

SITE WASTE MANAGEMENT AND MINIMISATION



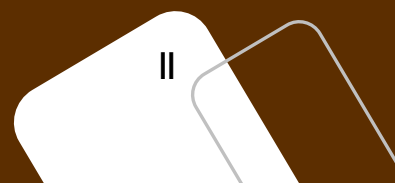
1.0 INTRODUCTION	1
1.1 Land to which this Part Applies	1
1.2 Aims of this Part	1
1.3 Objectives of this Part	1
1.4 Relationship to other Plans	1
1.5 Structure of this Part	1
1.6 Date of Commencement	1
2.0 APPLICATION OF THIS PART	2
2.1 When does this Part apply?	2
2.2 Submission of relevant information with the application	2
2.3 What is a waste management plan?	2
2.4 Definitions	2
3.0 PERFORMANCE CRITERIA	5
3.1 Subdivision and Engineering Works	5
3.2 Demolition	5
3.3 Construction	5
3.4 Use of Premises	5
3.5 Performance Criteria for Development	6
APPENDIX A	9
FORM 1 – WASTE MANAGEMENT PLAN	9
FORM 2 - DEMOLITION PHASE	10
FORM 3 - CONSTRUCTION PHASE	11
FORM 4 - ONGOING MANAGEMENT OF WASTE	12
FORM 5 – ONGOING MANAGEMENT OF WASTE	13
APPENDIX B WASTE STORAGE REQUIREMENTS	14
B.1 Garbage Pick Up	14
B.2 Garbage and Recycling Area/Room Requirements	14

FIGURES AND TABLES

	PAGE
Figure 3.5 Performance Criteria for Development	6-8
Form 1 Waste Management Plan	9
Form 2 Demolition Phase	10
Form 3 Construction Phase	11
Form 4 On-Going Management of Waste	12
Form 5 On-Going management of Waste	13
Figure B.1 Garbage Collection Vehicle	14
Figure B.2 Minimum Standards for the Design of a Garbage and Recycling Room	15

Amendments to Part O – Site Waste Management and Minimisation
(as of 2 July 2008)

Amendment No.	Location	Description	Adoption Date	Enforcement Date



1.0 INTRODUCTION

1.1 Land to which this Part Applies

This Part of Blacktown Development Control Plan (DCP) 2006 applies to all land within the City of Blacktown.

1.2 Aims of this Part

This Part of the DCP has been prepared to:

- (a) provide the opportunity to maximise reuse and recycling of building and construction materials, household generated waste and industrial/commercial waste;
- (b) assist in achieving Federal and State Government waste minimisation targets; and
- (c) help minimise the overall environmental effects of waste.

1.3 Objectives of this Part

The objectives of this Part of the DCP are to:

- (a) provide advice to applicants on how to minimise waste generation and disposal, reduce and handle waste during demolition and construction, to encourage building design and construction techniques which minimise waste and how to prepare a waste management plan; and
- (b) require source separation of materials and use of other design features which complement waste collection management services offered by Council, private providers and other bodies.

1.4 Relationship to other Plans

This Part of the DCP has been prepared to meet the objectives of the *Waste Minimisation and Management Act 1995*. This Part supplements the provisions contained within Blacktown Local Environmental Plan (LEP) 1988, Blacktown Development Control Plan (BDCP) 2006 and any other relevant Council Policy.

1.5 Structure of this Part

This Part is structured as follows:

- 1. Introduction
- 2. Application of this Part
- 3. Performance Criteria

1.6 Date of Commencement

The Site Waste and Minimisation Policy was originally adopted by Council on 2 November 2001, and came into force on 1 January 2002.

The Site Waste and Minimisation Policy has been incorporated into Blacktown Development Control Plan 2006, as Part O. It was adopted on 10 May 2006 and came into force on 28 June 2006.



2.0 APPLICATION OF THIS PART

2.1 When does this Part apply?

This Part of Blacktown Development Control Plan (DCP) 2006 applies to the development categories listed in section 3.5 (Performance Criteria for Development) on page 6, and to those works that require Development Consent or a complying development certificate with the exception of Class 10 structures less than 50 square metres in floor area under the provisions of the *Environmental Planning and Assessment Act 1979*.

2.2 Submission of relevant information with the application

Blacktown DCP 2006 Part A (Introduction and General Guidelines) provides guidelines for submitting a Development Application to Council and the approval process. Parts B - J of Blacktown DCP 2006 provide development controls for various forms of development across the City. In addition to the requirements of Blacktown DCP 2006 all Development Applications, to which this Part applies, will require the submission of a Waste Management Plan (WMP) and will need to address the relevant provisions of this Part.

A WMP is to be submitted before a development consent or complying development certificate is issued.

2.3 What is a Waste Management Plan?

A Waste Management Plan (WMP) is a tool that enables the consent authority and certifying authority to assess the details of generation and volume of waste and proposed waste management practices for a development. The WMP is to provide the following information:

- (a) the volume and type of waste generated during construction and demolition;
- (b) how waste is to be stored on site;
- (c) method of disposal of recyclable and residual waste; and
- (d) ongoing management.

The WMP must demonstrate and achieve a diversion in the amount of waste, generated by the development that is the subject of each application, going to landfill.

A sample WMP is provided at Appendix A on page 9, to assist in preparing a WMP.

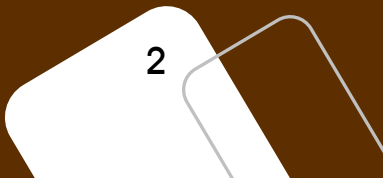
2.4 Definitions

For the purposes of this Part the following definitions apply:

Class 10: a non-habitable building or structure being:

- (a) Class 10a - a non-habitable building being a private garage, carport, shed or the like; or
- (b) Class 10b - a structure being a fence, mast, antenna, retaining or free-standing wall, swimming pool, or the like.

2
APPLICATION OF THIS PART



Collection Area means the location on the development site where garbage, compostable material or recyclable materials are transferred from a building's storage containers to a collection vehicle for removal from the site.

Collection Point means the usual (or agreed) point on the footpath/roadway, or on-site, where applicable, where garbage and recyclables are loaded onto vehicles.

Compost means vegetative material capable of being converted to humus by a biological microbial process in the presence of oxygen.

Garbage means refuse or waste material other than trade or special waste, liquid waste, compostable material, green waste or recyclable material.

Garbage Chute means a duct in which deposited garbage descends from one level to another within the building, due to gravity.

Garbage and Recycling Room/Area means a room or area where garbage and recycling receptacles are stored awaiting re-use or removal from the premises. The standards for the construction of such are at [Appendix B](#), on page 14.

Garden Waste means surplus vegetation material.

Ongoing Management means post occupancy management of waste on-site.

Recyclable means capable of being reprocessed into useable material and includes any item collected by Council's Recycling Service.

Special Waste means medical and household hazardous waste, chemicals and other associated products past their expiry dates or contaminated or toxic materials or products.

Site Waste Bins means the receptacle provided for surplus and unwanted materials on-site.

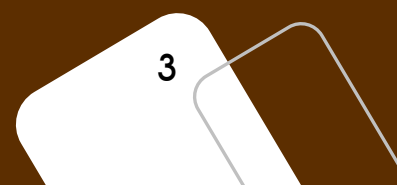
Stockpile means an accumulation of materials for future reuse, recycling or disposal.

Trade Waste means refuse or waste material arising from any trade or industry but excludes liquid waste, demolition waste, contaminated waste, green waste or recyclable material.

Volume Reduction Equipment means machinery capable of compacting garbage to make efficient use of space. Such techniques should not be used on recyclable material unless specified.

Waste: As defined under the *Protection of the Environment Operations Act 1997* includes:

- i. any substances (whether solid, liquid or gaseous) that is discharged, emitted or deposited in the environment in such volume, constituency or manner as to cause an alteration in the environment, or
- ii. any discarded, rejected, unwanted, surplus or abandoned substance, or



- iii. any otherwise discarded, rejected, unwanted, surplus or abandoned substances intended for sale or for recycling, reprocessing, recovery or purification by a separate operation from that which produced the substance, or
- iv. any substance prescribed by the regulations to be waste for the purposes of this Act.

A substance is not precluded from being waste for the purposes of the Act merely because it can be reprocessed, re-used or recycled.

Waste Cupboard means a storage area within each dwelling (usually in the kitchen) of a size sufficient to enable source separation of a single day's waste into garbage, recyclables and compostable material.

Waste Management Plan means a plan prepared in accordance with this Part of the DCP relating to a specific development that provides details of the volume and type of waste to be generated, how the waste is to be stored and treated on-site, how the residual is to be disposed of and how ongoing management will operate.

2

SITE WASTE MANAGEMENT AND MINIMISATION

3.0 PERFORMANCE CRITERIA

3.1 Subdivision and Engineering Works

The objective of waste management for subdivision involving engineering works is to maximise opportunities for re-use through source separation and on-site storage, which takes into account relevant environmental factors, such as slope and drainage.

3.2 Demolition

The objective of waste management at the demolition stage is to minimise waste generation and maximise re-use and recycling. This should be achieved through planned work staging, careful on-site storage and source separation, to allow for re-use of solid waste either on-site or off-site.

3.3 Construction

The objective of waste management at the construction stage is to minimise waste through utilising techniques such as the purchasing policy (ordering correct quantities of materials), use of prefabricated components, re-use of materials, use of recycled materials, co-ordination and sequencing of various trades and minimisation of excavation works.

Where source separation is utilised materials are to be kept uncontaminated to guarantee the highest possible re-use value.

3.4 Use of Premises

There are 6 categories of development that require management to minimise the generation of waste and ensure the appropriate separation, storage and collection of waste.

The development categories are:

- (1) Subdivision with engineering works;
- (2) Demolition;
- (3) Single Residential
- (4) Multi-unit residential
- (5) Commercial and Industrial
- (6) Rural and other

The performance criteria for these development categories are indicated in section 3.5, on page 6.

3

PERFORMANCE CRITERIA

3.5 Performance Criteria for Development

Criteria		Development Category					
		Subdivision with Engineering Works	Demolition	Single Residential	Multi-unit Residential	Commercial & Industrial	Rural & Other
Storage							
Stockpile	Siting to take account of environmental factors, eg slope, Drainage, location of watercourses and native vegetation.	•	•	•	•	•	•
	Provide sufficient space for storage of garden waste and other waste materials on site.	•	•	•	•	•	•
	Facilitate on-site source separation.	•	•	•	•	•	•
	Facilitate re-use of materials on-site.	•	•	•	•	•	•
Site Waste Bins	Provide sufficient space for storage of recyclables and garbage on-site.		•	•	•	•	•
	Facilitate on-site source separation.	•	•	•	•		•
	Facilitate re-use of materials on-site.	•	•	•	•	•	•
Waste Cupboard	Provide space for temporary storage of recyclables, garbage and compostable materials in each unit.			•	•	•	•
	Facilitate on-site source separation.			•	•	•	•
	Design and located so as to be accessible and useable.			•	•	•	•
	Design and locate to cater for change of use					•	•

Criteria		Development Category					
		Subdivision with Engineering Works	Demolition	Single Residential	Multi-unit Residential	Commercial & Industrial	Rural & Other
Garbage and Recycling Area/Room	Area or room to be of sufficient size to store Council's standard bins in an efficient manner			•	•	•	•
	Accessible to all users and have unobstructed access to Council's usual collection point.			•	•	•	•
	Communal areas (where proposed) preferably located behind the building line.				•	•	•
	Provide area(s) for storage of bulky waste (eg. clean up materials).				•	•	
	Volume reduction equipment where proposed.				•	•	
	Multiple areas are required where the development is large or where the site characteristics warrant.				•	•	
Composting	Provide external space for compostable materials.			•	•	•	•
	Located separate to the garbage and recycling room.			•	•	•	
	Purpose built and incorporated into the landscape plan for the development.			•	•	•	
	Siting to take into account potential impact on neighbouring properties.			•	•	•	•
	Adequately signposted to indicate availability of composting facilities on-site.				•	•	

Criteria		Development Category					
		Subdivision with Engineering Works	Demolition	Single Residential	Multi-unit Residential	Commercial & Industrial	Rural & Other
Garbage Chute	For development >3 storeys.				•	•	
Special Waste	Appropriate disposal as detailed by relevant authority.					•	•
Collection							
Collection Point	On-site.				•	•	•
	At street frontage.			•	•	•	•
	Clear access is to be provided to facilitate pick up.			•	•	•	•
Management							
Waste Management Plans	Complete Form 1.	•	•	•	•	•	•
	Complete Form 2.		•	•	•	•	•
	Complete Form 3.			•	•	•	•
	Complete Form 4.			•	•	•	•
	Complete Form 5.				•	•	•
Ongoing Management	Implement administrative arrangements for ongoing management, including transportation of waste from garbage and recycling room to the collection point and to manage the composting procedure.				•	•	•

APPENDIX A

FORM 1 – WASTE MANAGEMENT PLAN

APPENDIX A

WASTE MANAGEMENT PLAN

Outline of Proposal:

Site Address: Lot 54, DP 201497, No. 52 Heweson Drive, Coletown

.....

Applicant's Name and Address: J Smith, PO Box 63, Coletown 2140

.....

Telephone: 9999-0000 **Facsimile:**

Mobile: 0419 291 437

Buildings and other structures currently on site:

Brick & tile single storey dwelling house with concrete slab and timber fence

.....

.....

Brief description of proposal:

Two storey commercial premise.

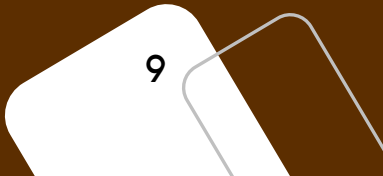
Metal frame and brick construction.

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The details on this form are intentions for managing waste related to this project.

Signature of Applicant: J Smith **Date:** 7 July 1999



FORM 2 – DEMOLITION PHASE

MATERIALS ON-SITE			DESTINATION		
			Reuse & Recycling		Disposal
Type of Materials	Estimated		ON-SITE Specify proposed reuse or on-site recycling materials	OFF-SITE Specify contractor and recycling outlet	Specify contractor and landfill site
	Vol (m ³)	Wt (t)			
Excavation material	200		Topsoil for landscaping of site		Remainder to ... landfill site by ... waste contractor
Garden Waste	60		Separated some chopped and stored on-site for landscaping	Remainder to ... landscape supplies	Stumps and large trees to ... landfill by ... waste contractor
Bricks	100		Clean and reuse for footings and broken bricks for internal walls	Concrete mortar bricks to ... crushing and recycling company	Nil
Tiles				Crushing and recycling company	
Concrete	50		Existing driveway to remain during construction	On completion to ... crushing and recycling company	Nil
Timber - Pine, particle board	3		Chip for landscaping, sell for firewood	Remainder to ... landscape supplies	Nil
Plasterboard	12				Landfill site
Metal - Copper, Aluminium	1		Nil	Some to ... metal recyclers	Remainder to ... landfill
Asbestos - cement, roof & wall					
Other - including glass, doors, fittings, carpets, etc					

FORM 3 – CONSTRUCTION PHASE

MATERIALS ON-SITE			DESTINATION		
			Reuse & Recycling		Disposal
Type of Materials	Estimated		ON-SITE Specify proposed reuse or on-site recycling materials	OFF-SITE Specify contractor and recycling outlet	Specify contractor and landfill site
	Vol (m ³)	Wt (t)			
Excavation material	200		Topsoil for landscaping of site		Remainder to ... landfill site by ... waste contractor
Garden Waste	60		Separated some chopped and stored on-site for landscaping	Remainder to ... landscape supplies	Stumps and large trees to ... landfill by ... waste contractor
Bricks	100	20	Clean and reuse for footings and broken bricks for internal walls	Concrete mortar bricks to ... crushing and recycling company	Nil
Tiles		3		Crushing and recycling company	
Concrete	50		Existing driveway to remain during construction	On completion to ... crushing and recycling company	Nil
Timber - Pine, particle board	3		Chip for landscaping, sell for firewood	Remainder to ... landscape supplies	Nil
Plasterboard	12	6			Landfill site
Metal - Copper, Aluminium	1		Nil	Some to ... metal recyclers	Remainder to ... landfill
Asbestos - cement, roof & wall					
Other - including plastic/steel drums, metal stapping, paint tins					

FORM 4 – ONGOING MANAGEMENT OF WASTE

TYPE OF WASTE TO BE GENERATED	EXPECTED VOL. PER WEEK	PROPOSED ON-SITE STORAGE & TREATMENT FACILITIES	DESTINATION
Please specify, eg, food waste, glass, paper, metal, off-cuts, etc.	Litres per m ³	Eg, waste storage and recycling area, garbage chute, on-site composting compaction equipment	<ul style="list-style-type: none"> • recycling • disposal • specify contractor
Household recyclables (bottles, cans, paper, etc)	55 litres per townhouse	Stored in waste cupboard and placed in recycling bin to await collection	Council recycling service
Food and garden waste	15 litres per townhouse	Composting area incorporated in rear yard	Composted on site
Paper/Cardboard from office	120 litres	Stored in basement area awaiting collection	Visy recycling

APPENDIX B WASTE STORAGE REQUIREMENTS

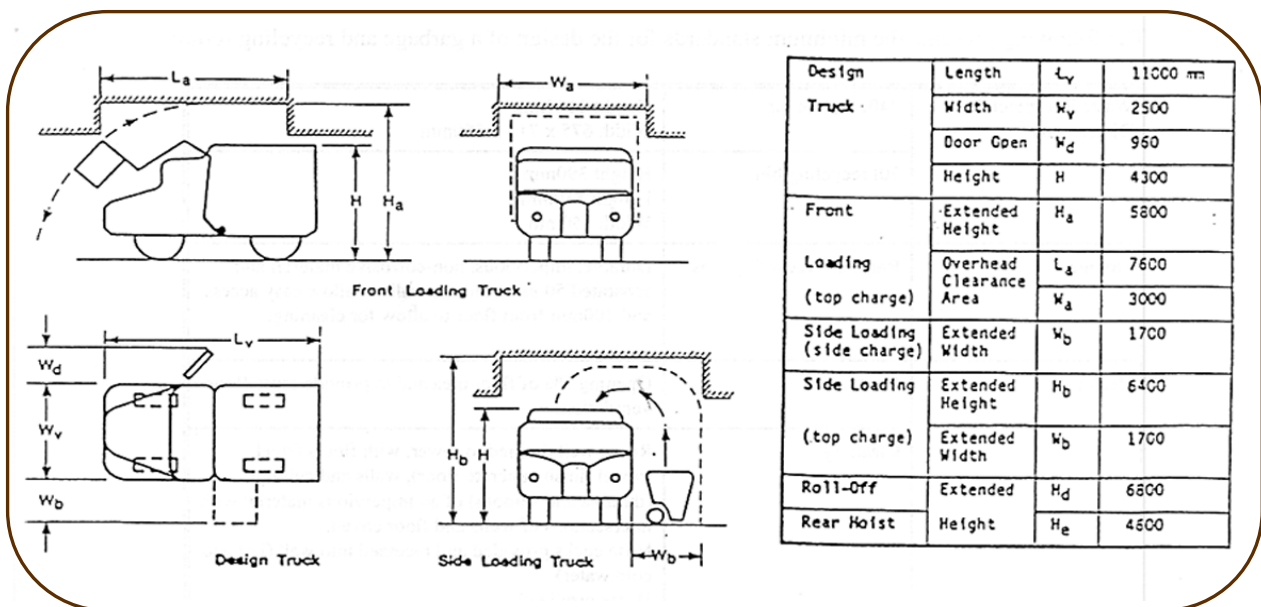
B.1 Garbage Pick Up

In order to facilitate efficient waste collection, the collection point must be accessible to the garbage collection vehicles. This is primarily a concern where access onto a site is required as a result of the size of the development (making travel distances for occupants excessive) or the volume of waste generated by a development. In such circumstances, and where Council agrees to collect waste on site or permits the on site collection of waste by a private contractor, the following should be given consideration:

- (a) the convenient placement of the garbage and recycling room;
- (b) turning circles (minimum 21.7m) and height requirements (minimum 6.4m) on site to facilitate movement of garbage collection vehicle; and
- (c) legality of access.

The following diagrams present the general characteristics of a garbage collection vehicle.

**APPENDIX B
 WASTE STORAGE
 REQUIREMENTS**



**Figure B.1
 Garbage Collection Vehicle
 Source: Metropolitan Waste Disposal Authority**

B.2 Garbage and Recycling Area/Room requirements

For single residential and dual occupancy developments, and any other development where each unit is responsible for their own waste, a nominated area of the site, well drained and easily accessible to the collection point will suffice for the storage of garbage and recyclable materials.

Where a communal area is appropriate a garbage and recycling room will be necessary. The following are the general principles for the design and location of garbage and recycling rooms on site:

- (a) conveniently located to all units;
- (b) relate to other loading areas;
- (c) adequate weather protection;
- (d) be secure and lockable;
- (e) be well ventilated and drained to the sewer;
- (f) complement the design of development on site;
- (g) provide sufficient space for location of all bins and provide adequate space between bins and recycling racks to enable easy servicing; and
- (h) roof drainage is to be directed to the stormwater system.

The following presents the minimum standards for the design of a garbage and recycling room:

APPENDIX B

WASTE STORAGE REQUIREMENTS

Waste Receptacle's Dimensions	240l mobile bin	Height 1140mm Width 675 x 715 x 580mm
	70l recycling bin	Height 390mm Length 530mm Width 350mm
Storage	Racks for recycling bins	Durable, impervious, non-corrosive material and separated 50mm from the walls to allow easy access and 300mm from floor to allow for cleaning.
Health	Ventilation	Opening 5% of floor area and to provide cross floor ventilation.
	Cleaning	Room well drained to sewer, with floors (steel trowel finish concrete floor), walls and ceilings (durable and smooth) of an impervious material with intersections of walls and floor covered. Hose cocks provided and recessed into wall (hot and cold water). Hoses provided. Doors self closing and close fitting.
Safety		Doors durable and openable from inside and out. Adequate lighting. Well ventilated.

Figure B.2
Minimum Standards for the Design of a Garbage and Recycling Room