

Warringah Council Policy

Policy No. PL 850 WASTE

Interim Waste Management Policy – Construction and Development

1 Purpose of Policy

The purpose of this Policy is to provide principles, guidelines and standards for the management of waste for development and land use within Warringah.

This Policy is in accordance with the requirements of the model Waste Not Development Control Plan by the Department of Environment, Climate Change and Water (DECCW). The Policy is to be rescinded from the date of effect of the Draft Warringah Development Plan 2009.

2 Policy statement

The objectives are:

- To facilitate sustainable waste management in a manner consistent with the principles of Ecologically Sustainable Development (ESD).
- To achieve waste avoidance, source separation and recycling of household and industrial/commercial waste.
- To design and locate waste storage and collection facilities which are convenient and easily accessible; safe; hygienic; of an adequate size, and with minimal adverse impacts on residents, surrounding neighbours, and pedestrian and vehicle movements.
- To ensure waste storage and collection facilities complement waste collection and management services offered by Council and private service providers and to support on-going control for these services.
- To minimise risks to health and safety associated with handling and disposal of waste and recycled material, and ensure optimum hygiene.
- To minimise any adverse environmental impacts associated with the storage and collection of waste.
- To promote improved project management by minimising demolition and construction waste and encouraging source separation, reuse and recycling of materials.
- To assist industry, commercial operators and site managers in planning their necessary waste management procedures through the preparation and lodgement of a Waste Management Plan.
- To discourage illegal dumping.

3 Principles

3.1 Demolition and Construction

- a) Section 1 of the Waste Management Plan must be satisfactorily completed and submitted.
- b) An area must be allocated for the sorting and storage of materials for use, recycling and disposal. This area should be located in a disturbed area of the site, giving consideration to slope, drainage, location of waterways, stormwater outlets, vegetation, pedestrian and traffic movement and access and handling requirements.
- c) The timing and frequency, and routes of vehicle movements are to be safe and minimise impact on roads, pedestrian and traffic movement and surrounding residents.
- d) Demolition and construction waste must be legally handled, transported and disposed of.

Note:

Removal of asbestos must be undertaken in accordance with the following:

- *The relevant Australian Standard. Australian Standard AS 2601-2001 'Demolition of Structures' applied at the time this policy was adopted.*
 - *Code of Practice for the Safe Removal of Asbestos, 2nd Edition [NOHSC:2002(2005)], Australian Government, National Occupational Health and Safety Commission.*
- e) Demolition and construction waste must be minimised and source separation, reuse and recycling of materials must be maximised.

3.2 Waste Management

3.2.1 Residential accommodation including attached dwellings, dwelling houses, dual occupancies, secondary dwellings, semi-detached dwellings and shop top housing (with one or two dwellings)

- a) Each dwelling must include a designated area to accommodate Council's allocated number of waste/recycling containers for residential premises (as indicated in Appendix 1 Warringah Waste Management Plan)

Note:

For waste/recycling collections, Council's collection point will be kerbside of the nearest trafficable public road.

3.2.2 Residential accommodation including boarding houses, group homes, hostels, multi dwelling housing, residential flat buildings, seniors housing, shop top housing (with 3 or more dwellings)

- a) Section 2 of the Warringah Waste Management Plan must be satisfactorily completed and submitted, to enable the consent authority to assess the proposed waste management practices for the development.
- b) For waste/recycling collections:
 - i) where the number of dwellings/units is 29 or less, Council's collection point will be kerbside of the nearest trafficable public road; or
 - ii) where the number of dwellings/units is 30 or more, a service area must be nominated on-site. In these instances:
 - the Service Area, access driveways and internal roads must be designed in accordance with Council's engineering design specifications 'Auspec 1' and the relevant Australian Standard.
 - the Service Area shall have minimum dimensions equal to the service bay dimensions for vehicle class "HRV" plus 1 metre to length and width dimension, referenced in the relevant Australian Standard.

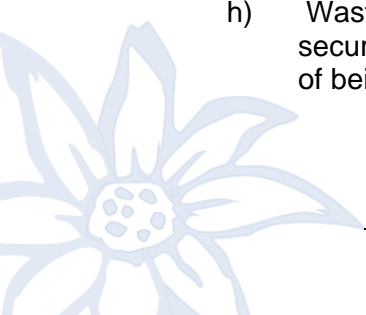
Note:



As a condition of development consent a positive covenant or other arrangement, in such form and on such terms as are acceptable to Council, shall ordinarily be required by Council. If required, the positive covenant or arrangement shall be entered with Council in relation to the land burdened giving power and authority to Council and its waste contractor to enter the land burdened with or without vehicles for the purpose of the removal of waste and associated services. The positive covenant or arrangement shall also provide an indemnity to Council and its contractor against any future claim for damage or loss. It is recommended that the applicant speak with Council's Waste Services Coordinator in regard to the design of development proposals which involve waste collection vehicles entering the site.

Australian Standard AS 2890.2-2002 'Parking Facilities - off-street commercial vehicle facilities' applied at the time this policy was adopted.

- c) Each development must include, or have access to, designated Waste/Recycling Storage Rooms or Areas:
 - i) where the number of dwellings/units is 29 or less, the Waste/Recycling Storage Rooms or Areas must be located at the front of the development within 6.5 metres walking distance to the front boundary adjacent to the roadway. If a Waste/Recycling Storage Room or Area is to be provided at another suitable location within the building, a complementary Waste/Recycling Storage Room or Area must be provided within 6.5 metres walking distance to the front boundary adjacent to the roadway; or
 - ii) where the number of dwellings/units is 30 or more, the Waste/Recycling Storage Rooms or Areas must be located within 6.5 metres walking distance of the service area.
- d) Waste/Recycling Storage Rooms or Areas must be located no closer than 3 metres from an opening within a dwelling.
- e) External Waste/Recycling Storage Areas require walls and a roof. Walls are to be a minimum of 1.6 metres high, extending to the height of any containers which are kept within. The ceiling must be a minimum of 2.1 metres high throughout with no obstructions.
- f) The Waste/Recycling Storage Rooms or Areas must be of sufficient size to accommodate and manoeuvre Council's allocated number of waste/recycling containers for residential premises (as indicated in Appendix 1 of Warringah Waste Management Plan), including a minimum aisle width of 1 metre.
- g) The path from the Waste/Recycling Storage Rooms or Areas to the collection point or service area must:
 - i) provide a minimum clearance width of 1.2 m and a minimum clearance height of 2.1m;
 - ii) not be via a road with vehicular traffic (if applicable, the path must be adjacent);
 - iii) be continuous with no steps or obstructions;
 - iv) have a non-slip surface; and
 - v) have a maximum gradient of 1V:8H.
- h) Waste/Recycling Storage Rooms or Areas must not be located behind lockable security grilles/rollers/doors or gates. All doors/gates must open outwards, be capable of being fixed in the open position, and close fitting.



- i) Waste/Recycling Storage Rooms that are fully enclosed should be ventilated to external air by natural or mechanical means complying with the relevant Australian Standard. Mechanical ventilation systems servicing Waste/Recycling Storage Rooms must be isolated from mechanical ventilation systems servicing any other part of the building.

Note:

Australian Standard AS 1668.2-2002 'The use of ventilation and airconditioning in buildings - Ventilation design for indoor air contaminant control' applied at the time this policy was adopted.

- j) Waste/Recycling Storage Rooms or Areas must be serviced by a cold water tap. The hose cock must be protected from the waste containers and must be located in a position which is easily accessible when the area is filled with waste containers. The tap must not obstruct aisles and access ways.
- k) No other service infrastructure or services bays are to be located in the Waste/Recycling Storage Rooms or Areas. This includes and is not limited to air conditioning ducts, pipes gas or water meters, swimming pool pumps or electrical installations.
- l) Waste/Recycling Storage Rooms or Areas must prevent polluted waste water runoff from entering the stormwater system (including any On-Site Stormwater Detention Systems).
- m) The internal walls of the Waste/Recycling Storage Rooms or Areas must be cement rendered or tiled with glazed tiles fixed in accordance with the relevant Australian Standard, and coved at the floor/wall intersection.

Note:

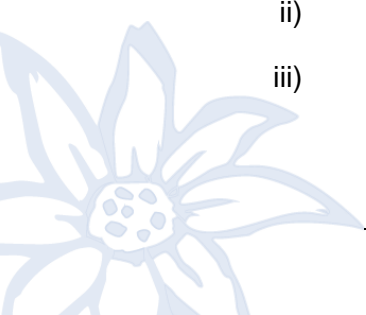
Australian Standard AS 3958.1-2007 'Ceramic tiles - Guide to the installation of ceramic tiles' applied at the time this policy was adopted.

- n) The floor of any Waste/Recycling Storage Rooms or Areas:
 - i) is to be graded and appropriately drained to a Sydney Water approved drainage connection located upon the site;
 - ii) must have an impervious, non slip and non abrasive finish with no protrusions that would prevent easy cleaning or manoeuvring of bins.
- o) Any garbage chutes must be designed in accordance with the requirements in Appendix 2 Warringah Waste Management Plan. Where Garbage Chutes are proposed, each floor (level) is to be provided with a Service Room for access to the chute and the storage of recyclables. The management of recyclables must be detailed in the Warringah Waste Management Plan.

Note:

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.

- p) Any service rooms must be designed in accordance with the requirements in Appendix 2 Warringah Waste Management Plan.
- q) Any mechanical compaction device within the building shall comply with the following requirements:
 - i) maximum compaction rate of 2:1;
 - ii) designed to accommodate general household garbage only; and
 - iii) not be used to compact recyclables.



- r) For developments which include at least ten dwellings, a dedicated room or caged area of at least 4 cubic metres must be provided for the temporary storage of discarded bulky items which are awaiting removal. For each additional ten dwellings, an additional 4 cubic metres must be provided. The storage area must be adjacent to the Waste/Recycling Storage Rooms or Areas.

3.2.3 Non-Residential Development

- a) Section 2 of the Warringah Waste Management Plan must be satisfactorily completed and submitted, to enable the consent authority to assess the proposed waste management practices for the development.
- b) Both waste and recycling containers must be provided in areas accessed by the general public.
- c) For waste/recycling collections, a Service Area must be nominated on-site. The Service Area, access driveways and internal roads must be designed in accordance with Council's engineering design specifications 'Auspec 1', and the relevant Australian Standard.

Note:

Australian Standard AS 2890.2-2002 'Parking Facilities - off-street commercial vehicle facilities' applied at the time this policy was adopted.

- d) Each development must include, or have access to, designated Waste/Recycling Storage Rooms or Areas. The Waste/Recycling Storage Rooms or Areas be of sufficient size to accommodate and manoeuvre the waste/recycling storage containers specified in the Warringah Waste Management Plan, with a minimal aisle width of 1 metre.
- e) Waste/Recycling Storage Rooms or Areas must be located no closer than 3 metres from an opening within a dwelling.
- f) The path from the Waste/Recycling Storage Room or Area to the Service Area must:
 - i) provide clearance to accommodate the waste/recycling storage containers specified in the Warringah Waste Management Plan;
 - ii) not be via a road with vehicular traffic (if applicable, the path must be adjacent);
 - iii) be continuous with no steps or obstructions;
 - iv) have a non-slip surface; and
 - v) have a maximum gradient of 1V:8H
- g) Waste/Recycling Storage Rooms that are fully enclosed should be ventilated to external air by natural or mechanical means complying with the relevant Australian Standard. Mechanical ventilation systems servicing Waste/Recycling Storage Rooms must be isolated from mechanical ventilation systems servicing any other part of the building.

Note:

Australian Standard AS 1668.2-2002 'The use of ventilation and airconditioning in buildings - Ventilation design for indoor air contaminant control' applied at the time this policy was adopted.

- h) External Waste/Recycling Storage Areas require walls and a roof. The walls and ceiling must extend above the height of the waste storage containers specified in the Waste Management Plan. The ceiling must be a minimum of 2.1 metres high throughout with no obstructions.



- i) Waste/Recycling Storage Rooms or Areas must be serviced by hot and cold water provided through a centralised mixing valve. The hose cock must be protected from the waste containers and must be located in a position which is easily accessible when the area is filled with waste containers. The tap must not obstruct aisles and access ways.
- j) No other service infrastructure or services bays are to be located in the Waste/Recycling Storage Rooms or Areas. This includes and is not limited to air conditioning ducts, pipes gas or water meters, swimming pool pumps or electrical installations.
- k) Waste/Recycling Storage Rooms or Areas must prevent polluted waste water runoff from entering the stormwater system (including any On-Site Stormwater Detention Systems).
- l) Waste/Recycling Storage Rooms for food premises must be designed in accordance with the relevant Australian Standard.

Note:

Australian Standard AS 4674-2004 'Construction and fit-out of food premises' applied at the time this policy was adopted.

- m) Waste/Recycling Storage Rooms or Areas for all other uses must be designed in accordance the following specifications:
 - i) All internal walls must be cement rendered or tiled with glazed tiles fixed in accordance with the relevant Australian Standard, and coved at the floor/wall intersection.
 - ii) The floor:
 - is to be graded and appropriately drained to a Sydney Water approved drainage connection located upon the site; and
 - must have an impervious, non slip and non abrasive finish with no protrusions that would prevent easy cleaning or manoeuvring of bins.

Note:

Australian Standard AS 3958.1-2007 'Ceramic tiles - Guide to the installation of ceramic tiles' applied at the time this policy was adopted.

- s) Any garbage chutes must be designed in accordance with the requirements in Appendix 2 Warringah Waste Management Plan. Where Garbage Chutes are proposed, each floor (level) is to be provided with a Service Room for access to the chute and the storage of recyclables. The management of recyclables must be detailed in the Warringah Waste Management Plan.

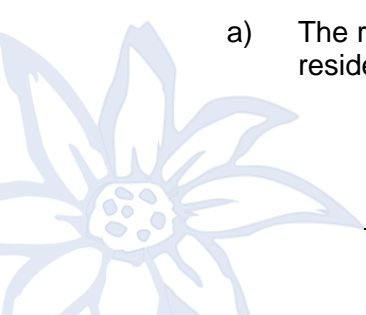
Note:

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.

- n) The use of volume reduction equipment may be appropriate and is encouraged. In normal circumstances there is however no allowance given for a smaller waste storage and recycling area based on the use of this equipment. Waste storage and recycling area requirements are to allow for changes to on-site management practices.

3.2.4 Mixed Use Premises (Residential/Non-Residential)

- a) The residential accommodation waste management requirements apply to the residential component of mixed use development.



- b) The non-residential development waste management requirements apply to the non-residential component of mixed use development.
- c) Waste storage and collection facilities for the residential component and the non-residential component must be separate and self-contained, so that they can efficiently operate without conflict and reduce the potential for adverse amenity impacts from one use upon the other use.
- d) Commercial tenants must be prevented from using the residential waste storage and collection facilities.

3.2.5 Community Title Subdivisions and/or Residential Development involving Private Roads

- a) Where developments propose an individual waste/recycling storage space for each dwelling, see '3.2.1 - Waste Management - Residential accommodation including attached dwellings, dwelling houses, dual occupancies, secondary dwellings, semi-detached dwellings and shop top housing (with one or two dwellings)'
- b) Where developments propose communal Waste/Recycling Storage Rooms or Areas, see '3.2.2 - Waste Management - Residential accommodation including boarding houses, group homes, hostels, multi dwelling housing, residential flat buildings, seniors housing, shop top housing (with 3 or more dwellings)'

Note:

As a condition of development consent a positive covenant or other arrangement, in such form and on such terms as are acceptable to Council, shall ordinarily be required by Council. If required, the positive covenant or arrangement shall be entered with Council in relation to the land burdened giving power and authority to Council and its waste contractor to enter the land burdened with or without vehicles for the purpose of the removal of waste and associated services. The positive covenant or arrangement shall also provide an indemnity to Council and its contractor against any future claim for damage or loss. It is recommended that the applicant speak with Council's Waste Services Coordinator in regards to the design of development proposals which involve waste collection vehicles entering the site.

4 Authorisation

This Policy was adopted by Council on 23 March 2010.

It is effective from 24 March 2010.

It is due for review on 24 March 2012 or when the Draft Warringah Development Control Plan is adopted and in force.

5 Amendments

Not applicable.

6 Who is responsible for implementing this Policy?

Manager Development Assessments

Manager Compliance

Manager Strategic Planning

7 Document owner

Director Planning and Development Services

8 Related Council Policies

Nil.

9 Legislation and references

Warringah Local Environmental Plan 2000

10 Definitions

“Collection point” is the point from which waste or recycling is collected and transferred from the storage receptacle to the collection vehicle.

“Garbage” means refuse or waste material other than trade waste, effluent, green waste or recyclable material.

“Garbage chute” is a duct in which deposited material descends from one level to another within the building, due to gravity.

“Service area” is the area in a development set aside for the manoeuvring and parking of vehicles for loading waste.

“Service room” is a room used for the temporary storage of waste/recycling (usually before being transferred to the waste/recycling storage room/s or area/s manually or by a garbage chute).

