensuring all residents are informed of the general waste, recycling, composting, bulky waste and special waste arrangements; • Managing any service agreements or contracts related to waste and recycling collection, waste equipment operation and maintenance; **And** • If a caretaker is needed for waste management on site this will be identified in the Waste and Recycling Servicing Plan and will be included in conditions of consent.

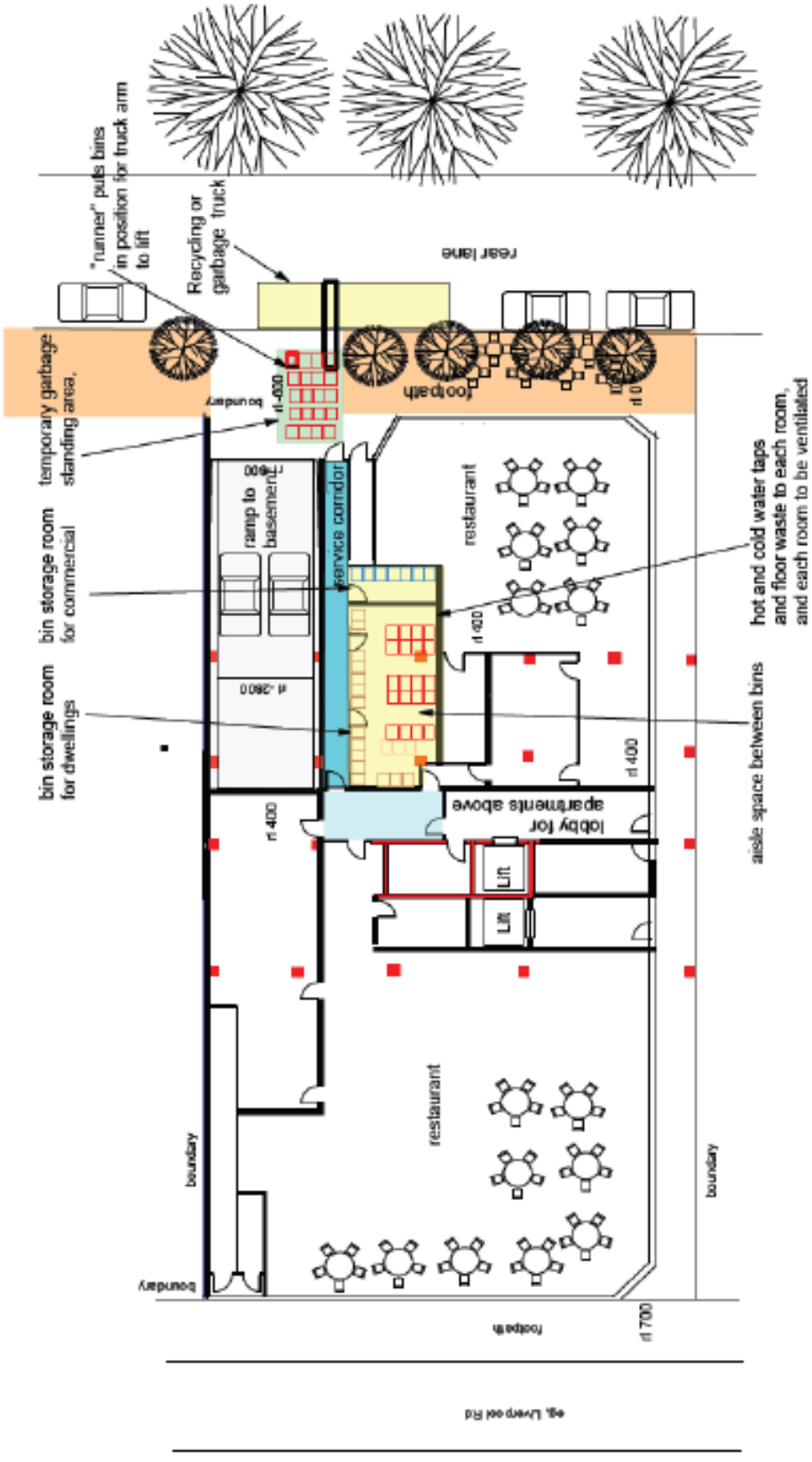


Figure 2: Example Development Waste Servicing Concept Diagram

Section 3: Multi-Storey Residential Developments: Specific Provisions

Waste management design in multi-storey multi-unit buildings must not only account for internal circulation, storage and collection of waste, but also take into account resident's amenity, impacts on neighbouring buildings and any waste collection impact on the public streetscape, local pedestrian and traffic circulation.

The **State Environmental Planning Policy no 65** and the referenced **Apartment Design Guide** requires the following objectives to be achieved for certain type of apartment buildings:

Objective 4W-1 Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents
Design guidance
Adequately sized storage areas for rubbish bins should be located discreetly away from the front of the development or in the basement car park
Waste and recycling storage areas should be well ventilated
Circulation design allows bins to be easily manoeuvred between storage and collection points
Temporary storage should be provided for large bulk items such as mattresses
A waste management plan should be prepared

Objective 4W-2 Domestic waste is minimised by providing safe and convenient source separation and recycling
Design guidance
All dwellings should have a waste and recycling cupboard or temporary storage area of sufficient size to hold two days worth of waste and recycling
Communal waste and recycling rooms are in convenient and accessible locations related to each vertical core
For mixed use developments, residential waste and recycling storage areas and access should be separate and secure from other uses
Alternative waste disposal methods such as composting should be provided

Design which ensures the minimisation and effective management of residential waste from apartments contributes to the visual and physical amenity of a building as well as limiting potentially negative impacts on the environment.

These provisions apply for developments of four storeys or more, or where lift services are integral for residential access, such as places in the **Ashfield Town Centre** or **Ashfield West**. For developments of fewer than four storeys, such as in **R3 Medium Density Zones** - see ***Section 5: Low-Rise Residential Developments: Specific Provisions***.

General Objectives

- To minimise the overall impacts of waste and recycling management in buildings by designing for waste and recycling systems that are: hygienic; accessible; easy to use; maximise recycling; safe; quiet to operate; adequately sized; and visually compatible with their surroundings.
- To provide efficient and flexible ongoing waste operations with low maintenance, complexity and labour requirements to avoid imposing unnecessary costs on building management.
- To allow Council to provide waste and recycling collection services to all residential developments.

Performance Criteria	Design Solution
Circulation and Access for Waste and Recycling	
	Waste Chutes for internal waste transport
	DS1.1 For multi-storey residential buildings with a rise of four storey's or more, a waste chute is required servicing each individual residential storey above the waste storage area level. (Waste chute design is to comply with *Guide 3: Waste Chutes, Compactors, Balers and Crushers*).
	DS1.2 Waste chutes are to be provided with inlet hoppers of a design for safe use by any resident (allowing for age or ability), and inlet hoppers are to be enclosed within a chute room.
	DS1.3 The total maximum travel distance from any residential dwelling entry to a waste chute room on any relevant storey is not to exceed 30 metres. Additional waste chutes may be required for buildings in order to achieve this maximum travel distance.
	DS1.4 Where waste chutes are installed, a waste caretaker must be assigned to support the chute and discharge operations.
	DS1.5 Chutes for recycling are ~~generally~~ not permitted, either as dedicated chutes or by mechanical diverter using a single shared chute for waste and recycling.
	Chute Rooms
	DS1.6 Each residential storey of a building serviced by a waste chute will have a chute room to control any spillage, odour, and noise from waste and recycling activity.
	DS1.7 Chute rooms are • to be provided in convenient, well-lit positions with regard to the vertical core of the building; • to be provided with and enclose inlet hoppers for the waste chute; • to provide space for recycling containers for the intermediate storage of recyclables (allowing for at least one 240-litre MGB for each four (4) units serviced by that chute room); • to be safely negotiated by people with disabilities. Chute rooms must allow for sufficient space to permit easy opening of the inlet hopper, opening of the chute-room door and the storage and manoeuvring of the recycling bin(s); • not be located adjacent to a~~n~~ habitable room; • to have the floor situated centrally below each inlet hopper finished with a smooth impervious material for ease of cleaning with a minimum area of not less than one square metre (1 m^2); **And** • display instructions on the use of the waste chute including not to dispose hazardous or bulky

Performance Criteria	Design Solution
	material into the chute, and what materials are recycled using the container(s) provided. Standard signs are available from Council.

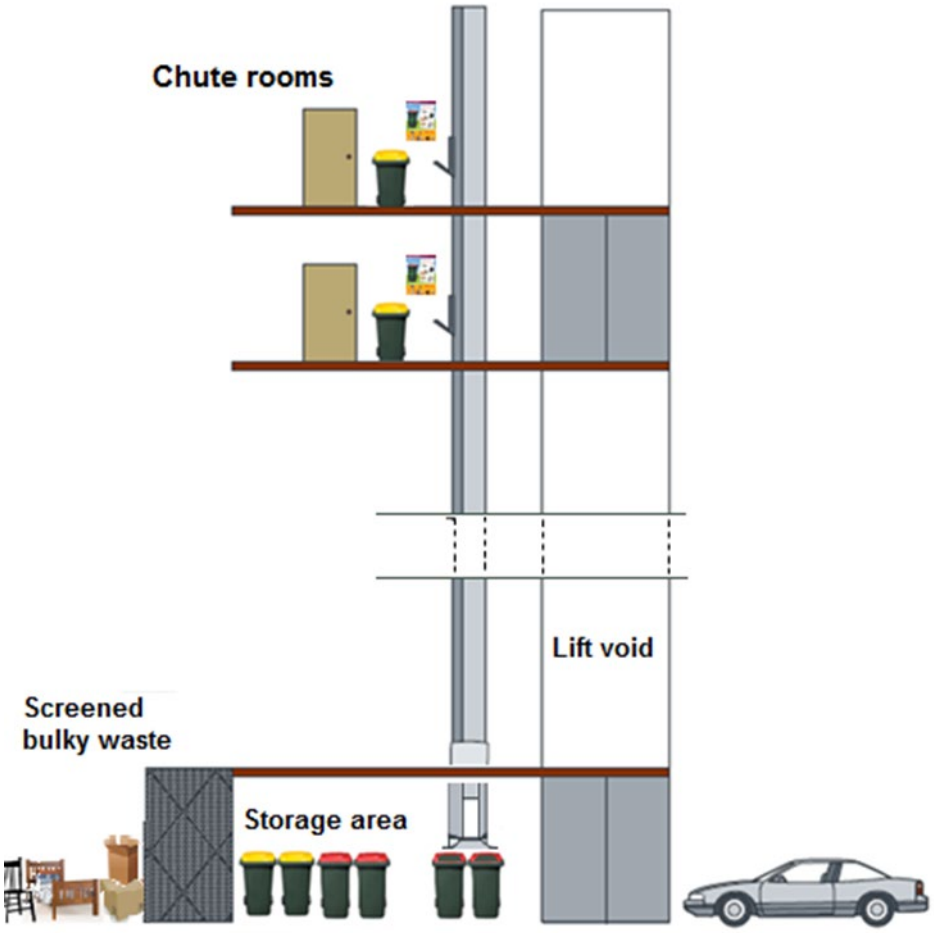


Figure 3: Chute rooms and discharge to waste storage area

Waste Source Separation and Storage Areas(s)		
	DS2.1	Waste Source Separation and Storage Area(s) are to be provided wholly within the site to house both waste and recycling bins, and are to be located no lower than one level below street level.
	DS2.2	Sites with restricted space, limited street frontage or difficult access should consider designs for ground floor level Waste Source Separation and Storage Area(s) or bin holding area(s) which can allow for off-street collection by Council or contractors (see **Section 3 DS3.4** to **DS3.17**).
	DS2.3	Design of any room used as a Waste Source Separation and Storage Area is to conform to **Guide 2: Waste Source**

Performance Criteria	Design Solution	
		Separation and Storage Area.
	DS2.4	Use of compaction equipment for waste volume reduction ~~will only be considered for approval after all other design options to reduce waste storage issues have been proven unworkable. Where compaction equipment using Council provided bins is installed it is to be used for non-recyclable waste only. (Bulky cardboard balers may be used for commercial premises).~~is prohibited.
	DS2.5	Access to the area where any waste chute discharge ~~or compaction equipment~~ is located within the Waste Source Separation and Storage Area is to be restricted by keyed lock for safety reasons.
	DS2.6	There should be no public access to a Waste Source Separation and Storage Area which would allow unsecured access to the rest of the building.
	DS2.7	With the exception of interim storage of bulky waste and special waste, all waste and recycling located in a Waste Source Separation and Storage Area is to be contained within a designated bin for that waste type.
	Calculating storage area requirements	
	DS2.8	The standard residential waste and recycling storage capacity is to be met by • providing space for one (1) x 240 Litre waste bin and one (1) x 240 Litre recycling bin for every two residential units, rounding up the bin numbers. • ~~Allowing additional space to accommodate any compaction equipment dimensions (compaction may be used to reduce the number of bins needing handling but storage capacity, but to ensure flexibility of future use the area required remains determined by the number of units).~~ • allowing an additional minimum 50% of the bin ~~and compactor~~ footprint area (rounded) for space to manoeuvre bins. • discounting any recycling bins normally stored in chute rooms. • If the development has communal landscaped area or courtyards, provision may be required for Garden Organics bins.

Performance Criteria	Design Solution

EXAMPLE OF RESIDENTIAL WASTE AND RECYCLING STORAGE AREA

A multi-unit development with 29 units across five residential storeys, with waste chute and compaction. For waste bin footprint see *Reference 1: Ashfield Council Standard Service*.

		Minimum Area
Waste bins	(29 x 240L bins/2) = 15	6.5m^2
Recycling bins	(29 x 240L bins/2) = 15 Less 5 in chute rooms = 10	4.3m^2
~~Compactor~~	~~Carousel x 4 bins~~	~~4m^2~~
Manoeuvring space		(6.5+4.3+~~4~~) = 10.8~~15~~ x 50% = ~~7.5~~5.4m^2
TOTAL Storage Area for bins		~~22.3~~16.2m^2

DS2.9 Any request for a variation in storage area requirements compared to the calculated area must provide evidence that unique features of the site warrant consideration, and that other design options have been investigated and exhausted.

Bulky waste

DS2.10 An additional dedicated space (such as a room or screened area), is to be provided within or in close proximity to the Waste Source Separation and Storage Area for the interim storage and management of Council-collected bulky waste and mattresses. Up to 20 dwellings, a minimum four square metres (4 m^2) would be acceptable. In developments over 20 dwellings, a minimum acceptable allocated space would be eight square metres (8 m^2) for every 50 residences for residential storage. Mesh screening permitting view into the room should be considered in the design of this area to allow for improved security by users.

Performance Criteria	Design Solution

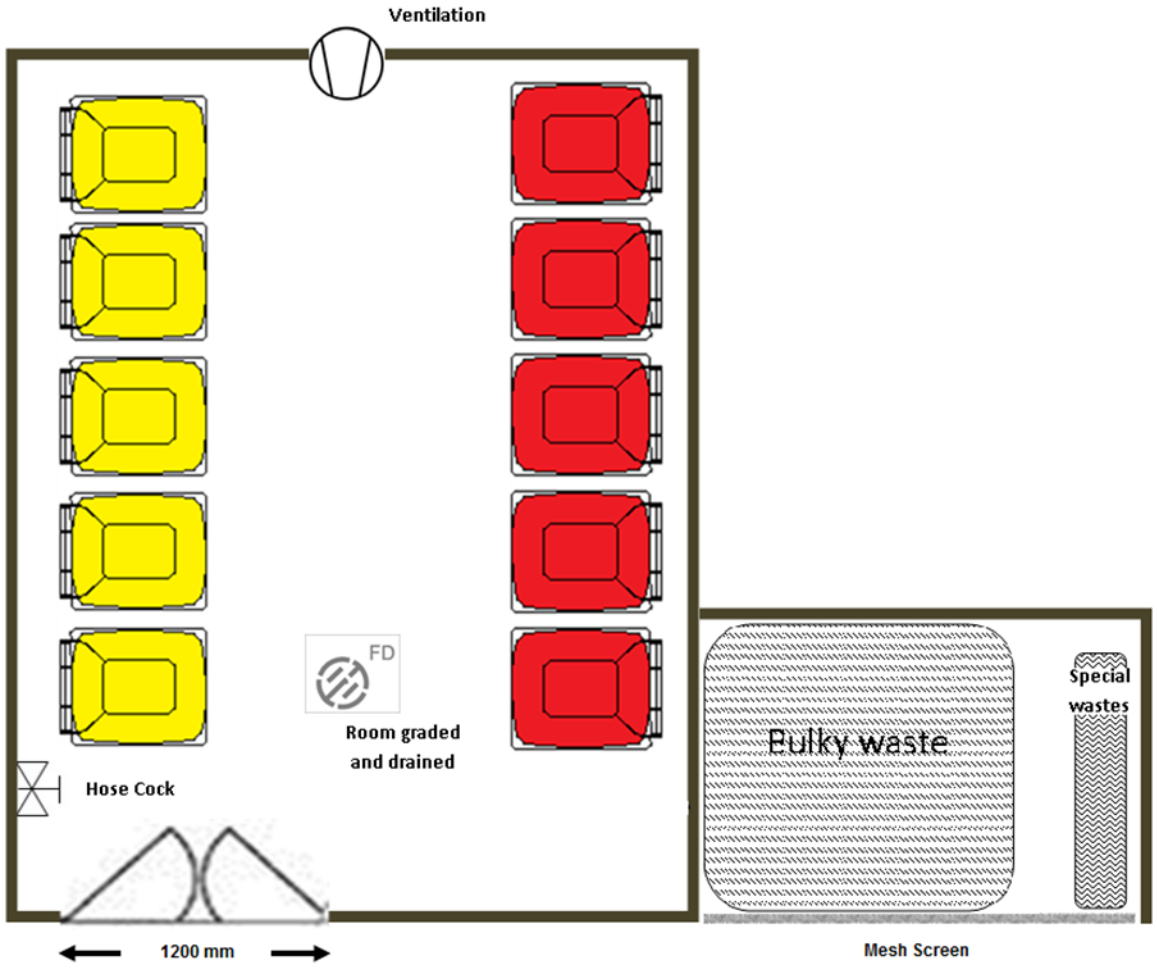


Figure 4: Example of waste source separation and storage area

Performance Criteria	Design Solution

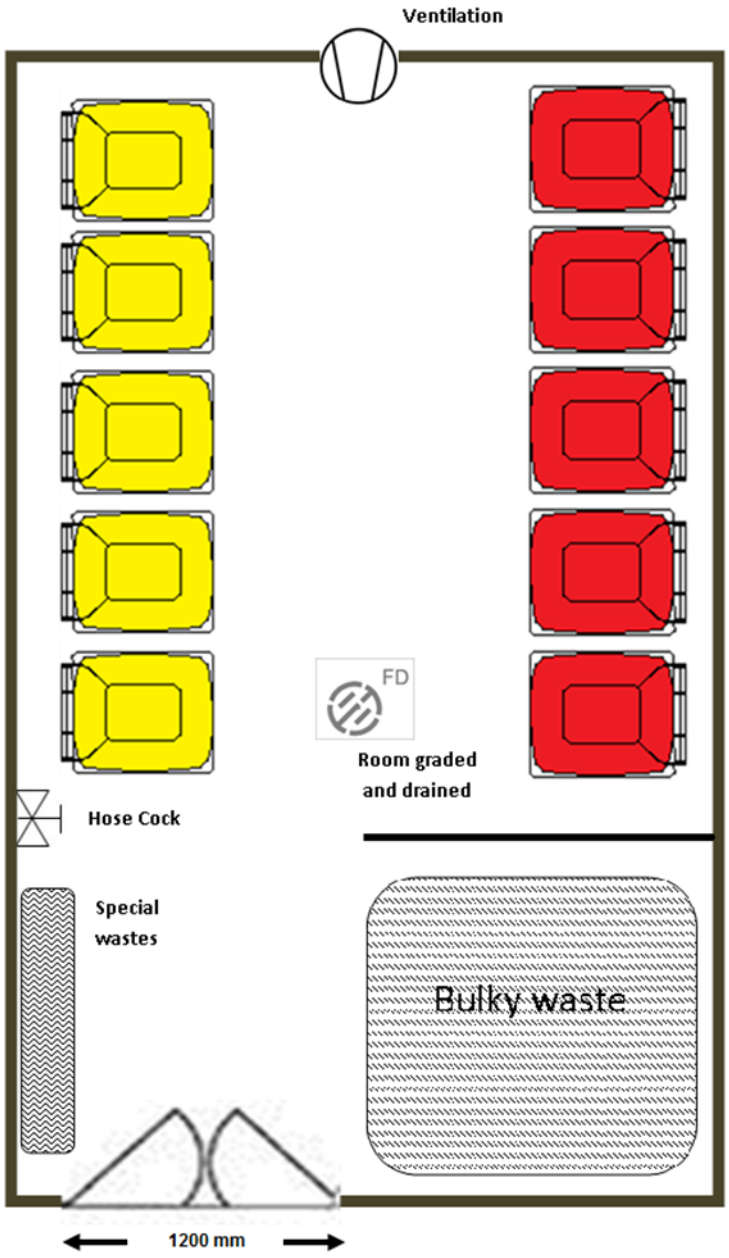


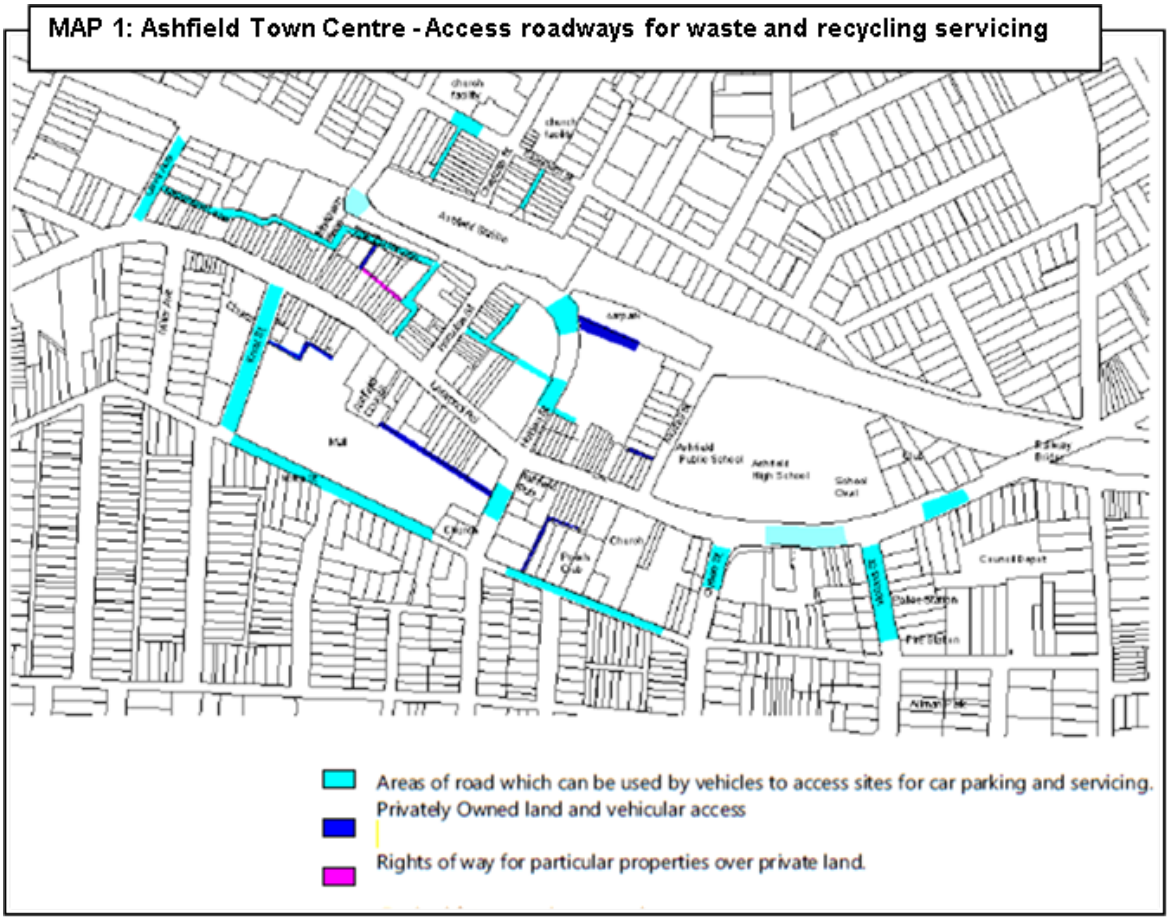
Figure 5: Alternate layout for waste source separation and storage area

Special Wastes	
DS2.11	Allocation in the bulky waste space can also be made for interim storage of special waste such as electronic goods, batteries, computers, televisions, fluorescent tubes and smoke detectors. A caged section should be provided for gas bottle disposal. Disposal of these separated items would be the responsibility of the building management or Body Corporate. Council does not provide collection services for these items, but does have drop-off options for resident waste electronic goods, computers, and televisions. The NSW government provides some periodic collection events

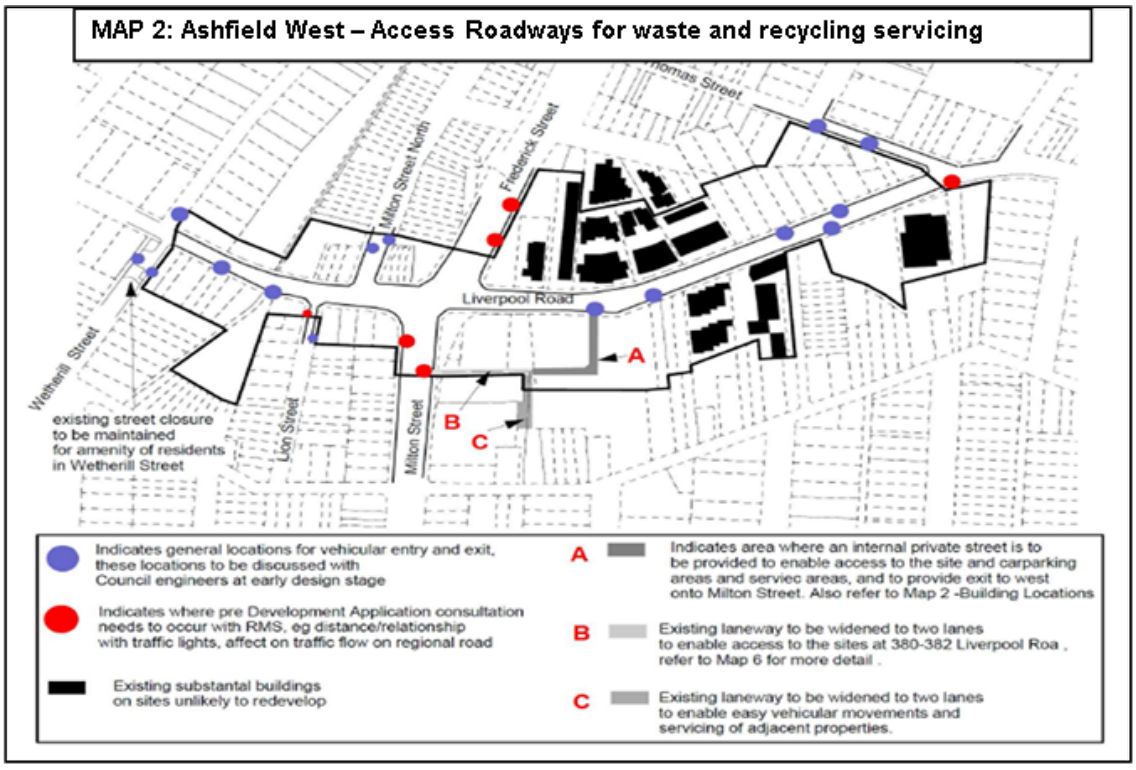
Performance Criteria	Design Solution
	for batteries, fluorescent tubes, smoke detectors and gas bottles.
	Composting or worm farming space
	DS2.12 Space for composting and/or worm farming, being an unpaved earth surface or within a bunded area drained to a sewer system, must be available for all residents as a communal facility. An acceptable minimum area would be $2m^2$ for every 50 dwellings. Where possible, such composting space is to be integrated with the design of communal open space areas. This provision can be satisfied by making space available in private courtyards where available.
	Wash down area
	DS2.13 An area for bin wash down is to be provided within the site. This area is to be located within a bunded area drained to a sewer system or can be an unpaved earth surface.
Waste and Recycling Collection Points	
Note that Liverpool Road and Parramatta Road are major arterial roads, some parts of these roads might be unable for providing direct service access or presentation of bins for collection. Given this, the following specific access requirements are imposed for key areas of Ashfield Town Centre: Driveways which provide access to a development for waste collection shall be provided from lanes and secondary streets identified on **Map 1**	**DS3.1** **Ashfield West:** Driveways which provide access to a development for waste collection, shall be provided from road locations generally in locations identified on **Map 2**
	DS3.2 **Hurlstone Park Enterprise Zone:** Driveways which provide access to a development for waste collection, shall be provided from road locations generally in locations identified on **Map 3**
	DS3.3 **Parramatta Road Enterprise Corridor:** Refer **to Part D6 of the DCP** for site layout principles for servicing buildings off the main road where there is no side or rear access. Rear lanes or side access are to be utilized where available. The verge to laneways may need to be widened to provide sufficient space for safe collection access adjoining the carriageway Early consultation prior to any design finalisation should occur with Council's staff, and if required the **Roads and Maritime Services**, to determine satisfactory access and collection locations.

Performance Criteria	Design Solution

MAP 1: Ashfield Town Centre - Access roadways for waste and recycling servicing

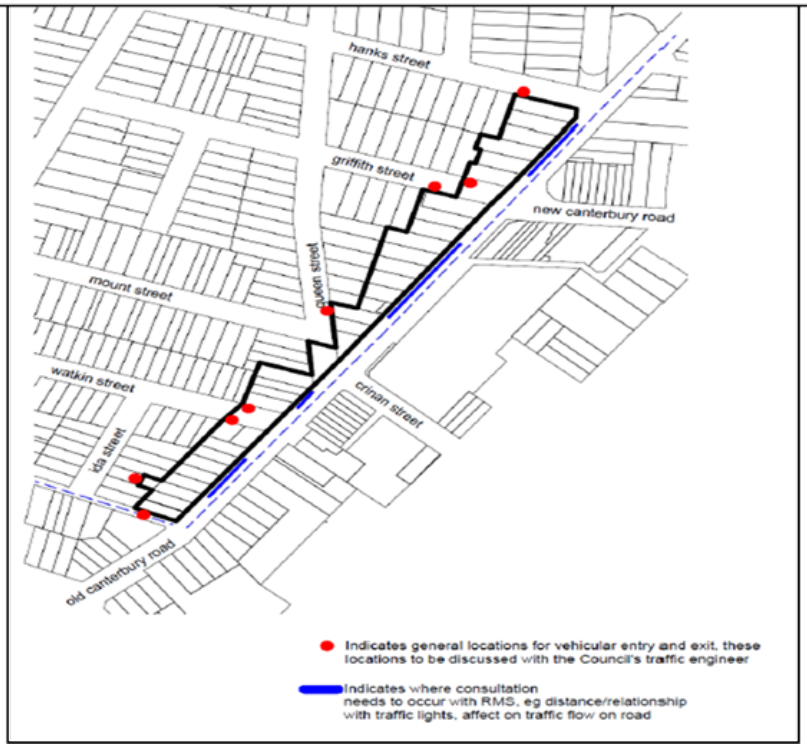


MAP 2: Ashfield West – Access Roadways for waste and recycling servicing



Performance Criteria	Design Solution

MAP 3: Hurlstone Park Enterprise Zone – Access roadways for waste and recycling servicing



DS3.4	Any other location to where this DCP applies is to service multi-storey residential developments 4 storeys or higher using a rear lane or driveway where available, or utilise side access.
DS3.5	The Waste and Recycling Servicing Plan for multi-storey residential developments must indicate: • The location of any vehicle standing areas for the proposed Waste and Recycling Collection Point(s) such as public streets • Any required truck manoeuvring areas to service the development's waste. Any interior to the building vehicle collection, e.g. on large sites which can accommodate this is to be shown in plan and section; • the circulation path with minimum 1200mm wall-to-wall clearance for bins to and from the Waste Source Separation and Storage Area (bin room) and collection point; **And** • the access path for collection vehicle to the Collection Point for final 30 metres or from nearest Council roadway (whichever is greater).
DS3.6	Waste and recycling collection vehicles must be able move in an access roadway or laneway in a forward direction, or when inside a site be able to enter and depart in a forward direction.

Performance Criteria	Design Solution

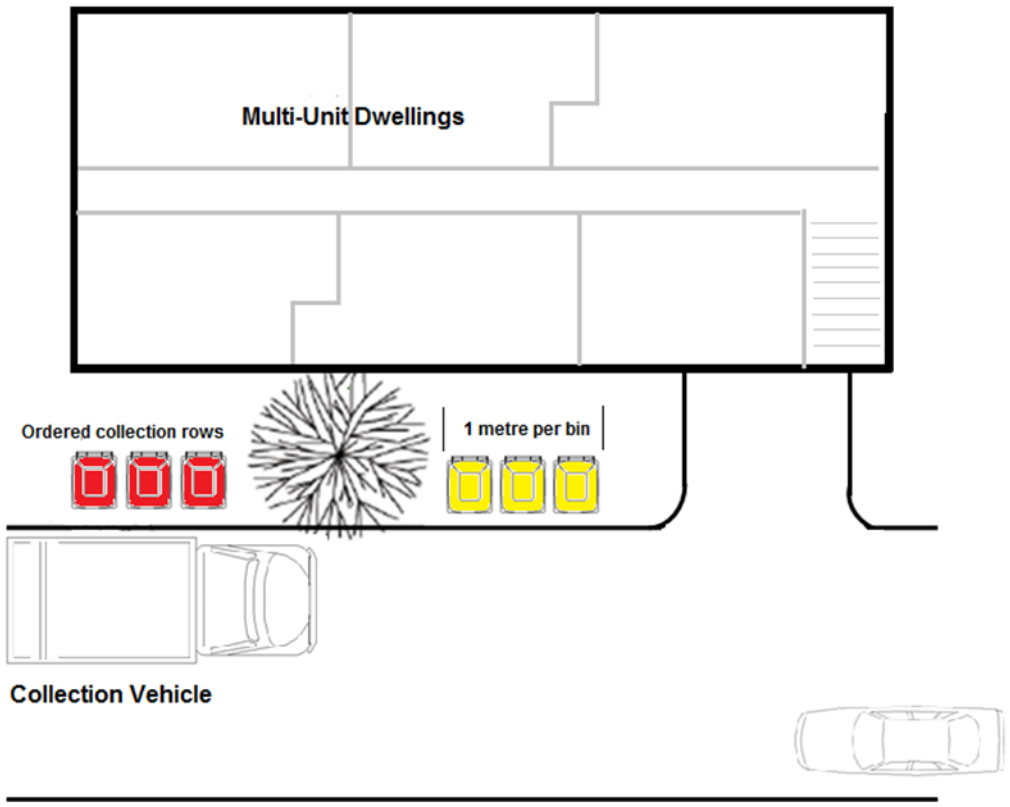


Figure 7: Use of street front collection for multi-unit dwellings

	Preferred collection point-on street and verge area
DS3.7	Residential developments where the space required for presentation of bins at a kerbside collection point does not exceed the width of the available property frontage less any driveway space are permitted to designate a kerbside collection point for residential waste and recycling.
DS3.8	Waste and Recycling Collection Points designated at kerbside must be sensitive to the level of traffic of the service roadway, and the designation of any traffic clearways impacting on vehicles required to stand at kerbside for collection.
DS3.9	For all other multi-storey multi-unit residential developments provision is to be made for off-street collection of waste, recycling and bulky items. This can be achieved by either • Ground-floor level bin storage or holding area(s) accessible from street, or • Interior to building vehicle collection where sites are large enough to accommodate this.

Performance Criteria	Design Solution

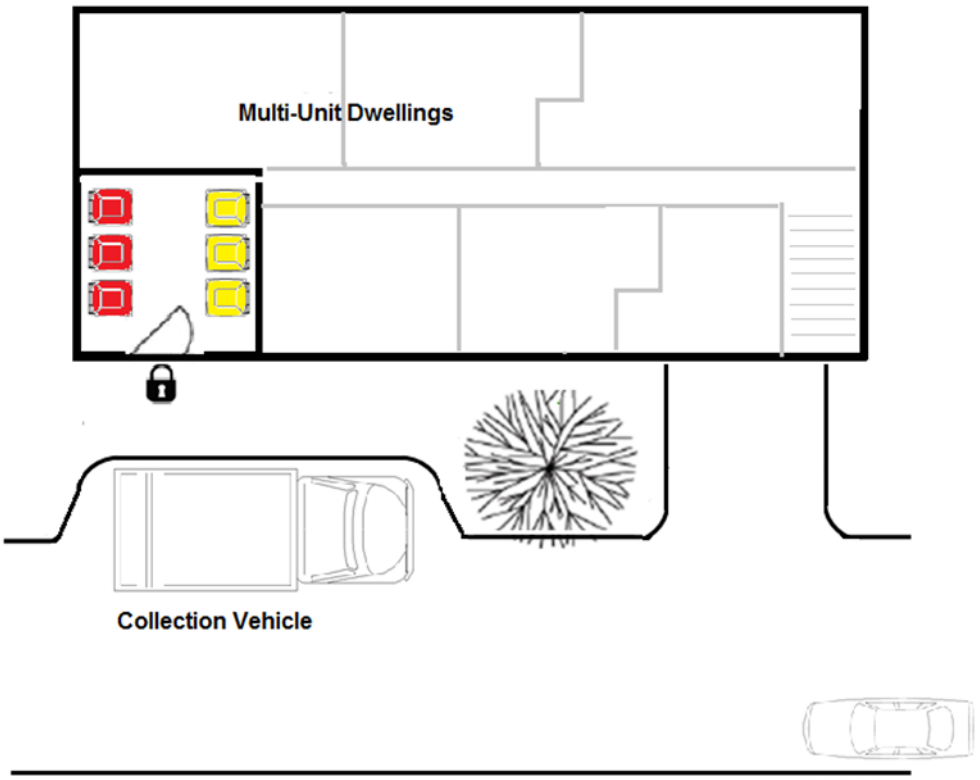


Figure 8: Use of off street ground floor level storage area for collection (with lay-by)

	Provisions for Ground floor level Waste Source Separation and Storage Area(s) or bin holding area(s)
DS3.10	Ground floor bin storage can be either a designated Waste Source Separation and Storage Area(s) or an interim bin holding area. If designated as an interim bin holding area the provisions for bulky waste storage (see **Section 3 DS2.10** and **DS2.11**) may also be allocated to this area. A Waste Source Separation and Storage Area is still required.
DS3.11	A ground floor bin storage area is to be located no further than 15 metres within the property from the access/property boundary, and be within the building so as to not be visible from a public space.
DS3.12	A Waste and Recycling Collection Point must be identified within the 30 metre maximum transport distance from apartments (see Figure 9), for up to 660 Litre MGBs (or 10 metres for larger bins). The pathway between the ground-floor bin storage or holding area and Collection Point must be free of obstructions, steps and with a gradient no greater than 1:12 at any point.
DS3.13	Preferred waste design practice is for a Waste and Recycling Collection Point to be located wholly or partly on private property in the form of a vehicle lay-by for such a collection

Performance Criteria	Design Solution
	approach so as to minimize traffic obstruction. A hard-pad area is to be provided for placement of bins.
	DS3.14 The ground-floor bin area should be a secured room. To allow access for Council or its contractors a Council-approved key system must be provided and will be a consent condition. Security boxes using the approved key system can be provided by developments relying on electronic swipe or fob systems for secure entry.
	Provisions for Interior-to-building vehicle bin collection for situations where are site is able to accommodate truck movements
	DS3.15 The gradient of the driveway should be in accordance with *AS 2890.1-2004 Parking facilities - Off-street car parking*, Section 2.5.3.
	DS3.16 Clearance at the vehicle entrance/exit and along the path of travel must be sufficient for the swept path of a standard Council waste collection vehicle (for dimensions see *Guide 1: Inner West Council Standard Services*).
	DS3.17 The minimum vertical clearance includes clearances of all service ducts, pipe work and similar fittings
	DS3.18 Pavement strength shall be sufficient to support a laden standard Council collection vehicle (see *Guide 1: Inner West Council Standard Services*).
	DS3.19 Waste or Recycling collection vehicles entering a development must be able to service a development efficiently and effectively, with best practice requiring no need for the vehicle to reverse at any time to complete collection. Note that Council standard collection vehicles use a mechanical lift located on the left-hand side of the vehicle with a minimum vehicle clearance when lifting of 3.9 metres.
	DS3.20 If a vehicle turntable is used to ensure forward travel for entrance and/or exit, it must have a capacity sufficient for a standard Council collection vehicle (see *Guide 1: Inner West Council Standard Services*).
	DS3.21 Where development site constraints cannot be overcome and a collection vehicle must use a reverse manoeuvre in order to exit the site in a forward direction, the following requirements must be met: • Safety considerations to have been fully addressed, and use of a reverse manoeuvre is minimised; • Use of T-shaped or Y-shaped turning heads may be considered provided the reversing distance is no greater than the length of the collection vehicle. Templates for reverse turning heads should be in accordance with examples in *AS 2890.2:2002 Parking Facilities - Off-street commercial vehicle facilities;* • Reversing areas must be clearly marked so drivers and pedestrians can see them easily; and

Performance Criteria	Design Solution
	• Measures to prevent unauthorised entry into the reversing area are stipulated in the Waste and Recycling Servicing Plan.

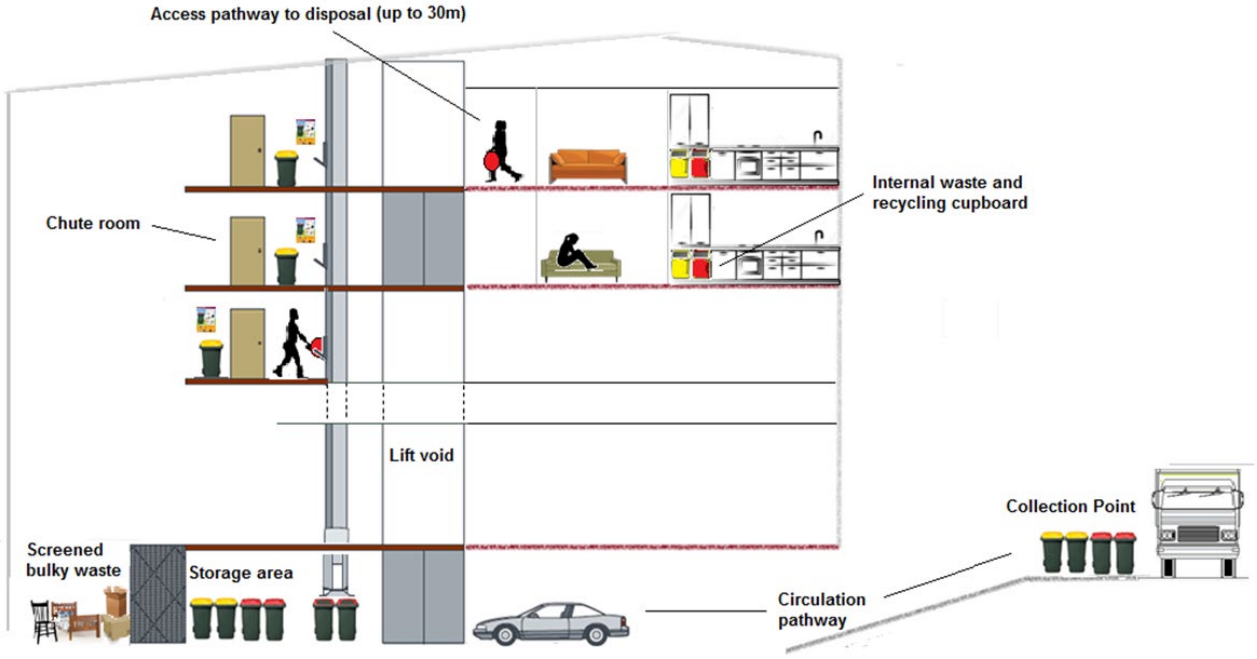


Figure 9: Multi-unit-dwelling design including access & circulation pathway, storage area, and collection point

Performance Criteria	Design Solution

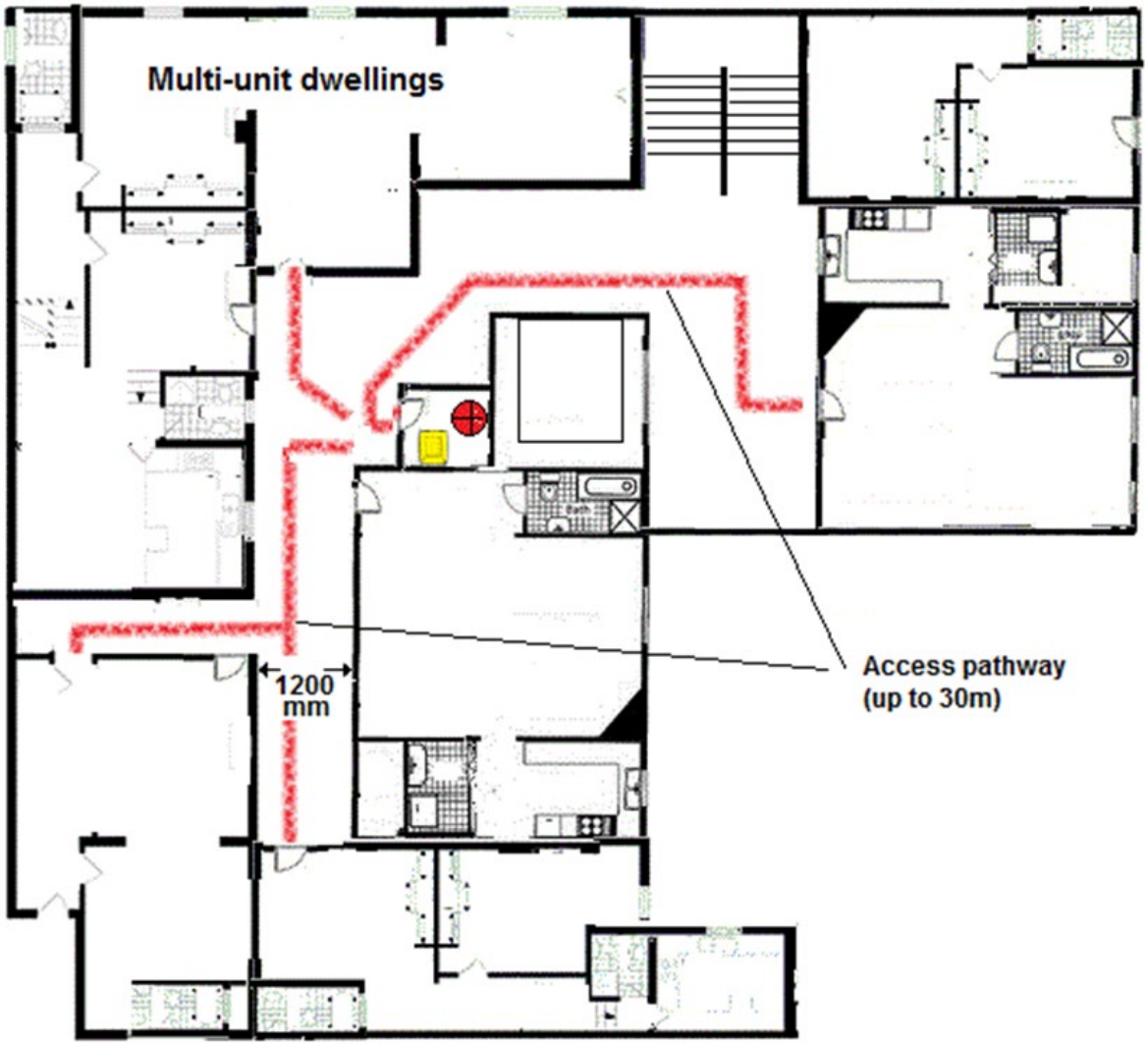


Figure 10: Multi-unit-dwelling access pathway to chute room

Section 4: Mixed-use residential & commercial developments: Specific Provisions

This section details the waste and recycling requirements for developments where residential and commercial premises occupy the same overall site or are jointly located in a building, and provides controls for the commercial parts and where relevant how have an interface with the residential waste component.

General Objectives

- To foster source separation and recycling by commercial premises
- To ensure both private and Council collection may be provided to service residents and business premises without interference.

Controls

Performance Criteria	Design Solution	
Separation of commercial and residential waste and recycling		
	DS1.1	Where a residential development and commercial development occupy the same site, the waste and recycling handling and storage systems for residential waste and commercial waste (including waste originating from retail premises) are to be additional, separate and self-contained. Commercial and retail tenants must not be able to access residential Waste Source Separation and Storage Area(s), or any storage containers or chutes used for residential waste and recycling.
	DS1.2	Waste and Recycling Collection Points for both residential and commercial waste and recycling may be shared.
	DS1.3	The Waste and Recycling Servicing Plan is to identify the storage areas, collection points and management systems for both residential and commercial waste streams.
	DS1.4	The waste storage, handling, collection and management systems for the residential or commercial waste components of the mixed development are to comply with the design provisions within the relevant sections of these standards relating to residential and commercial premises, with special regard to circulation and access pathways and distances, and any storage requirements.
	DS1.5	All commercial and residential waste and recycling storage is to be located wholly within the site and in an area that minimises any noise or odour impacts on the amenity of nearby premises.

Performance Criteria	Design Solution

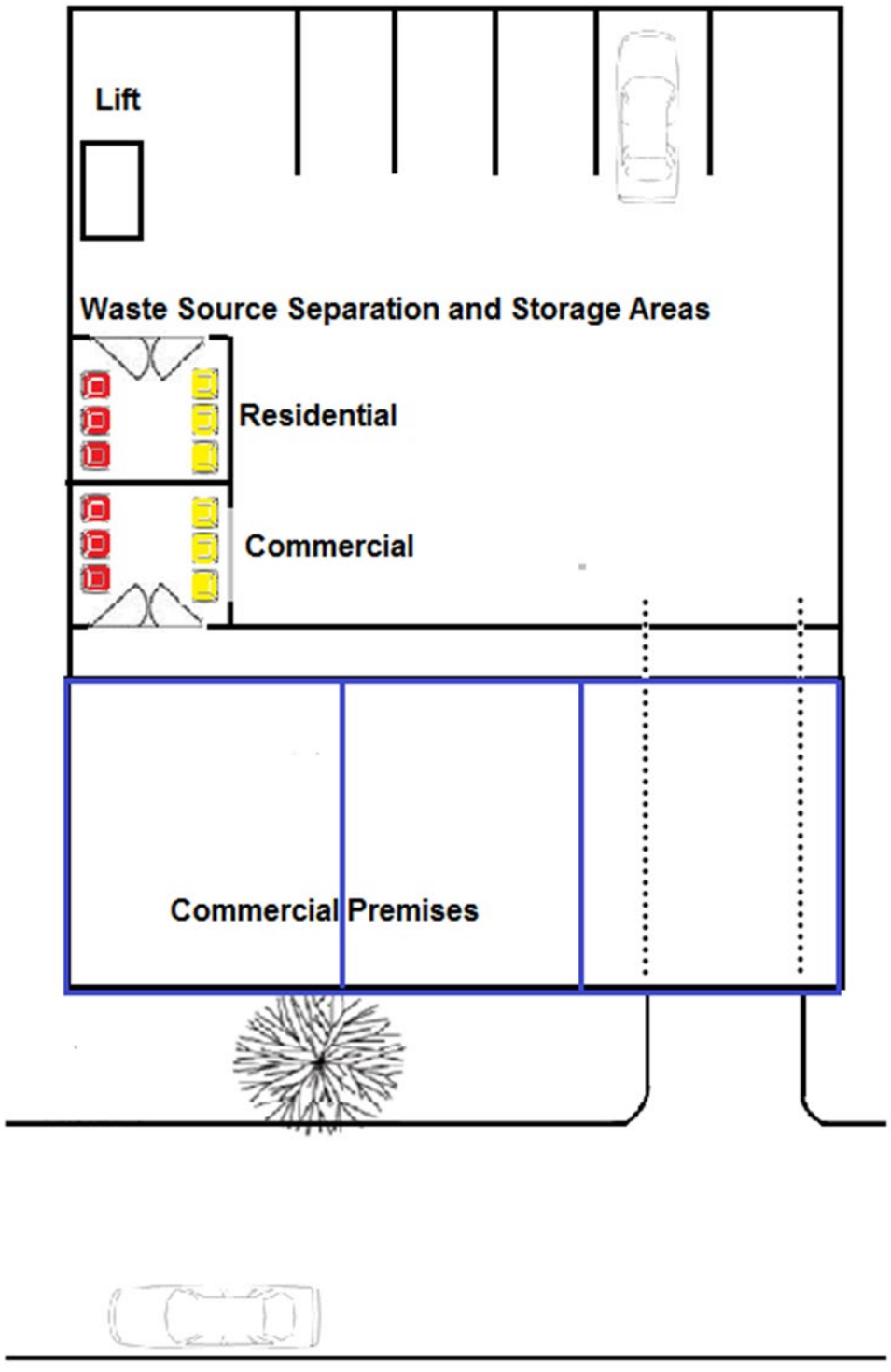


Figure 11: Mixed use premises showing separation of residential and commercial waste and recycling storage

Commercial waste contracts	
	DS2.1 No commercial waste or recycling is to be placed in a public place for collection unless fully contained within a designated bin for that waste type.

Performance Criteria	Design Solution	
	DS2.2	Businesses or building managers must have written evidence of a valid and current contract (held on site) for waste (garbage) and recycling collection for disposal or processing. The contract can be with a private operator or a service provision by Council.
	DS2.3	Design of any room used as a Waste Source Separation and Storage Area is to conform to **Guide 2: Waste Source Separation and Storage Area**.
	DS2.4	Where applicable, all businesses are encouraged to include provisions in their waste contracts that allow for the collection and recycling of high-grade and low-grade office paper, cardboard packaging, paper from secure document destruction, batteries, equipment containing printed circuit boards, computers, televisions, fluorescent tubes, or other recyclable resources from the waste stream. Provision for separated paper bin storage will apply to commercial office developments (see **Section 6 DS4.1** and **DS4.2**)
	DS2.5	If contaminated sharps (e.g. syringe needles) are generated at the site, non-reusable sharps containers for safe disposal shall be provided in accordance with **Australian Standard 4031-1992: Non-reusable containers for the collection of sharp medical items** in health care areas, and appropriate Clinical waste collection and disposal contracts are to be held by the site building manager or generating commercial premises.
	DS2.6	Council may limit the trading hours and/or the hours for waste collection/deliveries where there is the potential for significant impact on residential amenity. Inner West Council applies restrictions on collection hours for drive through food outlets and licenced premises (see **Section 6**).
	Space allocations	
	DS2.7	In commercial developments with multiple commercial premises totalling over 500 m2, a dedicated space (such as a room or screened area) is to be provided for the interim storage and management of bulky or fit-out waste, electronic goods, batteries, computers, televisions, fluorescent tubes and bulbs to allow source separation and recycling. An acceptable allocated space would be a minimum 4 m2 for every 500 m2 of retail or 2,000 m2 of office space.
	DS2.8	Space must be provided on site in reasonable proximity to retail or commercial premises to store re-usable commercial items such as crates, pallets, kegs, foam boxes and similar items such that storage of these items in a public place is completely avoided.
	DS2.9	Secure space must be allocated for the separate storage of liquid wastes, including commercial cleaning products, chemicals, paints, solvents, motor and cooking oil. These areas for liquid waste storage must be provided in accordance with the requirements of State agencies and

Performance Criteria	Design Solution
	legislation. For commercial spaces over multiple storeys, interim waste storage receptacles for waste and recycling must be located on each occupied storey sufficient for one day's generation of waste and recycling. These should be provided at any centralised kitchen area if available. Provision must be made (such as in cleaning contracts) for this material to be transferred to a central Waste Source Separation and Storage Area at least once daily.
	DS2.10 An area for bin wash down is to be provided within the site. This area is to be located within a bunded area drained to a sewer system or can be an unpaved earth surface.
	Calculating storage area requirements
	DS2.11 All commercial developments must have an enclosed Waste Source Separation and Storage Area(s) wholly on-site which provides adequate storage allocation capacity to meet their estimated generation rates (see **Guide 4: Waste and Recycling Capacity Needs**). Storage can be communal or for individual premises. This area is to be dedicated to storage of waste and recycling containers and equipment, and reuse or special wastes as described in **DS3.1**.
	DS2.12 The commercial waste and recycling storage capacity is to be met by first determining the types of commercial premises and their area within the development. The development's commercial waste and recycling capacity requirements can then be calculated using the estimates provided in **Guide 4: Waste and Recycling Capacity Needs** by multiplying generation by floor area. The number of bins is calculated by dividing the capacity needed by bin types provided (then rounding up). Space for sufficient bins to service this capacity is determined by the footprint occupied by this number of bins. Space to manoeuvre the bins is to be provided, allowing an additional minimum 50% of the bin footprint area for this purpose. The space for any door opening into the storage area is to be additional to the minimum bin room area.

Performance Criteria	Design Solution

EXAMPLE of COMMERCIAL WASTE AND RECYCLING STORAGE CAPACITY

A mixed use development with 200m^2 of unspecified non-food retail space and 2,000m^2 of office space (assuming a 6 business day week).

Multiply the waste or recycling value per 100 m^2 for the premises type in *Guide 4* by the floor area for that premises type to determine the daily capacities.

	Daily waste capacity	Daily recycling capacity
Non-food retail space	110L	140L
Offices	~~120L~~400L	~~240L~~600L
TOTAL	~~230L~~510L	~~380L~~740L

Weekly waste capacity need is ~~1,380~~3,060L. Weekly recycling capacity need is ~~2,280~~4,440L. (Daily capacity x 6 business days)

	DS2.13	Use of cardboard balers, glass crushers or other reduction systems for recycling may alter the storage space required for recycling, and may improve handling of large amounts of cardboard and glass. Such systems are not compatible with Council Business Waste collection, and may require private contracts for collection. Storage space may require fewer bins, or bins of different size. However, the equipment itself will require some floor space and manoeuvring space to operate. Applicants nominating to use such systems will need to provide evidence to Council of any changes to nominal storage requirements arising from their use, and should discuss with Council staff.
	DS2.14	The Waste Source Separation and Storage Area is to conform to the requirements of **Guide 2: Waste Source Separation and Storage Area.**
Access for collection		
	DS3.1	Where commercial collection takes place interior to a building, appropriate clearances need to be allowed for the collection vehicle to enter the premises, clear the waste container and exit the premises. Note that some commercial systems require the waste container to be lifted above the collection vehicle in order to be emptied (such as front-lifted bulk bins or hook lift bins).
	DS3.2	If clearance at any point is less than 4 metres then vehicle specifications will be required from the waste and recycling service provider that conform to the proposed development clearance. A swept path analysis in plan and elevation will be required to demonstrate the vehicles accessibility for internal and ramp access.

Performance Criteria	Design Solution	
Shop top type developments		
	DS4.1	Screened and separate storage is to be provided for commercial and residential waste and recycling bins. Where possible, provision is to be made to prevent access to the residential waste and recycling storage by operators of commercial premises.
	DS4.2	The Waste and Recycling Collection Points are to be designed to accommodate collection vehicles wholly on-site where possible, or by use of a lay-by reduce any obstruction to vehicle traffic on roadways.

INFORMATION GUIDES

OFF-STREET WASTE COLLECTION

The Ashfield local government area is planned to increase by more than 1,000 residential dwellings in the next ten years, within core development areas. It's not feasible to place all their bins on the street front for collection. The Town Centre also has a very high proportion of commercial properties that require the collection of multiple bins.

The high quality of new developments, both residential and commercial, means buildings are designed with sleek lines, uncluttered access and glass frontages, many with commercial retail outlets frontage. Such buildings are not suited for street front presentation of rows of wheelie bins over multiple days of the week.

The Standards set out the options for secure residential and commercial internal waste and recycling storage rooms, and the required clearances for collection vehicle to access buildings if required. These requirements will allow standard waste and recycling collection to proceed off street without obstruction or loss of safety and amenity, improving the quality of Ashfield's public spaces.

FORWARD TRAVEL COLLECTION

Standard collection vehicles are almost 10 metres long and weigh over 20 tonnes when loaded. They collect only from the left-hand side of the vehicle. The width of these vehicles impedes rear vision. Such vehicles are not suited to manoeuvres requiring major reversing or multiple-point turns.

Such driving manoeuvres are a common source of accidents involving large collection vehicles, and can be avoided through improved design for collection point access. Forward travel entrance and exit for collection improves the safety of waste and recycling collection, and also reduces the time and costs for waste and recycling servicing by improving transport flow.

SPACE FOR SOURCE SEPARATION and REUSE

Many businesses and residents need to dispose of items that do not fit within standard collection bins. Allocation of space at the design level for improved source separated recycling adds flexibility and safety in buildings to handle these items.

Bulky waste and fit-out waste are a regular addition to standard waste collected, and space is needed to store these until collection is available. Mattresses, e-waste and gas bottles are also significant wastes that can be recycled if collected separately. Items such as batteries, mobile phones and compact fluoro lights reduce resource recovery from waste if not separated at source.

Many business premises rely on transport packaging for products, such as kegs, pallets, crates and boxes. It is important to provide an opportunity for interim storage of these re-usable items to minimise breakage and loss, and to reduce reliance on single use packaging which generates additional waste.

INFORMATION GUIDES

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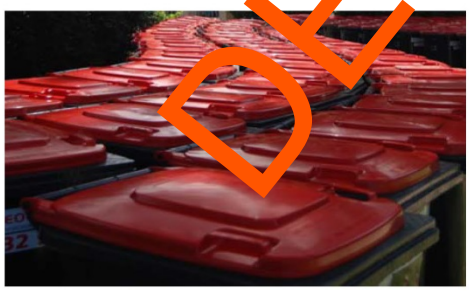

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Many business premises rely on transport packaging for products, such as kegs, pallets, crates and boxes. It is important to provide an opportunity for interim storage of these re-usable items to minimise breakage and loss, and to reduce reliance on single use packaging which generates additional waste.

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Section 5: Low rise residential developments: Specific Provisions

This section addresses other details relating mainly to access and servicing for low rise developments not specifically covered in **Sections 2** and **3** such as in areas which have an R3 Low Density Zoning.

General Objectives

- To ensure low rise residential developments have clear guidance on the provision of access and circulation of standard services bins.
- To manage the appropriate use of kerbside for waste and recycling collection from low rise developments, and ensure collection points are optimally located for the amenity of residents.

Controls

Performance Criteria		Design Solution	
Provisions for detached houses, granny flats, boarding houses (1B), and dual occupancies with access to the property street front			
		DS1.1	Space is to be allocated within the property boundary of each subject site for storing at least one each (per dwelling) of the standard Council waste, recycling and garden organics bins (see **Guide 1: Inner West Council Standard Services**).
		DS1.2	A minimum of a 1200 mm wide access pathway is to be provided between the rear area and the kerbside Waste and Recycling Collection Point, clear of steps or obstructions, for transport or removal of waste and recycling bins and bulky waste.
		DS1.3	The access pathway to move bins from storage to collection point is not to pass through the interior of a dwelling or other building.
Provisions for multi-dwelling developments such as townhouses or villas without individual property street frontages such as on large sites			
PC2.	Townhouse or villa type developments can deliver waste management under different configurations depending upon the number of dwellings, street frontage available to the development, and presence of an internal servicing roadway. For low-rise developments, an internal servicing roadway may include an underground car park access or off-street lay-by. Provisions for three common options are made in this section.	**DS2.1**	Approval to place bins for collection at kerbside at a designated Waste and Recycling Collection Point will only be provided if sufficient street verge area frontage is available to the development to present bins for collection. Allowance must be made for 1 metre of kerbside presentation space for each waste or recycling bin.
		DS2.2	The Waste and Recycling Collection Point must conform with the provisions of **Section 2 DS4.1-DS4.8**, with special attention to infringement on the kerbside street frontage of neighbouring developments. If those provisions cannot be met for a development, a Waste and Recycling Collection Point must be designated and designed wholly within the boundaries of the development, and the provisions of Options 2 and 3 will apply below.
		Option 1: Waste and recycling bins stored at each dwelling or a common storage area and able to be serviced at the street kerbside	
		DS2.3	Bins stored at each dwelling are maintained and circulated to the kerbside for collection by the occupants of the dwelling. The provisions for separate dwellings at **Section 4**

Performance Criteria	Design Solution	
		DS1.1-DS1.5 will apply.
	DS2.4	Bins stored in a common storage area are maintained and circulated for collection by a designated person, caretaker or development manager.
	DS2.5	Distance from any dwelling entrance to a common storage area is not to exceed 30 metres
	DS2.6	The common storage area will be an approved Waste Source Separation and Storage Area designed to comply with either the Internal or External construction provisions of **Guide 2: Waste Source Separation and Storage Area**
	DS2.7	An area for bin wash down is to be provided within the site. Preferably this area will be an unpaved earth surface or else is to be located within a bunded area drained to a sewer system (this may include within the Waste Source Separation and Storage Area if sufficient space provided).

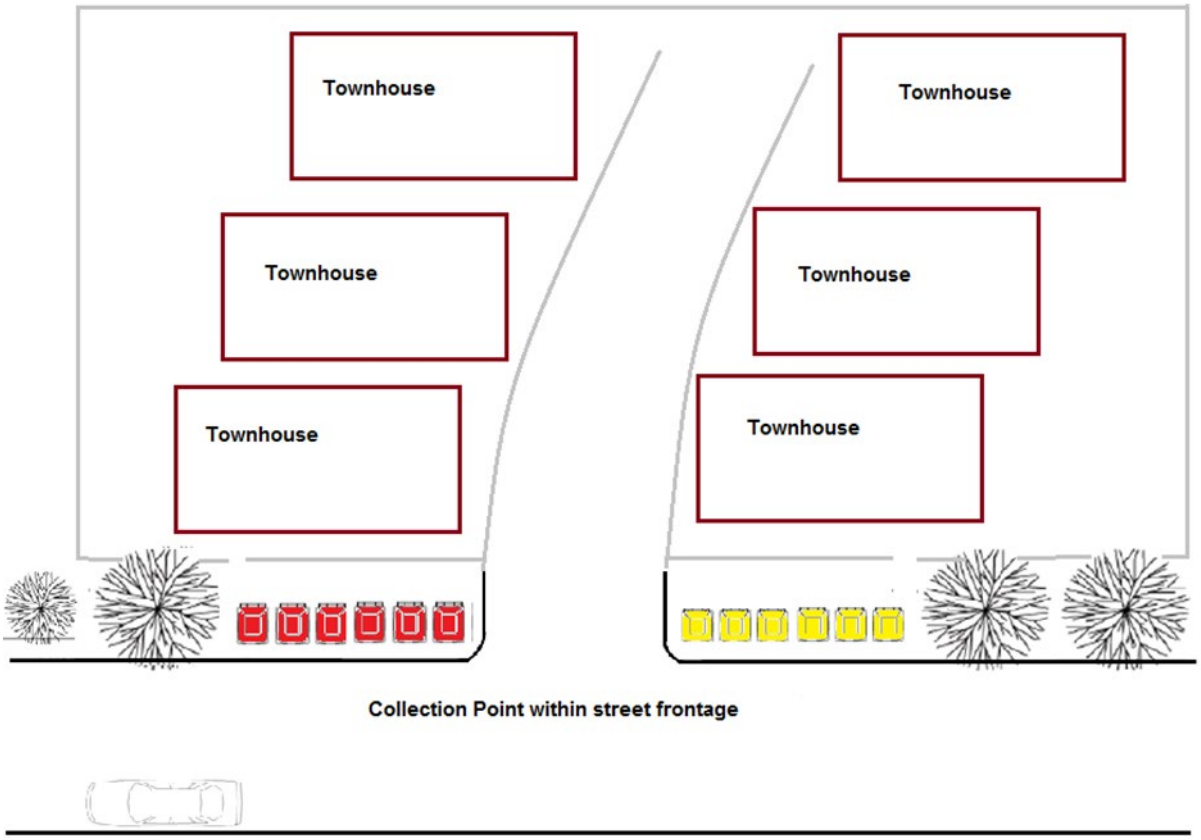


Figure 12: Low rise development with street frontage collection point

Performance Criteria	Design Solution

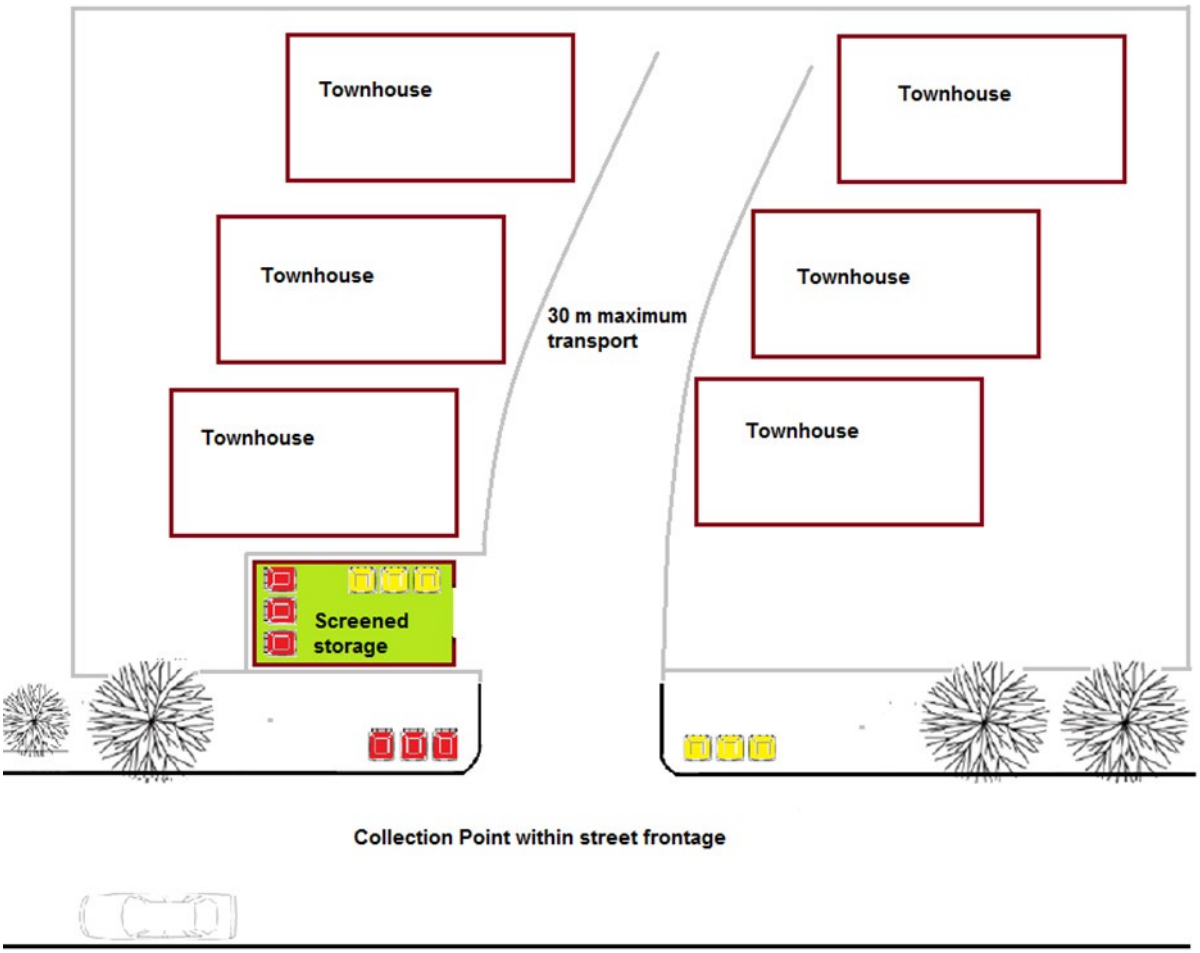


Figure 13: Low rise development with communal waste storage and street frontage collection point

Option 2: Waste and recycling bins stored at a common storage area and serviced from a servicing point on an internal servicing roadway.	
DS2.8	Collection from an internal servicing roadway is by agreement of the Council and its collection contractor, and for consideration will require appropriately designed and constructed roadways. A signed indemnity form in the form of a Deed Poll will be required from the development's Body Corporate (see **Guide 6: Standard Indemnity Deed Poll**).
DS2.9	For low-rise developments, an internal servicing roadway may include an underground car park access or off-street lay-by.
DS2.10	Bins stored in a common storage area are maintained and circulated for collection by a designated person, caretaker or development manager.
DS2.11	Distance from any dwelling entrance to a common storage area is not to exceed 30 metres.
DS2.12	Waste and recycling collection vehicles must be able to enter and depart a site and / or access a Waste and Recycling Collection Point on an internal servicing roadway in a forward direction. Attention should be paid to nominated

Performance Criteria	Design Solution	
		one-way internal servicing roadways, as Council collection vehicles mechanical lift is located on the left-hand side of the collection vehicle.
	DS2.13	Pavement strength of the internal servicing roadway(s) shall be sufficient to support a laden standard Council collection vehicle (see **Guide 1: Inner West Council Standard Services**).
	Option 3: Waste and recycling bins stored at each dwelling and serviced in front of each dwelling on an internal servicing roadway on large sites.	
	DS2.14	Collection from an internal servicing roadway is by agreement with the Council and its collection contractor, and for consideration will require appropriately designed and constructed roadways. A signed indemnity form in the form of a Deed Poll will be required from the development's Body Corporate (see **Guide 6: Standard Indemnity Deed Poll**).
	DS2.15	Bins stored at each dwelling are maintained and circulated to the kerbside for collection by the occupants of the dwelling. The provisions for separate dwellings at **Section 4 DS1.1 – DS1.5** will apply.
	DS2.16	Waste and recycling collection vehicles must be able to enter and depart a site and / or access a Waste and Recycling Collection Point on an internal servicing roadway in a forward direction. Attention should be paid to nominated one-way internal servicing roadways, as Council collection vehicles mechanical lift is located on the left-hand side of the collection vehicle.
	DS2.17	Pavement strength of the internal servicing roadway(s) shall be sufficient to support a laden standard Council collection vehicle (see **Guide 1: Inner West Council Standard Services**).
Provisions for residential unit buildings less than four storeys (including shop-top residential units)		
	Circulation and access for waste and recycling within site	
	DS3.1	Design should allow for clear path of access for all residents (with regard to age and ability) from dwellings to a communal waste source separation and storage area.
	DS3.2	Design should facilitate access by locating the waste source separation and storage area as a correlated area along path of travel for entry and exit to the development, including basement parking areas.
	DS3.3	The total maximum travel distance from any residential dwelling entry to a waste source separation and storage area (bins rooms) is not to exceed 30 metres.
	Waste Source Separation and Storage Areas	
	DS3.4	Bins for waste and recycling may be stored in either one or more communal areas, including: • Internal to building waste source separation and

Performance Criteria	Design Solution	
		storage areas, such as ground level enclosures or bin rooms within a basement. • On large sites, bins rooms located behind the building line and usually placed to the rear of a site within 30m of the front boundary, and not located near any dwellings. *See* **Guide 2: Waste Source Separation and Storage Area for requirements internal or external construction of storage areas**.
	DS3.5	Any waste source separation and storage area is to be located wholly within the site and be screened within a building and not visible from a public space.
	DS3.6	Capacity of the waste source separation area is to be calculated as set out for Multi-storey residential developments at **Section 3 DS2.8**, making allowance for waste and recycling bins, manoeuvring, and any waste handling equipment.
	DS3.7	Ensure adequate garbage capacity is provided to help reduce contamination of recycling bins.
	DS3.8	Given the need for continual access by residents, design of storage areas should allow for easy access for residents and any caretaker to all MGBs without the need to move bins around.
	DS3.9	Low-rise developments may be spread across a large area, encompassing a number of different low-rise blocks within a single development. Where this is the case, consideration should be given to incorporating more than one communal waste source separation and storage area within the development.
	DS3.10	For developments of up to 20 units, less than four storeys where lift access is not included, a bulky waste interim storage area is preferred but not essential. Provision for a designated waste collection point for bulky waste must be also made.
	DS3.11	Space for composting and/or worm farming, being an unpaved earth surface or within a bunded area drained to a sewer system, must be available for all residents as a communal facility. An acceptable minimum area would be $2m^2$ for every 50 dwellings. Where possible, such composting space is to be integrated with the design of any communal open space areas. This provision can be satisfied by making space available in private courtyards where available.
	DS3.12	An area for bin wash down is to be provided within the site. This area is to be located within a bunded area drained to a sewer system or can be an unpaved earth surface.
	DS3.13	Ensure that responsibilities for cleaning communal areas and bins, educating residents in the appropriate use of systems and for moving bins in and out of the storage area

Performance Criteria	Design Solution
	for collection, are clearly identified.
	DS3.14 Display clear signs indicating appropriate use of recycling systems.
	Waste and Recycling Collection Point
	DS3.15 Residential developments where the space required for presentation of bins at a kerbside collection point does not exceed the width of the available property frontage less any driveway space, are permitted to designate a kerbside collection point for residential waste and recycling.
	DS3.16 Designate suitable waste and recycling collection point(s) to collect the required number of waste and recycling bins that are free from potential obstacles.
	DS3.17 Designate suitable bulky waste collection point(s) for the development.

Section 6: Commercial development types: Specific provisions

This section details additional specific provisions applying to specific commercial developments including Offices, Food Retailers and Producers, Drive in Take Away Food Outlets, Retail Premises, Medical & Health Services Premises, Clubs and Hotels, and Accommodation Premises such as Serviced Apartments and Boarding Houses.

General Objectives

- To mitigate litter, noise and odour impacts arising from waste on neighbouring residents and business premises.
- To provide better practice design measures to ensure recycling and re-use management options are as easy to access as waste disposal for commercial premises.

Controls

Performance Criteria	Design Solution	
Food Retailers and Producers		
	DS1.1	Food premises are to comply with the requirements of **Australian Standard 4674-2004 Design, construction and fit-out of food premises**, including the garbage and recyclable materials requirements. These Waste and Recycling Design and Management Standards are not intended to alter any obligations under that Australian Standard.
	DS1.2	Where high volumes of food waste are likely to be generated, or where source separation of food waste can be achieved, design of waste storage and collection areas should consider the separate storage and collection of food waste for recycling to significantly reduce weight and volume of garbage. Inner West Council does not collect commercial food waste, but private contractors may be available. Separated food waste should be stored in bins complying with **AS 4123-2008 Mobile Garbage Containers**.
	DS1.3	For premises that generate 50 Litres of seafood, poultry and/or meat waste in total each operating day (separated or mixed with general waste), such waste should be collected daily to manage hygiene and odour from waste, with contracts held by the owner or manager of the premises. There is no requirement to provide refrigerated garbage rooms although this may be necessary for some businesses to prevent putrefaction and odour problems, and may form a condition of consent.
	DS1.4	Premises preparing food for wholesale, distribution or retail should include waste separation systems within or in close proximity to the preparation area to allow for plastic and cardboard waste to be collected and handled separately from food waste. If storage is within the preparation area, all waste must be removed daily.
	DS1.5	Waste oils should be kept separate from food and other wastes.

Performance Criteria	Design Solution	
	DS1.6	Developments with centralised waste and recycling storage areas for multiple tenants that include food retailers or producers must allocate space at design stage for source separated food organics waste to be stored and collected
	DS1.7	Food waste dehydrator equipment will require a separate development application.
Drive in take away food outlets		
	DS2.1	Waste and recycling facilities on the premises shall be unobtrusively located or screened.
	DS2.2	Regular daily litter patrols are required to pick up discarded food & drink containers in the near vicinity of the premises. This litter management is to be included in any Plan of Management for the site.
	DS2.3	Waste bins are to be provided at strategic locations to minimise littering on the site –proposed locations must be indicated on plans.
	DS2.4	All putrescible wastes are to be placed and stored in secure sealed containers and removed daily.
	DS2.5	Waste disposal and storage facilities are to be designed and installed to include measures for odour control.
	DS2.6	Waste collection is prohibited between 7.00pm and 7.00am daily.
Retail Premises		
	DS3.1	For premises with high volumes of cardboard waste, consideration should be made to allocate space for a cardboard baler, shredder or other volume-reduction equipment. Note: Council does not provide recycling collection services for baled, shredded or compacted cardboard.
	DS3.2	Space for storage of re-usable items from retail and especially licenced premises is to be allocated such that storage of these items in a public place is completely avoided. These may include crates, pallets, kegs, foam boxes and similar items.
	DS3.3	Additional space or reduction systems for handling and storing plastic shrink-wrap should be allocated where applicable.
Medical and Health Premises		
	DS4.1	Any Clinical or related waste generated on the premises is to be stored and collected separately to general waste. Contracts for collection and disposal of Clinical or related waste are to be held by the site building manager or by the generating commercial premises operator. Council does not provide collection of Clinical and related waste and may refuse to collect general waste bins contaminated with such waste.

Performance Criteria	Design Solution	
	DS4.2	If contaminated sharps (e.g. syringe needles) are generated, non-reusable sharps containers shall be provided in accordance with **Australian Standard 4031-1992: Non-reusable containers for the collection of sharp medical items** for safe disposal, and appropriate collection and disposal contracts are to be held by the site building manager or by the generating commercial premises operator.
Offices		
	DS5.1	Provision must be made on each floor, and in any commercial Waste Source Separation and Storage Area (or any interim holding area), for the separation and storage of all recyclable cardboard, paper and paper products likely to be produced from the premises.
	DS5.2	Storage of paper and cardboard for recycling must be in a dry, vermin-proof area. Paper and cardboard for recycling must not be stored for more than two (2) weeks to prevent breeding of vermin in the stored material.
	DS5.3	Rooms or areas designated for printing or photocopying must provide space for the interim storage of paper waste to be recycled in MGBs up to 240 Litres, and space provided for interim storage of used toner and/or printer cartridges.
Clubs and Hotels		
	DS6.1	Clubs and hotels of any size should consider the use of glass crushers to minimise the noise impacts of recycling practices on neighbouring premises. Both glass crushers and cardboard balers/compactors reduce the dedicated space needed to manage recycling, and eliminate the unnecessary collection of bins filled to less than capacity. Suitable glass recycling collection and processing contracts to accept crushed glass would need to be obtained. Use of glass crushers and the allocation of interim storage areas may be considered for reducing the space required for recycling storage bins.
	DS6.2	If the internal serving area of a club or hotel is larger than 1000 m^2, space for a glass crusher and bins is to be allocated in design.
	DS6.3	Space for storage of re-usable items from licenced premises is to be allocated such that storage of these items in a public place is completely avoided. These may include crates, pallets, kegs, foam boxes and similar items.
	DS6.4	Waste collection is prohibited between 10.00pm and 8.00am daily.
Accommodation and Boarding Houses		
	DS7.1	Premises used for non-private accommodation are to ensure that additional space is allocated for the interim storage of

Performance Criteria	Design Solution	
		waste mattresses, and TVs and other electronic waste in addition to space for waste and recycling bins.
	DS7.2	Accommodation with a rise of four storeys or more must provide on each habitable floor an interim waste storage area or other storage and handling system for separating of waste and recycling sufficient for one day's generation. Such storage or handling must comply with the building's fire management system.
	DS7.3	**Class 3 Boarding Houses** shall make provision on-site for a Waste Source Separation and Storage Area, with details shown on the development application drawings. Class 1b Boarding Houses should comply with **Section 5 DS1.1-DS1.3**, allowing for 1 x 240L garbage and 1 x 240L recycling bin per four boarding rooms.
	DS7.4	Boarding Houses must provide any communal living rooms with interim waste storage sufficient for one day's storage of waste and recycling.
	DS7.5	Signage detailing Council requirements for source separation and correct disposal of waste are to be prominently displayed in interim waste storage areas and Waste Source Separation and Storage Area(s). Standard signs are available from Council
	DS7.6	Provision must be made by premises management for any material disposed to an interim waste storage area to be transferred to a central Waste Source Separation and Storage Area at least once daily.
	DS7.7	**Class 1b and Class 3 Boarding Houses** may make private contracting arrangements for waste and recycling or apply to be serviced by Council standard services.
	DS7.8	Any Waste Source Separation and Storage Area (bin bay or room) for Boarding Houses is to be located behind the building line, and enclosed to minimise odour or noise disturbance for adjoining properties. If storage is proposed, and subsequently approved by Council, forward of the building line, it is to be screened from view from the streetscape to minimise any visual impact (see **Guide 2: Waste Source Separation and Storage Area**).

Section 7: Construction, Demolition and Fitout waste

Management of waste originating from construction and demolition activities is to be minimised by avoidance or reduction practices, re-use on site where feasible and recycling of materials.

1. A waste management plan indicating waste avoidance or reduction practices must be completed and included with any new DA where more than $10m^3$ of demolition or construction waste in total is likely to be generated. This includes DAs for material "change of use" of a development.
2. Sorting and recycling after collection of mixed materials from construction and demolition is permitted with the exception that if the ability to recycle a material is adversely affected by being mixed with other waste types, the material is to be stored and collected separately.
3. On site or off site re-use of materials is allowed only for unscheduled waste materials not hazardous to human health or safety. Any use of waste materials off site is subject to the provisions within the **Protection of the Environment Operations Act 1997** and associated regulations.
4. A waste management plan to address construction or demolition waste must include:
    a. Full disclosure of any asbestos-contaminated material known to be at the site, and details of quantities, the licence details of any asbestos removalist, and the designated disposal site licensed to accept asbestos-related waste;
    b. Details regarding the types of waste and likely quantities of waste to be produced;
    c. Details regarding how all other waste is to be minimised within a development; and estimations of quantities and types of materials to be re-used or left over for removal from the site;
    d. A site plan showing storage areas away from public access for re-usable materials and recyclables during demolition and construction;
    e. Details of re-using or recycling methods for waste either on site or off site;
    f. Nomination of the person responsible for implementing the waste management plan on site and the person responsible for retaining waste dockets from facilities;
    g. Designation of appropriately licensed facilities to receive the development's construction and demolition waste;
    h. Confirmation that all waste going to landfill is not recyclable or hazardous; and
    i. The NSW Government Waste Avoidance and Resource Recovery Strategy 2013-2021 sets an 80% recycling target for Construction and Demolition Waste. The Waste Plans must indicate a level of re-use and recycling either on site or diverted with receipts sufficient to demonstrate consistency with that target.
5. At changes of tenancy and other occasions requiring refits, provision should be made by building management for the handling of the fit-out waste generated. Source separation, storage and collection of fit-out waste are to be managed such that ongoing waste management systems are not unreasonably impacted. Fittings should be deconstructed or demolished by methods that permit re-use of items such as workstations or storage, and allow for the separation of valuable resources such as metals for recycling.

TECHNICAL GUIDES

Glossary & Abbreviations

TERM	MEANING
baler	A device that compresses waste into a mould to form bales that may be self-supporting or retained in shape by ties or strapping.
bulky waste	Large and bulky items such as furniture, whitegoods or garden waste subject to a separate Council collection service to kerbside waste.
bunded	To be enclosed by a low wall intended to contain any liquid spillage or inundation from extending beyond an area.
chute	A ventilated, essentially vertical pipe for waste disposal, passing from storey to storey of a building.
chute room	A room located on each floor of a building to enclose waste chutes or the interim storage of recyclable materials.
commercial building	Any non-residential building including hotels, boarding houses, serviced apartments and child care centres.
compactor	A mechanical device for compressing waste in storage bins. For Council-collected waste, only a compression ratio of 2:1 is permitted.
Construction Waste Plan	A written plan in the form of a declaration setting out the volume and type of waste to be generated during construction associated with a development. It nominates on-site re-use, and processes and destinations for recycling and/or disposal of residue wastes.
containerised	To store waste and recycling within rigid body containers of a type designated within these Standards, meeting the design requirements of AS4123:2008: Mobile Garbage Bins.
Demolition Waste Plan	A written plan in the form of a declaration setting out the volume and type of waste to be generated during demolition associated with a development. It nominates on-site re-use, and processes and destinations for recycling and/or disposal of residue wastes.
kerbside recycling	Separated recyclable materials (such as cans, glass and plastic bottles, paper and cardboard) generated from households and businesses collected in a Yellow Lid container for processing.
kerbside waste	Mixed waste generated from households and businesses, collected in a Red Lid container, commonly termed "garbage".
garden organic waste	Separated organic material (such as garden prunings, leaves and lawn trimmings) generated from households that is collected in a Lime Green Lid container for processing.
habitable room	A bedroom, living room or kitchen, dining room, study, play room or sun room. This includes rooms in the subject development and neighbouring developments.
hopper	A fitting into which waste is placed and from which it passes into a chute or directly into a waste container.
Mobile Garbage Bin (MGB)	A waste container typically constructed of plastic with wheels with a capacity in litres of 120, 240, 660, 1000, 1100, or 1500.
site cleaners	Contractors who collect, sort and process mixed rather than source-separated building waste.
solid waste	Has the meaning assigned in the waste classification definition section of Schedule 1 of the Protection of the Environment Operations Act 1997 (POEO Act). (In general, waste that is not liquid and at a minimum can be "spaded")
Waste and Recycling Servicing Plan	A written plan and associated checklist in the form of a declaration setting out how ongoing waste and recycling management will proceed in a development, including any equipment to be operated as part

	of that ongoing waste management.
Waste Source Separation and Storage Area	An area or areas wholly on site of a development, designed to accommodate the expected waste and recycling generated by the development when occupied.
Waste and Recycling Collection Points	The designated and approved position or area where waste or recyclables are loaded onto a collection vehicle.
Waste Checklist	The summary and declaration by an applicant of the degree of compliance with these Standards for the subject development.

Council	Inner West Council
DA	Development Approval
IDAP	Interim Development Approval Policy 2013
L	litres
m	metres
m^3	cubic metres
MGB	Mobile Garbage Bin
MUD	Multi-Unit Dwelling

Relevant Australian Standards & Codes

AS 1428.1-2009	Design for access and mobility - General requirements for access - New building work
AS 1530.4-2005	Fire-resistance test of elements of construction
AS 1668-2012	The use of ventilation and air conditioning in buildings
	Part 2: Mechanical Ventilation
	Part 4: Natural Ventilation
AS 2890.1-2004	Parking facilities - Off-street car parking
AS 2890.2-2002	Parking facilities - Off-street commercial vehicle facilities
AS 4031-1992	Non-reusable containers for the collection of sharp medical items
AS 4123-2008	Mobile Garbage Containers
AS4544-2012	Composts, solid conditioners and mulches
AS 4674-2004	Design, construction and fit-out of food premises

NSW Workcover Code of Practice for Collection of Domestic Waste

This document also references the Australian National Construction Code which contains the Building Code of Australia.

Guide 1: Inner West Council Standard Services

Residential Waste and Recycling Collection Service

Waste type	Bin capacity	Standard service frequency
Garbage	120 L (houses) 240 L (units – shared x 2)	Weekly
Recycling	240 L (houses) 240 L (units – shared x 2)	Fortnightly
Garden Organics	240 L	Opt in service Fortnightly

~~Council uses side-loader collection vehicles for residential kerbside bin services.~~

The standard presentation space allocated for each bin is 1 metre (to allow for mechanical collection).

Bulky Waste

Council offers two general bulky waste cleanup collections each year, in May and November. Up to 3 m^3 of waste can be presented by a dwelling.

Council takes bookings outside those times for individual dwelling cleanups up to four times a year. Up to 1 m^3 of waste can be booked for collection by a dwelling.

~~Council uses rear-lift collection vehicles for residential bulky waste services.~~

Business Waste

Council offers a business waste service to all commercial premises within the Inner West Local Government Area.

Council's business waste service provides a standard garbage service (240 L bin) and includes a free recycling service (240 L bin). Businesses can apply to have their bins collected weekly, twice a week, or three times a week.

Council uses side-loader collection vehicles for business kerbside bin services.

Businesses may elect to have their waste and recycling collected by private contractor. Larger storage capacity bin sizes may be available, which can reduce collection frequency.

Mobile Garbage Bins (MGBs) Australian Standard Sizes

(Supplier sizes may vary slightly)

Bin Type	120L MGB	240L MGB	660L MGB	1100L MGB
Height	940 mm	1080 mm	1250 mm	1330 mm
Depth	560 mm	735 mm	850 mm	1245 mm
Width	485 mm	580 mm	1370 mm	1075 mm
Footprint allowance	0.27 sqm	0.43 sqm	1.16 sqm	1.7 sqm

Mobile Garbage Bins (MGBs) Australian Standard Colours

Waste Type	Bin body	Bin lid	
Garbage	Dark green or black	Red	
Recycling	Dark green or black	Yellow	
Garden Organics Waste	Dark green or black	Lime Green	

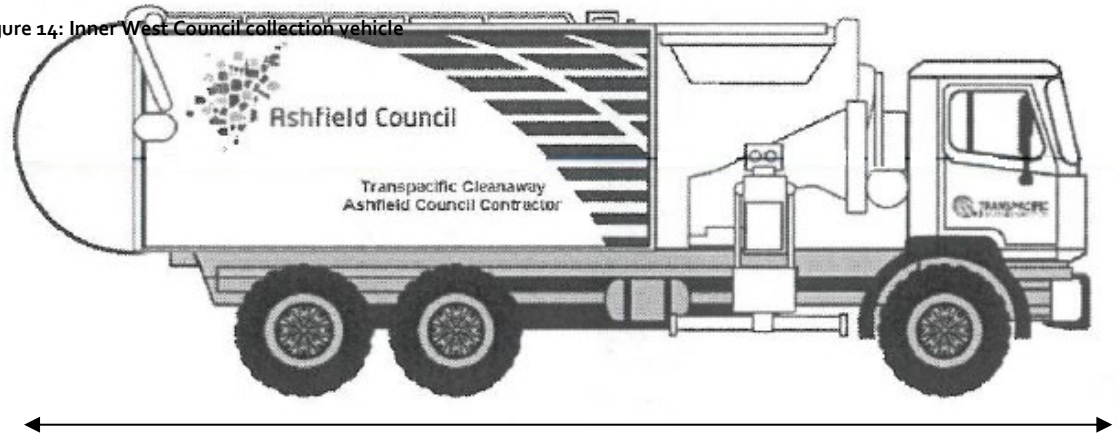
Vehicle Dimensions & Tare

~~SIDE LOADERS~~	~~FRONT AXLE (kg)~~	~~REAR AXLE (kg)~~	~~TOTAL (kg)~~
~~TARE (estimated)~~	~~5,851~~	~~6.563~~	~~12,413~~
~~Loaded Truck Mass (estimated)~~	~~5,993~~	~~17,000~~	~~22,993~~

	~~Length~~	~~Width~~	~~Height~~
~~Vehicle~~	~~9.4 m~~	~~2.6 m~~	~~3.8 m~~
~~Side arm clearance for collection~~		~~3.9 m~~	~~4.0 m~~
~~Turning Circle (wall to wall)~~		~~23.2 m~~	

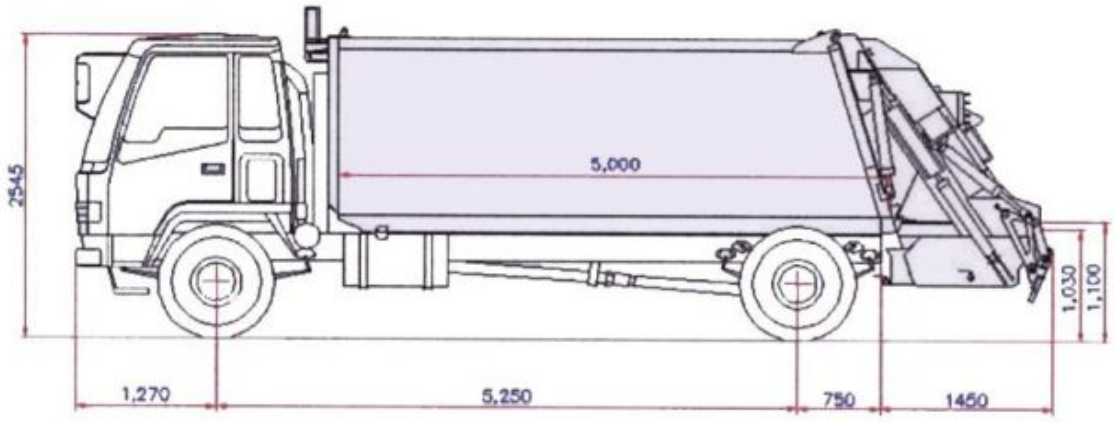
Council domestic waste collection vehicle specifications	
Length	9.5 metres
Width	2.6 metres
Height (travel & operational)	4.5 metres
Weight (maximum)	23.5 tonnes
Turning circle	26 metres

Figure 14: Inner West Council collection vehicle

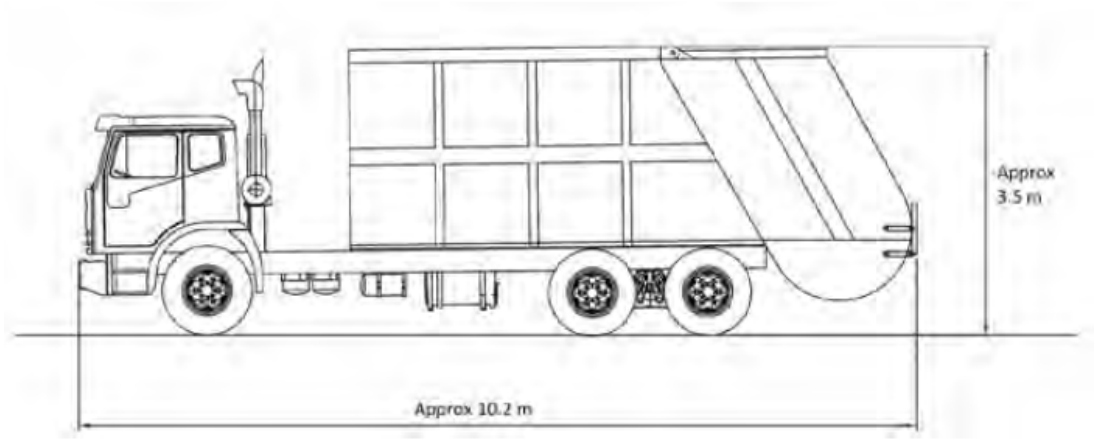


~~Non-Council collection vehicle typical dimensions (commercial premises - for information only: dimensions should be confirmed)~~

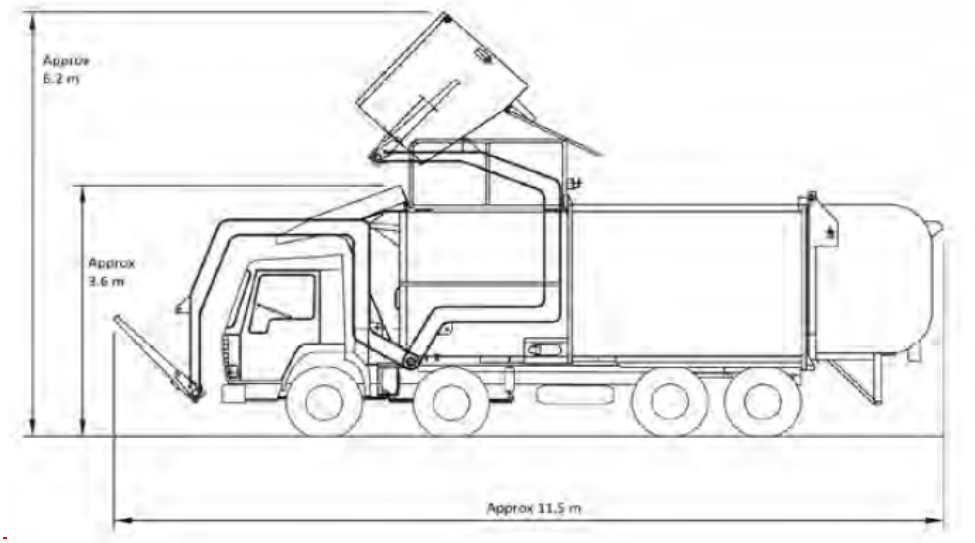
~~Mini REAR LOADING COLLECTION VEHICLE (app 8m³ capacity)~~	
~~Length overall~~	~~4.6 - 5 m~~
~~Width overall~~	~~2.1 m~~
~~Operational height~~	~~2.4 m~~
~~Travel height~~	~~2.4 m~~
~~Tare weight~~	~~2.7 – 3.0 tonnes~~
~~Payload weight~~	~~ns~~
~~Turning circle~~	~~ns~~



~~MEDIUM REAR LOADING COLLECTION VEHICLE (app 14m³ capacity)~~	
~~Length overall~~	~~7.5 - 9 m~~
~~Width overall~~	~~2.3 m~~
~~Operational height~~	~~2.4 – 3 m~~
~~Travel height~~	~~2.4 - 3 m~~
~~Tare weight~~	~~6 -10 tonnes~~
~~Payload weight~~	~~ns~~
~~Turning circle~~	~~ns~~



~~REAR LOADING COLLECTION VEHICLE~~	
~~Length overall~~	~~8.0 - 10.3 m~~
~~Width overall~~	~~2.5 m~~
~~Operational height~~	~~3.5 – 4.3 m~~
~~Travel height~~	~~3.5 – 4.3 m~~
~~Tare weight~~	~~12.4 – 13.0 tonnes~~
~~Payload weight~~	~~9 tonnes~~
~~Turning circle~~	~~18 - 25 m~~



~~FRONT LOADING COLLECTION VEHICLE~~	
~~Length overall~~	~~9.9 – 11.5 m~~
~~Front overhang~~	~~1.42 – 1.51 m~~
~~Wheelbase~~	~~Up to 5.84 m~~

~~Rear Overhang~~	~~2.64 – 3.17 m~~
~~Clearance height for loading~~	~~6.2 m~~
~~Travel height~~	~~3.6 – 4.3 m~~
~~Turning circle (kerb to kerb)~~	~~22.1 m~~
~~Turning circle (wall to wall)~~	~~23.7 m~~

Guide 2: Waste Source Separation and Storage Area

1. Internal Construction

1.1. The floors, walls and ceiling of dedicated waste source separation and storage areas (also known as "bin room" or "bin bay") must be finished with a rigid, smooth-faced impermeable material capable of being easily cleaned.

1.2. The floors of waste source separation and storage areas must be graded and drained to a drainage fitting approved by Sydney Water located as close as practical to the doorway.

1.3. A close-fitting and self-closing door or gate operable from within the room must be fitted and the entrance provide a minimum width clearance of 1200mm. At least one access doorway is to have sufficient dimensions to allow the entry and exit of waste containers of the largest capacity nominated for the development. These clearances will assist with flexible use of the storage area and variance in bin sizes.

1.4. The design must restrict entry of trespassers, vermin or other animals into the area.

1.5. Waste source separation and storage areas must be provided with an adequate supply of hot and cold water with a hose cock for cleaning purposes.

1.6. Waste source separation and storage areas must be provided with artificial light controlled by switches located both outside and inside the room in close proximity to the entry door.

1.7. Waste source separation and storage areas are to be ventilated by either:

- Natural ventilation openings to external air. The dimension of the permanent openings must not be less than 5 per cent of the bin bay or bin room floor area; or
- A mechanical exhaust ventilation system with a minimum exhaustion rate of 100 litres/second and a rate of 5 Litres /m^2 floor area.
- Either system is to be provided in compliance with the provisions of Australian Standard 1668:2012 The use of air conditioning and ventilation in buildings, Part 2: Mechanical Ventilation and Part 4: Natural Ventilation.

1.8. If the waste source separation and storage area is a secure holding area, a Council-approved key system will be required where necessary to allow access by collection staff. Liaison with Council staff concerning use of this system is necessary prior to the issuance of an Occupation Certificate. All costs for this are to be borne by the property management.

2. External Construction

2.1. For external waste and recycle bin storage enclosures the provisions of Internal Construction are to be applied as far as practical.

2.2. An external bin storage enclosure is to be located behind the building line where possible and screened from residential and public assessable areas through design and landscaping. The screening is to be visually consistent with the development.

2.3. An externally located bin bay can only be constructed no more than 15 metres from the property boundary at which access is provided for manual collectors. Neighbouring property boundaries should be avoided.

2.4. An external bin storage enclosure may be provided with a roller door or outwardly opening gates that can be bolted open greater than 90 degrees;

2.5. An external bin storage enclosure for more than 12 dwellings is to be roofed. If roofed, it is to have a minimum ceiling height of 2.4m and be adequately ventilated and lighted.

2.6. An external bin storage enclosure may be constructed as both storage and wash-down area, and if so is to comply with drainage requirements of **Guide 2: Waste Source Separation and Storage Areas DS1.2**. Otherwise an area for bin wash down is to be provided within the site. Preferably this area will be an unpaved earth surface or else is to be located within a bunded area drained to a sewer system.

2.7. An external bin storage enclosure is to be designed and constructed to prevent storm water and surface water from entering.

2.8. All conduits servicing an external bin storage enclosure are to be concealed in the floor, wall or ceilings.

3. Refrigerated waste storage

3.1. In some instances, Council may require that waste storage be refrigerated. This is likely if large quantities of food waste are generated on site and waste removal from this site is difficult due to its location or long trading hours. Where a waste room is refrigerated, the temperature must be maintained at or below 5°C with all refrigeration equipment installed with sufficient space for cleaning.

3.2. Construction of the refrigerated waste room must conform to provisions for Internal Construction in **Guide 2: Waste Source Separation and Storage Areas DS1.1 to DS1.6**.

3.3. The refrigerated waste room must comply with **Section G.1.2 of the National Construction Code**. The minimum size of the doorway must allow for maneuvering of the largest waste receptacle to be stored within the room.

3.4. Refrigerated waste rooms are to be fitted with an approved alarm device that is located outside, but controlled only from within the waste room.

Guide 3: Waste Chutes, ~~Compactors, Balers,~~ Crushers & Dehydrators

Waste Chutes

Waste or Recycling Chutes must

- be constructed of metal or other smooth-faced, durable, fire- and abrasion-resistant material of a non-corrosive nature, adequately for material being deposited and capable of being easily cleaned;
- be cylindrical in cross-section and the internal diameter must be a minimum 500 mm;
- be vertical without bends or "off-sets" and not reduce in diameter over the fall;
- be installed with wash down systems and noise mitigation as an integral part of their design;
- be adequately ventilated to ensure that air does not flow from the chute through any service opening.
- have a cut-off provided at or near the base of the chute to effectively close off the chute while the waste container or compacting device is withdrawn; and
- meet National Construction Code requirements, have fire mitigation systems and be located within a vertical shaft meeting National Construction Code fire resistance requirements.

3.8 m

- terminate in a Waste Source Separation and Storage Area and discharge directly into a waste container in a manner designed to avoid spillage and overflow. Shrouds between chute and containers are permitted to prevent spillage and minimise dust or spray.
- where unit numbers are sufficient, be provided with carousel or linear track systems (with or without compaction) for automatically assigning a waste bin below the chute discharge.
- Installation or use of mechanical diverters in chutes to sort various types of waste is not permitted.

Inlet hoppers for waste chutes must

- be capable of delivering the waste to the chute without using force;
- be designed to effectively close off the service opening in the chute when the device is opened for loading;
- have an effective self-sealing system returning to the closed position after use;
- be equipped with metal two (2) hour fire-rated door and throat assemblies meeting provisions of Australian Standard 1530.4-2005 Fire-resistance test of elements of construction;
- not project into the chute;
- permit easy cleaning of the device and any connection between the service opening and the chute; and
- be located not less than one metre (1 m) or more than one and one-half metres (1.5 m) above the floor level.

~~Compactors~~

~~Compactors are used to compress waste into collection containers to reduce the volume of waste, and are often used in conjunction with chute systems. The maximum compaction ratio permitted for Council-collected waste is set at 2:1. Higher ratios are not to be used as they may result in excessively heavy bins, causing WH&S problems, mechanical damage and breakage. For these reasons, Inner West Council does not encourage the use of compaction systems for residential garbage using 240 litre MGB systems.~~

~~Compactors require regular ongoing maintenance. They also consume electricity for operation, which may not be an advantage in buildings seeking to reduce energy demand and improve their sustainability performance.~~

~~Compactors are not to be used for commingled recycling material, as the ability to separate materials is impeded, and glass fines can contaminate other recycling.~~

~~Compactors must be fitted with optical or visual sensors to provide warning to a nominated caretaker that a bin must be replaced. They must also be fitted with safety operating and cut-off systems.~~

~~Balers~~

~~Balers compress bulky materials such as cardboard or plastic film, and tie them into bales so that they remain compacted. They can be advantageous in situations where large amounts of bulky materials are produced and space is limited, saving bin capacity.~~

~~Bales can be heavy and difficult to move by hand. Sometimes equipment such as a forklift is required to move them.~~

Glass Bottle Crushers

Bottle crushers are designed to break glass into small but recyclable-sized fragments, known as "cullet". Most crushers are integrated with a small mobile bin (typically 60 litres) to keep the weight of the cullet within limits for ease of handling. Crushers allow for much larger weights of glass to be stored in smaller volumes, reducing the storage space required for glass recycling by well over 50 per cent.

In addition, the crushers minimise noise associated with handling glass recycling by reducing the need to tip bottles from a bar-sized bin to a larger storage bin, and also from reducing the noise at collection.

Dehydrators

Dehydrators are promoted as a means to reduce weight and volume of food waste, and many claims are made about their product being "compost" or "mature" when assessed against various index systems. Consideration of such equipment should account for the relatively high energy demand of such equipment. These units may also generate heat and moisture at undesirable levels for particular developments. Product from such systems is not to be managed as unrestricted use compost unless certified to AS4544-2012 Composts, solid conditioners and mulches.

Guide 4: Waste and Recycling Capacity Needs

Premises Type	Expected litres per 100 m² per day	
	Waste	Recycling
Butcher/poultry shop*	185	100
Delicatessen	~~30~~80	~~30~~50
Fish Shop*	250	85
~~Fruit and Vegetable Retailer*~~Greengrocer	310	~~410~~120
Bakery*	295	165
Default Food Retail	160	100
Supermarket ~~(Large-scale)~~	~~145~~240	~~190~~300
~~Supermarket (Medium-scale)~~	~~220~~	~~140~~
~~Grocery and~~ Convenience Stores	50	120
Showroom*	~~10~~25	25
Hairdresser and beauty salon*	40	40
~~Book, Music and Video shops*~~	~~20~~	~~60~~
~~Chemist*~~	~~185~~	~~60~~
~~Dry Cleaning~~	~~50~~	~~20~~
~~Homeware and Kitchenware Shops*~~	~~10~~	~~70~~
~~Newsagents and Stationary Shops*~~	~~15~~	~~215~~
~~Variety Gift Store*~~	~~15~~	~~35~~
Default Non-Food Retail	55	70
Backpackers Accommodation, Guest House *	30	10
Boarding House (Class 3)	25	25

Hotel/Motel Accommodation	20	30
Serviced Apartments	30	20
Schools	12	4
Child Care	~~35~~250	~~20~~120
~~Bank/Credit Union~~	~~5~~	~~25~~
Medical and Optical~~*~~	~~35~~20	10
Services~~*~~	55	10
Restaurants*	~~190~~400	~~190~~280
Takeaway~~*~~	175	~~68~~560
Cafes~~*~~	215	~~130~~300
Hotels, bars, clubs	90	80
Offices	~~6~~20	~~12~~30

	Litres per week Waste	Litres per fortnight Recycling
Apartment Dwellings	120	120

~~Alternate Measures~~

	~~Litres per day Waste~~	~~Litres per day Recycling~~
~~Hotel/Motel Accommodation – per room~~	~~15~~	~~20~~
~~Offices – per employee~~	~~1.5~~	~~6~~

Guide 5: Standard Indemnity Deed Poll

INDEMNITY

This Deed Poll is executed on the

_____

Day / Month / Year

By the party:

_____ (Body Corporate)

Strata Corporation Name, or Community Corporation Name

_____

_____(Address)

_____ (Plan Number)

Strata Corporation Plan Number, or Community Corporation Plan Number

With respect to the services that are to be provided by:

Inner West Council ("Council")

and:

[Council Waste Services Contractor]

Whereas:

1. The Body Corporate has requested the Council, through [Contractor], to provide waste removal and/or other services to the Property.
2. The Council and [Contractor] have agreed to provide those services subject to the Body Corporate entering into this Deed of Indemnity.
3. The Body Corporate and its member owners grant to the Council and [Contractor] the right for Council and [Contractor] to enter the Property, including private roads (Roads) within the Property, and to pass and repass over the Roads with or without vehicles of any kind for the purpose of providing waste removal and/or other services.
4. The Body Corporate and its member owners acknowledge that [Contractor] or the Council will use heavy and wide vehicles in the provision of these services, and warrants that the Roads are and will, while this Deed remains in effect, be structurally suitable for access by those vehicles.

The Body Corporate agrees to:

Indemnify and keep indemnified the Council and [Contractor] and the servants and agents of each of them against all liabilities, actions, proceedings, claims, demands, costs and expenses which Council or [Contractor] may now, or at any time hereafter incur or sustain in connection with, or arising from or in respect of any claim relating to death or personal injury caused to anyone on the Property or damage to any property of the Body Corporate or of its servants, agents, licencees, tenants, lessees or invitees, or any property of all or any of the proprietors of any of the Lots in the Property or any property of the servants, agents, licencees, tenants, lessees or invitees of any of those proprietors in consequence of the provision of waste services, except that the indemnity provided in respect of death or personal injury caused to anyone on the Property is limited to the extent that the injury or death was caused by a negligent or wilful act or commission of [Contractor].

Authorised signature:

(1) Authorised Representative of the Body Corporate

Signature _____

Name _____

Plan Number _____

Plan Name _____

(2) The address of the plan: _____

_____

ASHFIELD COUNCIL

DEMOLITION WASTE PLAN

Site Address	DA Number

Does Demolition Contain Asbestos? Yes ☐ No ☐

All asbestos waste is to be managed in accordance with provisions of the NSW *Work Health and Safety Regulation* 2011

Tick ☑ if under 10 m^2 ☐ Tick ☑ if over 10 m^2 ☐

WorkCover Licence No. and Class	
Demolition Contractor Details	_____ _____
Licensed destination Landfill	_____

General Demolition Waste

Type of Material	Less than 10 m^3	More than 10 m^3	How will you manage this waste?		
			Re-use On-site	Recycle	Landfill
Bricks	☐	☐	☐	☐	☐
Concrete	☐	☐	☐	☐	☐
Tiles	☐	☐	☐	☐	☐
Timber (clean)	☐	☐	☐	☐	☐
Timber (treated)	☐	☐	☐	☐	☐
Plasterboard	☐	☐	☐	☐	☐
Metals	☐	☐	☐	☐	☐
Green Waste	☐	☐	☐	☐	☐
Other	☐	☐	☐	☐	☐

Principal Off-Site Recycler	Principal Licensed Landfill Site
_____ _____ _____	_____ _____ _____

Declaration

Name of applicant (Please Print) _____

Signature of applicant _____ Date_____

ASHFIELD COUNCIL

CONSTRUCTION WASTE PLAN

Site Address	DA Number

Will you use **Site Cleaners?**	☐ Yes, for ALL work or ☐ Yes, for some work or ☐ No	Estimated total volume or weight handled by Site Cleaners	_____
Please supply details of site cleaners used	ABN Number_____ Name_____ Suburb_____Mobile #_____		
All Excavation Material	☐ Less than 10 m^3 ☐ More than 10 m^3	☐ Re-use on-site ☐ Re-use off site ☐ Landfill Disposal	

Address if re-used off site _____

Name and Suburb of licensed landfill _____

If using site cleaners for **ALL** work, please **STOP** here. **DO NOT** continue to complete form. Please **SIGN** declaration.

If Site Cleaners not used for all waste	Less than 10 m^3	More than 10 m^3	How will you manage this waste?		
Type of Material			Re-use on-site	Recycle	Landfill
Bricks	☐	☐	☐	☐	☐
Concrete	☐	☐	☐	☐	☐
Tiles	☐	☐	☐	☐	☐
Timber (clean)	☐	☐	☐	☐	☐
Timber (treated)	☐	☐	☐	☐	☐
Plasterboard	☐	☐	☐	☐	☐
Green Waste	☐	☐	☐	☐	☐
Other	☐	☐	☐	☐	☐

Principal Off-Site Recycler	Principal Licensed Landfill Site
_____ _____ _____	_____ _____ _____

Declaration

Name of applicant (Please Print) _____

Signature of applicant _____ Date_____

ASHFIELD COUNCIL

WASTE AND RECYCLING SERVICING PLAN

Site Address	DA Number

☐ Residential Only Development (Multi-Unit Dwellings: multi-storey or low-rise)

☐ Mixed Residential/Commercial Development (multi-storey or shop-top)

☐ Commercial only Development

The waste and recycling management meets the design objectives for this type of development?	Yes ☐ No ☐

Layout of Waste and Recycling Servicing

Drawings or plans are attached indicating the location and dimensions for both RESIDENTIAL and COMMERCIAL sections of the following: • Waste Source Separation and Storage Area(s) and Waste and Recycling Collection Point(s) • the circulation path for bins (minimum 1200mm wall-to-wall) • any required collection vehicle manoeuvring areas, and any vehicle standing areas • any garbage chute and chute rooms • the access path for collection vehicles to the Collection Point for final 30 metres or from nearest Council roadway (whichever is greater)	Yes ☐ No ☐

Residential Waste [☐ applicable ☐not applicable]

Number of residential STOREYS?		Number of residential DWELLINGS?	

	Waste 	Recycling 
Weekly Generation (@ 120L per residential dwelling)	L	L
Nominated storage bin size (1x240 L bin for every two units)	240L	240L
Number of bins required (divide generation by bin size, rounded up)		
TOTAL bins to be stored (waste PLUS recycling)		

TOTAL AREA for WASTE SOURCE SEPARATION and STORAGE	(must provide space for bins, compactors (if used), manoeuvring space, & bulky waste) (see Section 3 Clause 3.8)	m^2
Will the development include a waste chute?		Yes ☐ No ☐
~~Will the development include waste compaction equipment?~~		~~Yes ☐ No ☐~~
~~If 'Yes', what is the area of the compactor?~~		~~m^2~~
Please detail the type of system (carousel, optic sensors, number of bins, provision of waste caretaker etc)		

Commercial Waste [☐ applicable ☐not applicable]

Residential waste storage is separated and secured from Commercial waste storage?	Yes ☐ No ☐
Total AREA of COMMERCIAL premises?	m^2
Commercial Premises waste and recycling storage? (If both systems used, tick both)	COMMUNAL ☐ Individual premises ☐

1. COMMERCIAL COMMUNAL STORAGE		
Calculate using floor area of commercial premises type X daily waste generation at 'Guide 4' X number of business days per week	Waste	Recycling
Weekly Generation	L	L
Nominated storage bin size(s) (240 L maximum for Council Business Waste collection)	☐ 240 L ☐ 660 L ☐ 1100 L ☐ Other _____L	☐ 240 L ☐ 660 L n/a ☐ Other _____L
Number of bins required (rounded up)	240 L 660 L 1100 L Other _____L	240 L 660 L Other _____L

TOTAL bins to be stored (waste PLUS recycling)		240 L
		660 L
		1100 L
		Other _____L
Are BALERS, CRUSHERS or other reduction systems used for recycling?	Unsuitable for Council Business Waste collection, but may alter storage area for recycling (see Section 4 Clause 2.12)	Yes ☐ No ☐
TOTAL AREA for COMMERCIAL WASTE SOURCE SEPARATION and STORAGE	(must provide space for bins, waste equipment (if used), manoeuvring space, & bulky waste) (see Section 4 Clause 2.11)	m^2

2. INDIVIDUAL COMMERCIAL PREMISES STORAGE		
For any separate waste storage areas by individual premises, calculate each premises type's weekly waste generation and storage requirements as per the communal storage requirements, then provide TOTAL below.		
TOTAL AREAs for COMMERCIAL WASTE SOURCE SEPARATION and STORAGE	(must provide space for bins, compactors (if used), manoeuvring space, & bulky waste) (see Section 4 Clause 2.11)	m^2

Declaration

Name of applicant (Please Print) _____

Signature of applicant _____ Date_____

Guide 7: Waste Management Plan Checklist

A completed and signed copy of this checklist must accompany any Waste and Recycling Servicing Plan.

Applicant		
Contact details	**Email:**	**Phone:**
DA number		
Site location		

Waste Management Plans

1	Has a completed DEMOLITION Waste Plan been provided (if Demolition works needed)?	Yes or n/a ☐ No ☐
2	Has a completed CONSTRUCTION Waste Plan been provided?	Yes ☐ No ☐
3	Has a completed Waste and Recycling SERVICING Plan been provided?	Yes ☐ No ☐
4	Does the SERVICING Plan fully comply with the Waste and Recycling Design and Management Standards for New Developments?	Yes ☐ No ☐

Storage of Waste & Recycling

5	Is there sufficient space allocated within each dwelling for two day's waste and recycling?	Yes ☐ No ☐
6	Is there a **Waste Source Separation and Storage Area** provided?	Yes ☐ No ☐
7	If units, has provision been made for 1 x 240L garbage bin and 1 x 240L recycling bin for every two units?	Yes ☐ No ☐
8	Is there sufficient area in the Storage Area for the garbage and recycle bins, waste equipment, PLUS manoeuvring space, as well as Bulky waste?	Yes ☐ No ☐
9	Are any access openings or doors to the Storage Area a minimum of 1200mm wide (or provide clearance for the dimensions of the largest capacity bin used) ?	Yes ☐ No ☐
10	Has adequate ventilation to AS 1668-2012 been provided for the Storage Area ?	Yes ☐ No ☐
11	Has lighting been provided for the Storage Area (automatic lighting if accessed by residents) ?	Yes ☐ No ☐
12	Has hot and cold water with hose cock been provided for the Storage Area? Is the area graded and drained to a Sydney Water approved sewer drain?	Yes ☐ No ☐
13	Has standard signage for use of the waste and recycling services been included?	Yes ☐ No ☐
14	If compactor included, is the area where this is operated secured by keyed lock for safety?	Yes or n/a ☐ No ☐
15	Has provision been made for a composting/worm farm area?	Yes ☐ No ☐
16	If an EXTERNAL bin bay, is it roofed ?(when development greater than 12 dwellings)	Yes or n/a ☐ No ☐

Storage Variation

17	Does the area calculated under the design standards for a Waste Source Separation and Storage area match the Storage Area provided on the plan?	Yes ☐ No ☐

Circulation of Waste & Recycling

18	Is there a **garbage chute** system included? **If NO, proceed to question 19**	Yes ☐ No ☐
18a	Is a chute room provided on each storey above the Waste Source Separation & Storage Area?	Yes ☐ No ☐
18b	Is there sufficient space allocated for recycling in the chute room(s)? (1 x 240 L recycling bin for every 4 dwellings on the storey)	Yes ☐ No ☐
18c	Has standard signage been included for each chute room?	Yes ☐ No ☐
18d	If included, is the area where the chute discharges secured by keyed lock for safety?	Yes ☐ No ☐

19	If no garbage chute is installed, please describe how waste and recycling are to be disposed to the Waste Source Separation and Storage Area?	
	☐ Residents drop off directly ☐ Interim disposal points (caretaker circulates bins) ☐ Other (describe) _____	
20	What is the maximum distance from any dwelling entrance to the garbage disposal point (whether disposal is to a Waste Storage Area or chute)?	metres
21	Is the access pathway from the Waste Source Separation & Storage Area to the Collection Point a minimum 1200mm wall-to-wall, with a gradient no greater than 1:12, and free of steps and obstructions?	Yes ☐ No ☐
22	If a chute or compactor are included in the design, a Waste Caretaker is to be engaged to manage waste and recycling systems on site. Will a Waste Caretaker be engaged?	Yes ☐ No ☐

Collection of Waste

23	Select the proposed LOCATION of the Collection Point? *(Please complete relevant sub-questions)*	
☐ KERBSIDE	What is the available kerbside frontage for presenting bins? (exclude vehicle access ways and obstructions)	metres
	Is this sufficient for standard presentation of the number of bins? (see *Guide 1*)	Yes ☐ No ☐
☐ INTERIOR TO BUILDING or DEVELOPMENT SITE	Are clearances and pavements sufficient for Council Standard Services vehicle? (see *Guide 1*)	Yes ☐ No ☐
	Have you prepared a Standard Indemnity?	Yes ☐ No ☐
☐ STREET-LEVEL HOLDING ROOM	Is the room provided with a Council-approved key system?	Yes ☐ No ☐
	Is the access path to where the collection vehicle will stand free of obstructions?	Yes ☐ No ☐
24	What is the maximum distance from the garbage/recycling room to the collection point or street frontage?	metres
25	Does this distance comply with maximum movement distances for the bin sizes used at the development? (see Section 2 Clause 4.5)	Yes ☐ No ☐
26	Is street access to the designated Collection Point suitable for Council Standard Services vehicles confirmed on plan?	Yes ☐ No ☐

Mixed Residential/Commercial

27	Are the residential and commercial waste areas provided with separated and secured Waste Source Separation and Storage Areas?	Yes ☐ No ☐
28	If more than 500m^2 of retail, or 2000m^2 of offices, has a minimum 4 m^2 separate storage for COMMERCIAL bulky waste been allocated?	Yes or n/a ☐ No ☐
29	Has sufficient space close to retail/commercial premises been allocated for interim storage of re-usable commercial items such as crates, pallets, kegs and similar items?	Yes ☐ No ☐

If you have answered 'No' to any of the above questions, except the response with a greyed-out box, please provide an additional document with details of any alternative solutions proposed for Waste and Recycling Servicing.

Declaration

Name of applicant (Please Print) _____

Signature of applicant _____ Date_____