

# NORTHERN BEACHES COUNCIL

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## Waste Management Guidelines

(For development in the area of WLEP 2011 and WLEP 2000)

### Introduction

**Effective Date: 25 October 2016**

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## **i. Purpose of the Waste Management Guidelines**

All developments with on-going residential waste service requirements must integrate with Northern Beaches Council's (Council) waste collection service. This will allow Council to provide a waste service that is cost effective, efficient and of a high standard.

These Waste Management Guidelines (Guidelines) advise Council, town planners, architects, engineers and developers on how to incorporate suitable provisions for waste handling, storage and collection in the design of all developments.

## **ii. Objectives of the Waste Management Guidelines**

The objectives of these Guidelines are to:

- a) Define and outline the minimum requirements for the effective and efficient management of wastes in developments.
- b) Contribute to NSW state targets for construction and demolition waste.
- c) Encourage the principles of ecological sustainable development (ESD).
- d) Encourage accountability, transparency and appropriate management of demolition and construction waste generated on development sites.
- e) Minimise any negative impacts associated with the storage and collection of waste on public health and the natural and built environment.

## **iii. Application and use of the Waste Management Guidelines**

A Development Application (DA) is a formal request for permission to carry out development. Where Council is the consenting authority under WLEP 2011 and WLEP 2000, the applicant must read these Guidelines and complete a Waste Management Plan (WMP) that must be submitted with the DA.

To assist applicants to complete the mandatory Waste Management Plan (WMP) for all developments involving demolition and/or construction, Council has prepared a WMP template that can be used.

The Principal Certifying Authority (PCA) is responsible for ensuring applicants comply with the Council's conditions of consent regarding the WMP. Council will, at its discretion, audit development sites to ensure compliance with the approved WMP.

#### iv. Pre-lodgement Service

Council offers a pre-lodgement service where applicants can discuss any issues or concerns before submitting their DA.

For developments over 100 dwellings, Council requires applicants to contact Council's Waste Services on 02 9942 2111 before the pre-lodgement meeting to discuss on-going waste management arrangements.

#### v. Structure of the Waste Management Guidelines

These Guidelines are divided into Chapters that describe the specific waste management requirements for different development types.

Applicants are required to read the relevant Chapters that apply to their development. For example, if the development includes demolition of an existing structure and construction of a single dwelling, the relevant Chapters would be 1, 2 and 3.

Chapter	Development types
<b>Chapter 1 - Demolition</b>	All
<b>Chapter 2 - Construction</b>	All
<b>Chapter 3 – On-going waste management for one or two dwellings</b>	One or two dwellings
<b>Chapter 4 – On-going waste management for three or more dwellings</b>	Three or more dwellings
<b>Chapter 5 – On-going waste management for non-residential developments</b>	Commercial or Industrial developments
<b>Chapter 6 – On-going waste management for mixed-use developments</b>	Mixed-use developments
<b>Chapter 7 –Private roadway developments</b>	Sub-division and private roadway

**Note:** The definitions of the development types are provided in Section vi of the Introduction to the Guidelines.

## vi. Terminology for the different development types

Developments referred to in the Guidelines have been categorised as follows:

Development type <sup>^</sup>	Development description
<b>One or two dwellings</b>	A development containing one or two dwellings. This can include but is not limited to:
	<ul style="list-style-type: none"> <li>• Single dwellings</li> <li>• Semi-detached dwellings</li> </ul>
	<ul style="list-style-type: none"> <li>• Dual occupancy dwellings</li> <li>Mixed-use developments (containing one or two dwellings)</li> </ul>
	<ul style="list-style-type: none"> <li>• Secondary dwellings (granny flats)</li> </ul>
<b>Three or more dwellings</b>	A development containing three or more dwellings. This can include but is not limited to:
	<ul style="list-style-type: none"> <li>• Boarding houses</li> <li>• Mixed-use developments (containing three or more dwellings)</li> </ul>
	<ul style="list-style-type: none"> <li>• Group homes</li> <li>• Residential flat buildings</li> </ul>
	<ul style="list-style-type: none"> <li>• Low cost housing</li> <li>• Seniors housing</li> </ul>
	<ul style="list-style-type: none"> <li>• Hostels</li> </ul>
	<ul style="list-style-type: none"> <li>• Developments containing three or more dwellings located on private or community title roadways that cannot be accessed by Council's waste vehicles.</li> </ul>
<b>Non-residential developments</b>	A development used for trade and business purposes. This can include but is not limited to:
	<ul style="list-style-type: none"> <li>• Offices</li> <li>• Hotel or motel accommodation</li> </ul>
	<ul style="list-style-type: none"> <li>• Retail outlets</li> <li>• Industrial</li> </ul>
	<ul style="list-style-type: none"> <li>• Wholesale trade</li> <li>• Manufacturing</li> </ul>
	<ul style="list-style-type: none"> <li>• Cafes and restaurants</li> </ul>
<b>Mixed-use developments</b>	A development used for both residential and commercial or industrial purposes.
<b>Private roadway</b>	A development to sub-divide and/or construct a private roadway. This can include but is not limited to:

	<ul style="list-style-type: none"> <li>• Subdivisions</li> <li>• Private roadways</li> </ul>	<ul style="list-style-type: none"> <li>• Community title roadways</li> </ul>
<b>Council buildings</b>	A development located on public land including but not limited to:	
	<ul style="list-style-type: none"> <li>• Childcare centres</li> <li>• Libraries</li> <li>• Community buildings</li> </ul>	<ul style="list-style-type: none"> <li>• Council owned sport fields</li> <li>• Other Council buildings</li> </ul>
Applicants proposing development on public land must contact Council's Waste Services on 9942 2111.		

^The above building definitions have been predominately defined in accordance with the Better Practice Guide for Waste Management in Multi-Unit Dwellings and the Warringah Local Environment Plan 2011.

## vii. Glossary

Caretaker	Person or party appointed by the managing agent to be responsible for the management of waste at a development. A caretaker could be a resident of the development or a third party.
Clean-up waste	Bulky household goods such as small furniture, white goods, appliances and mattresses.
Commercial waste	Refuse or waste material arising from any trade or industry but excluding liquid waste, demolition waste, contaminated waste, green waste or recyclable waste.
Collection Point	The point kerbside on the nearest trafficable public road, or the point within the property reserved for the waste collection vehicle to stop, where the contents of the containers are transferred into the waste collection vehicle by Council.
Chute	Duct in which deposited material falls from one level to another within the building due to gravity.
Dwelling	A habitable building (i.e. dwelling house) or area within a building (i.e. an apartment within a residential flat building).
Garbage	Refuse or waste material other than trade waste, effluent, compostable material, green waste or recyclable material.
Demolition and construction site plan	Plans which detail management of waste during demolition and construction.
Recycling	Materials collected separately for recycling. These include: paper and cardboard; and co-mingled containers such as glass, PET plastic, aluminium and steel cans.
Refrigerated Garbage Room	Garbage room that is refrigerated by a cooling system.
Service opening	Opening provided in a wall of a service compartment in which the chute-loading hopper is fitted.
Vegetation Waste	Vegetative matter including trees, branches, shrubs, cuttings, law clipping, and untreated timber and wood products.
Waste	All other household garbage that cannot be placed in the recycling and

	vegetation bins. Sawdust, dust, ash, and etc must be sealed in a bag or container.
Waste and recycling containers	MGBs and bulk bins.
Waste Storage Area	The area within the property where waste containers are kept for use by residents
Wheel in wheel out service.	Where Council will wheel bins from the Waste Storage Area to the collection point for emptying and return them to the Waste Storage Area after emptying..

### viii. Abbreviations

L	Litres
mm	Millimetres
m <sup>2</sup>	Squared metres
m <sup>3</sup>	Cubic metres
AS	Australian Standard
BCA	Building Code of Australia
DECCW	Department of Environment, Climate Change and Water
EPA	Environment Protection Authority
LGA	Local Government Area
MGB	Mobile Garbage Bin
PCA	Principal Certifying Authority
WMP	Waste Management Plan

### ix. Appendices

Appendices to the Guidelines are separate documents that the Chapters may refer to. To ensure the WMP complies with these Guidelines, the applicant may be required to read and complete a number of these appendices.

Appendix A	Waste Storage Area Requirements And Council MGB Specifications
Appendix B	Collection Vehicle Specifications
Appendix C	Waste Garbage Chute Requirements
Appendix D	Community Management Statement
Appendix E	Positive Covenant For Council And Contract Indemnity
Appendix F	Positive Covenant For Lot Burdened With Waste Storage Area
Appendix G	Positive Covenant For Resident Access to Waste Storage Area
Appendix H	Positive Covenant for Waste Storage Area Maintenance

### x. Council authorisation

Council's Waste Services team own this document.

The Guidelines are affective for development under WLEP 2011 and WLEP 2000.

The Guidelines were last amended on 1 November 2016.

## **xi. Related Council policies**

[None]

## **xii. Relevant legislation**

Listed below is the legislation that applies to these Guidelines as at 1 November 2016. It is the responsibility of the applicant to ensure they are referring to the most up to date version of the legislation in their application.

- Building Code of Australia
- Warringah Local Environment Plan 2011
- The Waste and Avoidance and Resource Recovery Act 2001
- Protection of the Environment Operations Act 1997
- Environment Planning and Assessment Act 1979
- The Food Act 1989
- The Food Regulations 2001
- The ANZ Food Standards Code
- Work Health and Safety Regulation 2011
- The Australian Standard (AS) 2601-2001 'Demolition of Structures'
- Code of Practice for the Safe Removal of Asbestos, 2<sup>nd</sup> Edition [NOHSC:2—2 (2005)], Australian Government, National Occupational Health and Safety Commission
- Australian Standard (AS) 3958.1-2007 'Ceramic tiles – Guide to the installation of ceramic tiles'
- Australian Standard (AS) 1668.2-2002 'The use of ventilation and air-condition in buildings – Ventilation design for indoor air contaminant control'
- Minimise the potential for excessive noise from waste management activities giving rise to "offensive noise" as defined in the Protection of the Environment Act 1997
- Australian Standard (AS) 2890.2-2002 'Parking Facilities – off-street commercial vehicle facilities'
- Australian Standard (AS) 4123 'Mobile Waste Containers'
- Australian Standard (AS) 4674-2004 'Construction and fit-out of food premises'
- NSW Health Waste Management Guidelines for Health Care Facilities 1998
- Environmental Guidelines: Assessment and classification of liquid and non-liquid waste 1999