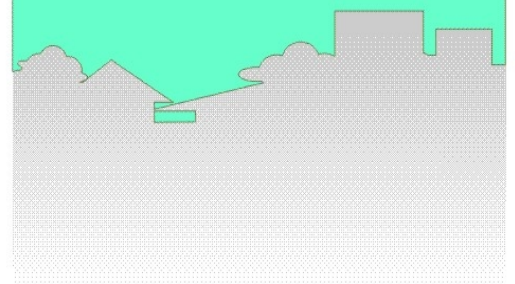


Part M

Site Waste
Minimisation
and
Management



PART M SITE WASTE MINIMISATION AND MANAGEMENT

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M1 General

About this part:

This part provides the requirements for the minimisation and management of waste during construction and demolition and the on-going use of sites/premises.

Applies to:

All development in the Greater Taree City Council Local Government Area.

Date adopted by Council:

14 October 2009

Effective Date:

25 June 2010

Related Policy / Technical Manual:

Department of Environment and Climate Change NSW (2008). *Model Waste Not DCP Chapter 2008*.

Building Code of Australia and Better Practice Guide for Waste Management in Multi-Unit Dwellings.

Australian Standard 1428 Design for Access and Mobility – 2001

Aim

This Part aims to facilitate sustainable waste management within the Greater Taree City Council Local Government Area in a manner consistent with the principles of Ecologically Sustainable Development.

Objectives

Waste Minimisation

- To minimise resource requirements and construction waste through reuse and recycling and the efficient selection and use of resources;
- To minimise demolition waste by promoting adaptability in building design and focussing upon end of life deconstruction;
- To encourage building designs, construction and demolition techniques in general which minimise waste generation;
- To maximise reuse and recycling of household waste and industrial/commercial waste.

Waste Management

- To plan for sustainable waste management;
- To develop systems for waste management to ensure waste is transported and disposed of in a lawful manner;
- To provide guidance in regards to space, storage, amenity and management of waste management facilities;
- To ensure waste management systems are compatible with collection services;
- To minimise risks associated with waste management at all stages of development.

M2 Demolition of buildings or structures

Explanation

The demolition stage provides great scope for waste minimisation. Proponents are actively encouraged to consider possible adaptive reuse opportunities of existing buildings/structures, reuse of materials or parts thereof.

Aim

The principal aim of managing this activity is to maximise resource recovery and minimise residual waste from demolition activities.

Objectives

- o Optimise adaptive reuse opportunities of existing building/structures;
- o Maximise reuse and recycling of materials;
- o Minimise waste generation;
- o Ensure appropriate storage and collection of waste;
- o Minimise the environmental impacts associated with waste management;
- o Avoid illegal dumping;
- o Promote improved project management.

Performance criteria

1. A completed Site Waste Minimisation and Management Plan (SWMMP) shall be prepared and lodged with the demolition application (see template SWMMP in Appendix J).
As a minimum it shall include:
 - a. Adaptive reuse opportunities for buildings/structures.
 - b. All waste likely to result from the demolition, and opportunities for reuse of materials.
 - c. Facilities reuse/recycling by using the process of deconstruction, where various materials are carefully dismantled and sorted.
2. Reuse or recycle salvaged materials onsite where possible.
3. An area shall be allocated on site for the storage of materials for use, recycling and disposal (giving consideration to slope, drainage, location of waterways, stormwater outlets, vegetation, and access and handling requirements).
4. Separate collection bins or areas for the storage of residual waste shall be provided on site and clearly signposted for the purpose and content of the bins and storage areas.
5. Measures shall be implemented on site to prevent damage by the elements, odour and health risks, and windborne litter.
6. All demolition waste dockets are to be retained on site during works to confirm which facility received materials generated from the site for recycling or disposal.

M3 Construction of buildings or structures

M3.1 Single dwellings and dual occupancies greater than \$50,000.

Explanation

The design of waste and recyclables storage areas within the home and property affect ease of use, amenity and the movement and handling of waste for the life of the development.

Aim

To encourage source separation of waste, reuse, and recycling by ensuring appropriate storage and collection facilities for waste, and quality design of waste facilities.

Objectives

- o Maximise reuse and recycling of materials;
- o Minimise waste generation;
- o Ensure appropriate collection and storage of waste;
- o Minimise the environmental impacts associated with waste management;
- o Avoid illegal dumping.

Performance criteria

1. A completed Site Waste Minimisation and Management Plan (SWMMP) shall be prepared and submitted with the development application (see template SWMMP in Appendix J).
2. Plans submitted with the application must show:
 - a. The location of an onsite waste/recycling storage area for each dwelling, that is of sufficient size to accommodate Council's waste, recycling and garden waste bins. The waste storage area is to be located in the rear yard where possible and in a suitable location to avoid vandalism, nuisance and adverse visual impacts.
 - b. An identified onsite location for a compost container that does not impact on adjoining properties.
 - c. An identified kerbside collection point for the collection and emptying of Council's waste, recycling and garden waste bins.
 - d. The waste storage area is to be easily accessible and have unobstructed access to Council's usual collection point.
 - e. There should be sufficient space within the kitchen (or an alternate location) for the interim storage of waste and recyclables.
 - f. All construction waste docket are to be retained on site during works to confirm which facility received materials generated from the site for recycling or disposal.

M3.2 Multi-unit dwellings (town houses, flats and villas)

Explanation

The design of waste and recycling storage areas within the unit and property affects ease of use, amenity, movement and handling of waste for the life of the development. Multiple households within the property increase challenges with regard to waste volumes, ease of access and operation of waste sorting and removal systems. Resources such as the *Better Practice Guide for Waste Management in Multi-Unit Dwellings* should be used to inform design of multi-unit dwellings.

Aim

To encourage source separation of waste, reuse, and recycling by ensuring appropriate storage and collection facilities for waste, and quality design of waste facilities.

Objectives

- o Ensure appropriate waste storage and collection facilities;
- o Maximise source separation and recovery of recyclables;
- o Ensure waste management systems are as intuitive for occupants as possible and are readily accessible;
- o Ensure appropriate resourcing of waste management systems, including servicing;
- o Minimise risk to health and safety associated with handling and disposal of waste and recycled material, and ensure optimum hygiene;
- o Minimise adverse environmental impacts associated with waste management;
- o Discourage illegal dumping by providing on site storage and removal services.

Performance criteria

1. A completed Site Waste Minimisation and Management Plan (SWMMP) shall be prepared and submitted with the development application (see template SWMMP in Appendix J).
2. Plans submitted with the development application must show:
 - a. The location of individual waste/recycling storage areas (such as for townhouses and villas) or a communal waste/recycling storage room(s) able to accommodate Council's waste, recycling and garden waste bins.
 - b. The location of any garbage chute(s) and interim storage facilities for recyclable materials.
 - c. The location of any service rooms (for accessing a garbage chute) on each floor of the building.
 - d. The location of any waste compaction equipment.
 - e. An identified collection point for the collection and emptying of Council's waste, recycling and garden waste bins.

- f. The path of travel for moving bins from the storage area to the identified collection point (if collection is to occur away from the storage area).
 - g. The on-site path of travel for collection vehicles (if collection is to occur on-site), taking into account accessibility, width, height and grade.
3. Systems should be designed to maximise source separation and recovery of recyclables.
 4. Waste management systems should be designed and operated to prevent the potential risk or injury or illness associated with the collection, storage and disposal of wastes.
 5. The following minimum collection and storage facilities shall be provided:
 - a. Residential flat buildings must include communal waste/recycling storage facilities in the form of a waste/recycling storage room (or rooms) designed in accordance with the *Better Practice Guide for Waste Management in Multi-Unit Dwellings*.
 - b. Multi-unit housing in the form of townhouses and villas must include either individual waste/recycling storage areas for each dwelling or a communal facility in the form of a waste/recycling storage room (or rooms) designed in accordance with the *Better Practice Guide for Waste Management in Multi-Unit Dwellings*.
 - c. The waste/recycling storage areas or rooms must be of a size that can comfortably accommodate separate garbage, recycling and garden waste containers at the rate of Council provision.
 - d. For multi-storey developments that include ten or more dwellings, a dedicated room or caged area must be provided for the temporary storage of discarded bulky items which are awaiting removal. The storage area must be readily accessible to all residents and must be located close to the main waste storage room or area.
 6. The following location and design criteria shall apply to collection and storage facilities:
 - a. In townhouse and villa developments with individual waste/recycling storage areas, such areas should be located and designed in a manner which reduces adverse impacts upon neighbouring properties and upon the appearance of the premises.
 - b. There must be an unobstructed and continuous accessible path of travel (*as per Australian Standard 1428 Design for Access and Mobility – 2001*) from the waste/recycling storage area(s) or room(s) to:
 - The entry to any Adaptable Housing (*as per Australian Standard 4299 Adaptable Housing – 1995*),
 - The principal entrance to each residential flat building,
 - The point at which bins are collected/emptied.

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

- c. Communal waste storage areas should have adequate space to accommodate and manoeuvre Council's required number of waste and recycling containers.
- d. Each service room and storage area must be located for convenient access by users and must be well ventilated and well lit.
- e. Where bins cannot be collected from a kerbside location or from a temporary holding area located immediately inside the property boundary, the development must be designed to allow for on-site access by garbage collection vehicle. In these instances, the site must be configured so as to allow collection vehicles to enter and exit the site in a forward direction and so that collection vehicles do not impede general access to, from or within the site. Access driveways to be used by collection vehicles must be of sufficient strength to support such vehicles.
- f. Should a collection vehicle be required to enter a property, access driveways and internal roads must be designed in accordance with *Australian Standard 2890.2 Parking Facilities – Off-Street Commercial Vehicle Facilities – 2002*.
- g. Residents should have access to a cold water supply for the cleaning of bins and the waste storage areas. Storage areas should be constructed and designed to be weather proof and easy to clean, with wastewater discharged to sewer.
- h. The design and location of waste storage areas/facilities should be such that they compliment the design of both the development and the surrounding streetscape.
- i. Developments containing four or more storeys should be provided with a suitable system for the transportation of waste and recyclables from each storey to waste storage/collection areas.
- j. Garbage chutes must be designed in accordance with, the *Building Code of Australia and Better Practice Guide for Waste Management in Multi-Unit Dwellings*. Garbage chutes are not suitable for recyclable materials and must be clearly labelled to discourage improper use. Alternative interim disposal facilities for recyclables should be provided at each point of access to the garbage chute system.
- k. All construction waste dockets are to be retained on site during works to confirm which facility received materials generated from the site for recycling or disposal.

M3.3 Commercial developments and change of use (shops, offices, food premises, hotels, motels, licensed clubs, education establishments, entertainment facilities and hospitals)

Explanation

A range of non-residential uses present an array of unique waste minimisation opportunities and management requirements. Flexibility in size and layout is often required to cater for the different needs of multiple tenants as well as future changes in use.

Aim

To ensure new developments and changes to existing developments are designed to maximise resource recovery (through waste avoidance, source separation and recycling); and to ensure appropriate well-designed storage and collection facilities are accessible to occupants and service providers.

Objectives

- o Ensure appropriate waste storage and collection facilities;
- o Maximise source separation and recovery of recyclables;
- o Ensure waste management systems are as intuitive for occupants as possible and readily accessible to occupants and service providers;
- o Ensure appropriate resourcing of waste management systems, including servicing;
- o Minimise risk to health and safety associated with handling and disposal of waste and recycled material and ensure optimum hygiene;
- o Minimise adverse environmental impacts associated with waste management;
- o Discourage illegal dumping by providing on site storage and removal services.

Performance criteria

1. A Site Waste Minimisation and Management Plan (SWMMP) shall be prepared and submitted with the development application (see template SWMMP in Appendix J).
2. Plans submitted with the development application must show:
 - a. The location of the designated waste and recycling storage room(s) or areas, sized to meet the waste and recycling needs of all tenants.
 - b. The location of temporary waste and recycling storage areas within each tenancy. These are to be of sufficient size to store a minimum of one day's worth of waste.
 - c. An identified collection point for the collection and emptying of waste, recycling and garden waste bins.
 - d. The path of travel for moving bins from the storage area to the identified collection point (if collection is to occur away from the storage area).

- e. The on-site path of travel for collection vehicles (if collection is to occur on-site).
 - f. Convenient access from each tenancy to the waste/recycling storage rooms or areas. There must be step-free access between the point at which bins are collected/emptied and the waste/recycling storage rooms or areas.
3. Every development must include a designated waste/recycling storage area or room(s). Depending upon the size and type of the development, it may be necessary to include a separate waste/recycling storage room/area for each tenancy.
 4. Arrangements must be in all parts of the development for the separation of recyclable materials from general waste and for the movement of recyclable materials and general waste to the main waste/recycling storage room/area. For multiple storey buildings, this might involve the use of a goods lift.
 5. The waste/recycling storage room/area must be able to accommodate bins that are of sufficient volume to contain the quantity of waste generated between collections.
 6. The waste/recycling storage room/area must provide separate containers for the separation of recyclable materials from general waste. Standard and consistent signage on how to use the waste management facilities should be clearly displayed.
 7. Waste management facilities must be suitably enclosed, covered and maintained so as to prevent polluted wastewater runoff from entering the stormwater system.
 8. The size and layout of the waste/recycling storage room/area must be capable of accommodating reasonable future changes in use of the development.
 9. A waste/recycling cupboard must be provided for each and every kitchen area in a development, including kitchen areas in hotel rooms, motel rooms and staff food preparation areas. Each waste/recycling cupboard must be of sufficient size to hold a minimum of a single day's waste and to hold separate containers for general waste and recyclable materials.
 10. Any garbage chutes must be designed in accordance with the *Building Code of Australia and Better Practice Guide for Waste Management in Multi-Unit Dwellings*. Garbage chutes are not suitable for recyclable materials and must be clearly labelled to discourage improper use.
 11. All construction waste docketts are to be retained on site during works to confirm which facility received materials generated from the site for recycling or disposal.

M3.4 Mixed use developments (residential / non-residential)

Explanation

Where residential and commercial land uses occur within the one building or development waste management will necessitate a balancing of variable demands, including preservation of residential amenity.

Aim

To ensure new developments and changes to existing development are designed to maximise resource recovery (through waste avoidance, source separation and recycling) and to ensure appropriate, well-designed storage and collection facilities are accessible to occupants and service providers.

Objectives

- o Ensure appropriate waste storage and collection facilities are provided;
- o Maximise source separation and recovery of recyclables;
- o Ensure waste management facilities are safely and easily accessible to occupants and service providers;
- o Ensure appropriate resourcing of waste management systems, including servicing;
- o Minimise risk to health and safety associated with handling and disposal of waste and recycled material and ensure optimum hygiene;
- o Minimise adverse environmental impacts associated with waste management;
- o Discourage illegal dumping by providing on site storage and removal services.

Performance criteria

1. A completed Site Waste Minimisation and Management Plan (SWMMP) shall be prepared and submitted with the development application (see template SWMMP in Appendix J).
2. The controls at Part M3.2 Multi-Unit Dwellings apply to the residential component of mixed-use development.
3. The controls at Part M3.3 Commercial Developments apply to the non-residential component of mixed-use development.
4. Mixed Use development shall incorporate separate waste/recycling storage rooms/areas for the residential and non-residential components.
5. The residential waste management system and the non-residential waste management system must be designed so that they can efficiently operate without conflict.

M3.5 Industrial

Explanation

Industrial developments typically produce a diverse range of waste products. Some of these waste products may be hazardous and require compliance with established laws/protocols that are additional to this Chapter. Other waste products are similar in nature to commercial and domestic waste streams. Mixing waste products limits potential reuse and recycling opportunities and may distribute toxic material through a larger volume of wastes.

Objectives

- Ensure appropriate waste storage and collection facilities;
- Maximise source separation and recovery of recyclables;
- Ensure waste management facilities are as intuitive for occupants as possible and readily accessible to occupants and service providers;
- Ensure appropriate resourcing of waste management systems, including servicing;
- Minimise risk to health and safety associated with handling and disposal of waste and recycled material and ensure optimum hygiene;
- Minimise adverse environmental impacts associated with waste management;
- Discourage illegal dumping by providing on site storage and removal services.

Performance criteria

1. A completed Site Waste Minimisation and Management Plan (SWMMP) shall be prepared prior to submitting the application (see template SWMMP in Appendix J).
2. Plans submitted with the development application must show:
 - The location of designated waste and recycling storage room(s) or areas sized to meet the waste and recycling needs of all tenants.
 - The on-site path of travel for collection vehicles.
 - Convenient access from each tenancy and/or larger waste producing area of the development to the waste/recycling storage room(s) or area(s). There must be step-free access between the point at which bins are collected/emptied and the waste/recycling storage room(s) or area(s).
 - A designated general waste/recycling storage area or room(s) as well as designated storage areas for industrial waste streams (designed in accordance with specific waste laws/protocols).
 - Waste/recycling storage room/areas able to accommodate bins that are of sufficient volume to contain the quantity of waste generated between collections.
3. Waste management storage rooms/areas must be suitably enclosed, covered and maintained so as to prevent polluted wastewater runoff from entering the stormwater system.

4. A waste/recycling cupboard must be provided for each and every kitchen area in the development. Each waste/recycling cupboard must be of sufficient size to hold a minimum of a single day's waste and to hold separate containers for general waste and recyclable materials.
5. All construction waste docket are to be retained on site during works to confirm which facility received materials generated from the site for recycling or disposal.