Waste Management Guidelines for new Development Applications 2016

This guidelines document provides information of the waste management requirements for new Development Applications lodged with City of Parramatta Council. The requirements set out in this guide are based on Council’s Development Control Plan (DCP) 2011 and current best practice waste management recommendations.

NOTE - The Waste Management Guidelines were exhibited from 8 February 2017 – 8 March 2017. The additional amendments proposed are shown in red text.
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1.0 Waste Management Plans

A Waste Management Plan (WMP) must be submitted with all development applications that involve demolition work, construction work, and/or the generation of waste. The WMP is to address the controls that apply to the specific type of development as outlined in this document, and must be in accordance with the template provided on Council’s website at


Development applications which involve demolition and/or the construction of new buildings must comply with the Performance Criteria at Appendix A and include a Waste Management Plan.

2.0 Demolition & Construction

APPLICABILITY

This section applies to applications that involve:

• Demolition works;

• Construction works, including alterations/additions to existing buildings.

SUBMISSION REQUIREMENTS

2.2.2 Waste Management Plan

Applicants are required to complete stages 1 and 2 of Council’s Waste Management Plan Template. This plan must address:

2.1.1 Expected volumes and types of waste to be generated;

2.1.2 Details of how this waste will be re-used, recycled or disposed of. Name and contact details for each receiving waste facility are required;

2.2.3 Details of how waste will be managed on site during demolition and construction so that waste is adequately separated, stored and reused/recycled/disposed of. For example through staff training, requirement in contracts, signage, etc.
2.2 Site Plans/Drawings

Applicants are required to submit plans with their application which show:

2.2.1 Location of areas where waste will be sorted for disposal or recycling;

2.2.2 Location of areas where waste and soil stock piles will be stored on site;

2.2.3 Access path for vehicles removing waste from the site.

2.3 Controls

2.3.1 Documentation (such as receipts) for the transport and disposal of waste and recycling materials from the site must be retained. This documentation must be made available to Council on request to monitor compliance with the approved Waste Management Plan.

2.3.2 The removal and transport of asbestos containing materials must be conducted by an EPA licensed contractor, and the materials must be disposed of at an appropriately licensed facility. These activities must be conducted in accordance with the requirements of SafeWork NSW, the Protection of the Environment Operations (Waste) Regulation 2005 and EPA Waste Classification Guidelines 2008.

2.3.3 The Protection of the Environment Operations (Waste) Regulation 2014 has requirements for waste transporters to record the movement of more than 100 kilograms of asbestos waste or more than 10 square metres of asbestos sheeting. Transporters must use the online Waste Locate system. For more information see https://wastelocate.epa.nsw.gov.au/

2.3.4 Hazardous or intractable wastes arising from the demolition process shall be removed and disposed of in accordance with the requirements of SafeWork NSW and the EPA, and with the provisions of the Work Health and safety Act 2011, NSW Protection of the Environment and Operations Act 1997 (NSW) and the NSW Department of Environment and Climate Change Environmental Guidelines; Assessment, Classification and Management of Liquid and Non Liquid Wastes (1999).

2.3.5 Any contaminated material to be removed from the site shall be disposed of to an EPA licensed land fill.

2.3.6 Stockpiles of topsoil, sand, aggregate, soil or other material are not to be located on any drainage line or easement, natural watercourse, footpath or roadway and shall be protected with adequate sediment controls.
3.0 Detached & Secondary Dwellings, Dual Occupancies, Villas & Multi-dwelling housing

APPLICABILITY
This section applies to applications for:

- New single detached/secondary dwelling developments;
- New dual occupancy developments;
- New villa developments and multi-dwelling housing (where 3 or more dwellings are on the same parcel of land, each with access at ground level including town houses);
- Amendments to existing multi-dwelling housing developments that will significantly affect waste generation and/or management.

SUBMISSION REQUIREMENTS

3.1 Waste Management Plan

Applicants are required to complete Stage 3 of Council’s Waste Management Plan Template. This plan must address:

3.1.1 Expected volumes and types of waste to be generated from use of the site. Waste generation rates of 80 Litres/unit/week for general garbage and 40 Litres/unit/week for co-mingled recycling should be applied when calculating this figure.

3.1.2 Details of how this waste will be stored on site, including provisions for the separation of general waste, recycling and garden organics;

3.1.3 Details of how ongoing management of waste will be conducted (e.g. caretaker, tenant as part of lease agreement).

3.2 Site Plans/Drawings

Applicants are required to submit plans with their application which show:

3.2.1 Location of an indoor waste/recycling cupboard for each dwelling;
3.2.2 Location and design of an on-site bin storage area.

3.3 Controls

3.3.1 Each dwelling must be provided with an indoor waste/recycling cupboard that is large enough to accommodate a single day’s waste and provides for the separation of garbage and recycling.

3.3.2 For single detached dwellings, dual occupancies, and villas/townhouses with less than 8 units, individual bin storage areas must be provided. The area must be capable of accommodating Council’s waste, recycling and green waste bins. The waste bin storage area is to be located on the ground level for these developments.

3.3.3 For multi-dwelling housing developments containing 8 or more units, a communal storage area is required. Storage area/s must be located so as to not adversely affect the amenity of the premises, must not immediately adjoin private open space, windows or clothes drying areas, must be provided with water supply (tap) and drainage facilities (to sewer) for cleaning. If enclosed the area must also have lighting and ventilation also. The size is to be calculated on the basis of waste generation rates and proposed bin sizes. Table 1 outlines communal bin area bin and room size requirements. Please contact Council’s Waste Management Team to discuss options for appropriate bin configurations.

<table>
<thead>
<tr>
<th>TABLE 1</th>
<th>Requirements for communal bin areas</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Bin Capacity (L)</strong></td>
<td>140L</td>
</tr>
<tr>
<td><strong>Bin Dimensions (m²)</strong></td>
<td>Height: 0.926m</td>
</tr>
<tr>
<td></td>
<td>Width: 0.536m</td>
</tr>
<tr>
<td></td>
<td>Depth: 0.615m</td>
</tr>
<tr>
<td><strong>Size of storage area (m²) for all bin sizes</strong></td>
<td>Design storage areas so that there is easy access for residents and caretakers including allowance for the manœuvrability of bins including minimum aisle space of 1.2m. Area must be large enough to accommodate all waste generated.</td>
</tr>
<tr>
<td></td>
<td>e.g. number of bins x size of bins + space for manœuvrability</td>
</tr>
<tr>
<td></td>
<td>Please see Appendix A of the DECC “Best Practice Guide for Waste Management in Multi-unit Dwellings” 2008 for layouts of bin storage areas.</td>
</tr>
</tbody>
</table>
3.3.4 Where bins are to be placed on the kerb for collection a suitable location must be provided where individual bins can be placed in a position where a distance of 1m is allowed between other bins and obstacles such as parked cars or trees. 3.5m must be provided between the top of the bin and overhead power lines.

3.3.5 Bins are to be placed out on a kerb for collection no earlier than the night before a collection, and must be returned to the storage area on the premises no later the night after the collection. Between collection days, all waste and recycling generated on the premises must be contained within the designated bins secured closed with lids and stored within the designated waste storage area.

3.3.6 Dwelling occupants are responsible for moving bins to and from the kerb for collection where each dwelling has their own bins.

3.3.7 Where bins are shared between residents signage indicating the appropriate use of bins must be provided and a caretaker appointed who is responsible for managing waste including:

- moving of bins to and from the collection point
- washing of bins
- keeping the bin area clean and tidy

3.3.8 To avoid impact on pedestrian safety and traffic congestion during collection periods, only developments that contain up to 8 dwellings should present their bins for kerbside collection.

3.3.9 Developments containing more than 8 dwellings are required to have an on-site storage and collection point. Where on-site collection is not possible or impractical, kerbside collection for more than 8 dwellings may be supported where it is demonstrated that there will be no adverse impact on safety, traffic flows and amenity.

3.3.10 In the case where bins are not presented kerbside, Council shall determine the need for either on site access by collection vehicles or the requirement for bins to be wheeled to an agreed collection point for servicing. The transfer of bins to a collection point and their return can either be the responsibility of as caretaker or body corporate, or can be arranged by Council in accordance with Council adopted Fees and Charges.

3.3.11 Council does not usually offer services to private roads or building basements. However, Council may provide on-site collection and enter
private property with vehicles, but this would require prior approval and the transfer of an authorised easement restricted to the common property on the strata plan (see Appendix B). The easement would provide indemnity against liabilities, losses, damages and other costs arising from the on-property collection service provided.

3.3.12 Where on-property collection is required to service the development, adequate and safe access must be provided for Council’s Standard Waste Collection Vehicles as follows:

a) The site must be designed to allow collection vehicles to enter and exit the site in a forward direction and to adequately manoeuvre once on-site;

b) The route of travel for the waste vehicle is to be of sufficient strength and quality to support a standard waste collection vehicle;

c) The minimum basement height must be 3.5m clearance for Small Rigid Vehicles (SRV) access (for up to 5 storeys residential height) and 4.5m basement height clearance for Heavy Rigid Vehicles (HRV) access into residential developments of 6 storeys or greater, as well as mixed use and commercial and industrial developments; and

d) The grades of entry and exit ramps and manoeuvrability (including turning circles) must not exceed the capabilities of the waste collection vehicle and are to comply with AS2890.2 Parking Facilities: Off-Street Commercial Vehicle Facilities.

Applicants should contact Council’s Waste Services section to confirm truck sizes and advise of current servicing arrangements.

3.3.13 Additional dedicated areas for temporary storage of unwanted bulky items (e.g. cardboard, furniture, mattresses or appliances) are to be provided adjacent to waste storage rooms/areas, and must be accessible to all residents. These areas are to be sized at 10 square metres for up to and including 40 units, with an additional 2 square metres for every extra 10 units (e.g. 48 units will require 12sq.m; 70 units will require 16sq.m).
4.0 Residential Flat Buildings

APPLICABILITY
This section applies to applications for:

- Buildings containing 3 or more dwellings, but does not include an attached dwelling or multi dwelling housing;
- Amendments to existing residential flat building (RFB) developments that will significantly affect waste generation and/or management.

SUBMISSION REQUIREMENTS

Applicants are required to complete Stage 3 of Council’s Waste Management Plan Template. This plan must address:

4.1 Waste Management Plan

4.1.1 Expected volumes and types of waste to be generated from use of the site. Waste generation rates of 80 Litres/unit/week for general garbage and 40 Litres/unit/week for co-mingled recycling should be applied when calculating this figure.

4.1.2 Details of how this waste will be stored on site, including provisions for the separation of waste and recycling, and details of any garbage chutes (designed in accordance with the requirements of the Building code Australia and the Department of Environment and Climate Change Better Practice Guide for Waste Management in Multi-Unit Dwellings) or compaction equipment;

4.1.3 Details of how ongoing management of waste will be conducted (e.g. caretaker, tenant as part of lease agreement).

4.2 Site Plans/Drawings

Applicants are required to submit plans with their application which show:

4.2.1 Location of an indoor waste/recycling cupboard for each dwelling;

4.2.2 Location and design of all communal waste storage area/s, capable of accommodating all waste generated on the premises;
4.2.3 Location of any garbage chutes, compaction equipment, bin pulls or interim storage rooms on each floor;

4.2.4 Location of any service lifts used for waste/recycling transport;

4.2.5 Identification of collection point, including path of travel for moving bins from storage area to collection point (if kerbside collection) or vehicular access path to storage area (if on-property collection).

4.3 Controls

4.3.1 Each unit must be provided with an indoor waste/recycling cupboard that is large enough to accommodate a single day’s waste and provides for the separation of garbage and recycling.

4.3.2 Communal waste storage room/s must be provided on the premises and shall be constructed to comply with all the relevant provisions of Council including:
   
   a) The size being large enough to accommodate all waste generated on the premises, with allowances for the separation of waste types;
   
   b) Be located on either the ground floor or basement with a minimum 1.2m aisle space for access;
   
   c) The floor being graded and drained to an approved drainage outlet connected to the sewer and having a smooth, even surface, coved at all intersections with walls;
   
   d) The walls being cement rendered to a smooth, even surface and coved at all intersections;
   
   e) Cold water being provided in the room with the outlet located in a position so that it cannot be damaged and a hose fitted with a nozzle being connected to the outlet;
   
   f) The room shall be adequately ventilated (either natural or mechanical) in accordance with the Building Code of Australia; and
   
   g) The maximum travel distance from any dwelling to the waste services room is not to exceed 75 metres.

4.3.3 All RFB developments are required to provide separate bins for both general and recycling waste with a minimum size of 240 Litres which are to be shared between units. The size is to be calculated on the basis of waste generation rates and proposed bin sizes. Table 2 outlines communal bin area bin and room size requirements.

4.3.4 The bin carting route must allow bins to be wheeled directly to the collection point over solid, flat or ramped surfaces with a maximum grade of 7% (3% for bulk garbage bins 360L or greater); not over steps, landscape edging or gutters; to be free of obstructions; and a minimum 2 metres wide (see Table 3).
4.3.5 All waste must be removed at regular intervals and not less frequently than once per week for garbage and fortnightly for recycling.

<table>
<thead>
<tr>
<th>TABLE 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Requirements for communal bin areas</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Bin Capacity (L)</th>
<th>240L</th>
<th>360L</th>
<th>660L and larger</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contact a bin supplier for sizes</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Bin Dimensions (m²)</th>
<th>Height: 1.060m</th>
</tr>
</thead>
<tbody>
<tr>
<td>Width: 0.730m</td>
<td></td>
</tr>
<tr>
<td>Depth: 0.585m</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Bin Dimensions (m²)</th>
<th>Height: 1.1m</th>
</tr>
</thead>
<tbody>
<tr>
<td>Width: 0.680m</td>
<td></td>
</tr>
<tr>
<td>Depth: 0.848m</td>
<td></td>
</tr>
</tbody>
</table>

| Size of storage area (m²) for all bin sizes | Design storage areas so that there is easy access for residents and caretakers including allowance for the manoeuvrability of bins including minimum aisle space of 1.2m. Area must be large enough to accommodate all waste generated. |
| --- | e.g. number of bins x size of bins + space for manoeuvrability |
| Please see Appendix A of the DECC “Best Practice Guide for Waste Management in Multi-unit Dwellings” 2008 for layouts of bin storage areas. |

4.3.6 Kerbside waste collection is considered unsuitable in most circumstances given the high number of bins and the associated time taken to service the bins. Where this is not possible due to site-specific constraints, kerbside collection may be supported if it can be demonstrated that this arrangement will not create any adverse issues.

4.3.7 To avoid impact on pedestrian safety and traffic congestion during collection periods, only developments that contain up to 8 dwellings should present their bins for kerbside collection.

4.3.8 Developments containing more than 8 dwellings are required to have an on-property collection point. Where on-property collection is not possible or impractical, kerbside collection for more than 8 dwellings may be supported where it is demonstrated that there will be no adverse impact on safety, traffic flows and amenity.
4.3.9 In the case where bins are not presented kerbside, Council shall determine the need for either on site access by collection vehicles or the requirement for bins to be wheeled to an agreed collection point for servicing. In the case of the latter, the storage room/area must be within 6 metres of a property boundary fronting a public road or internal access way, in a level position of less than a 1 in 14 grade. The transfer of bins to a collection point and their return can either be the responsibility of as caretaker or body corporate, or can be arranged by Council in accordance with Council adopted Fees and Charges.

4.3.10 Council does not usually offer services to private roads or building basements. However, Council may provide on-site collection and enter private property with vehicles, but this would require prior approval and the transfer of an authorised easement restricted to the common property on the strata plan (see Appendix B). The easement would provide indemnity against liabilities, losses, damages and other costs arising from the on-property collection service provided.

4.3.11 Vehicular access to bin collection areas must be considered in terms of road gradients, horizontal alignments, vertical curves, cross-falls, verges, pavement widths, turning areas, clearance heights, manoeuvring clearance and road strength (load bearing). Where on-property collection is required to service the development, adequate and safe access must be provided for Council’s Standard Waste Collection Vehicles as follows:

a) The site must be designed to allow collection vehicles to enter and exit the site in a forward direction and to adequately manoeuvre once on-site;

b) The route of travel for the waste vehicle is to be of sufficient strength and quality to support a standard waste collection vehicle;

c) The minimum basement height must be 3.5m clearance for Small Rigid Vehicles (SRV) access (for up to 5 storeys residential height) and 4.5m basement height clearance for Heavy Rigid Vehicles (HRV) access into residential developments of 6 storeys or greater, as well as mixed use and commercial and industrial developments; and

d) The grades of entry and exit ramps and manoeuvrability (including turning circles) must not exceed the capabilities of the waste collection vehicle and are to comply with AS2890.2 Parking Facilities: Off-Street Commercial Vehicle Facilities.

Further details can also be found in Appendix D of the DECC “Best Practice Guide for Waste Management in Multi-unit Dwellings” 2008 for vehicle access and turning circles.
Applicants should contact Council’s Waste Services section to confirm truck sizes and advise of current servicing arrangements.

4.3.12 Additional dedicated areas for temporary storage of unwanted bulky items (e.g. cardboard, furniture or appliances) are to be provided adjacent to waste storage rooms, and must be accessible to all residents. These areas are to be sized at 10 square metres for up to and including 40 units, with an additional 2 square metres for every extra 10 units (e.g. 48 units will require 12sq.m; 71 units will require 16sq.m).

4.3.13 All waste and recycling materials are to be wholly contained within the designated bins and secured closed with lids to prevent leaks and spills.

4.3.14 If using Council’s kerbside waste service, the following restrictions apply:
   (a) All bins must be placed out, with lids firmly closed, and presented at the kerb the evening before a collection and must be returned the next evening;
   (b) The frontage must be sufficient to accommodate all bins placed on the kerb 1 metre apart;
   (c) Where bins are to be placed out and collected on land subject to community title, a letter of indemnity is required to be submitted to Council as part of any development application; and
   (d) Where bins are to be placed out on a cul-de-sac, a turning circle of at least 25m diameter kerb to kerb (27.8m diameter wall to wall, swept circle) is required.

4.3.15 For developments with over 8 dwellings, the movement of waste to the communal storage room is be achieved through either:
   a) an interim room provided on each floor for storage of garbage and recycling material. An appointed caretaker transports material from the interim rooms to the communal storage room via a service lift; OR

   b) a chute system installed to transport garbage to the communal storage room and interim rooms on each floor for storage of recycling. An appointed caretaker transports recycling from the interim rooms to the communal storage room. Chutes are not suitable for recycling due to the risk of glass breakage or blockage of chute by bulky cardboard (see Section 4.3.20).

4.3.16 Where bins are shared between residents signage indicating the appropriate use of bins must be provided and a caretaker appointed who is responsible for managing waste including:

   - moving of bins to and from the collection point
   - washing of bins
- keeping the bin area clean and tidy

4.3.17 Between collection periods, bins and associated waste must be stored within the designated storage room/s. For developments with less than 8 dwellings bins are to be placed out on a kerb for collection no earlier than the night before a collection, and must be returned to the storage area on the premises no later than the night after the collection.

4.3.18 If bins are required to be moved from the storage area to a collection point, the path provided must not contain any steps, and must comply with the specific requirements set out in the Table 3 below:

<table>
<thead>
<tr>
<th>TABLE 3</th>
<th>Requirements for bin movement path</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bin Capacity</td>
<td>≤ 360L</td>
</tr>
<tr>
<td>Max. distance of path to be moved along</td>
<td>75m</td>
</tr>
<tr>
<td>Grade of path to be moved along</td>
<td>1:14 (7%)</td>
</tr>
</tbody>
</table>

4.3.19 Where on-site collection is not possible because of topographic or access constraints, and/or restrictive site dimensions, adequate arrangements need to be made for the convenient, safe and direct access between the waste storage room and the collection point. These arrangements need to be discussed at a pre-lodgement meeting with Council’s Waste Services section.

4.3.20 For developments comprising four or more storeys (8 or more dwellings), the development can incorporate a waste chute system to the following specifications:

a) The waste chute system will provide a chute for garbage only.

b) Waste Disposal points are to be provided on each residential level of the development in an accessible and readily identifiable location.

c) The chute is to be designed to minimise noise and fire risks being cylindrical in section and having a diameter of at least 500mm. The chute is to be completely enclosed in a fire-rated shaft and constructed in accordance with the Building Code of Australia.

d) The chute is to terminate in a garbage room and discharge directly into a receptacle/bin that prevents spillage and overflow. The waste chute service room must be located directly under where the chute terminates.
e) A site caretaker/manager will be required to transfer all bins from the chute service room to the agreed waste bin storage area ready for collection.

f) For developments comprising greater than or equal to 10 storeys, the applicant must seek advice from Council on the type of chute system proposed and its suitability for high rise developments.
5.0 Mixed Use Developments

APPLICABILITY
This section applies to applications for:

- Mixed use developments comprising a combination of residential and commercial units (or two or more different land uses) within the one development

- Amendments to existing mixed use developments that will affect waste generation and/or management.

SUBMISSION REQUIREMENTS
In addition to the requirements set out for Multi Dwelling housing and Residential Flat Buildings, the following submission requirements apply to applications for mixed use developments:

5.1 Controls

5.1.1 Separate waste facilities must be provided for residential and commercial tenants. These are to be designed and located so that the residential tenants cannot access the commercial waste facilities and vice versa.

5.1.2 A caretaker must be appointed to manage the separate residential and commercial waste facilities and ensure ongoing management of the development.

5.1.3 In developments comprising less than 4 residential storeys (or 8 dwellings), residents can be made responsible for transporting garbage and recycling from their unit to the communal storage room.

5.1.4 In developments comprising more than 4 residential storeys (or 8 dwellings), the movement of waste to the communal storage room is be achieved through either:

a) an interim room provided on each floor for storage of garbage and recycling material. An appointed caretaker transports material from the interim rooms to the communal storage room via a service lift; OR

b) a chute system installed to transport garbage to the communal storage room and interim rooms on each floor for storage of recycling. An appointed
caretaker transports recycling from the interim rooms to the communal storage room. Chutes are not suitable for recycling due to the risk of glass breakage or blockage of chute by bulky cardboard.

5.15 Waste management for the residential units must comply with the requirements as outlined in Section 4 – Residential Flat Buildings.

5.1.6 Each commercial unit must be provided with a clearly defined storage area that is of a size that easily accommodates all waste and recycling generated from that unit for at least one day. Waste management for commercial units must comply with the requirements for commercial developments outlined in Sections 6.0 – 11.0.

6.0 All Commercial Developments

APPLICABILITY

This section applies to applications for:

- All new commercial developments;
- Amendments to existing commercial developments that will affect waste generation and/or management.

SUBMISSION REQUIREMENTS

Applicants are required to complete Stage 3 of Council’s Waste Management Plan Template. This plan must address:

6.1 Waste Management Plan

6.1.1 Expected volumes and types of waste to be generated from use of the site.

6.1.2 Details of how this waste will be stored on site, including provisions for the separation of waste types, and details of any specialised waste services (e.g. disposal of trade waste or hazardous waste).

6.1.3 Details of how ongoing management of waste will be conducted.

6.1.4 Nomination of the private waste contractor to provide waste collection service.
6.2 Site Plans/Drawings

Applicants are required to submit plans with their application which show:

6.2.1 Location of indoor waste/recycling receptacles on the premises.

6.2.2 A waste storage room/s must be provided on the premises and shall be constructed to comply with all the relevant provisions of Council including:

a) The size being large enough to accommodate all waste generated on the premises, with allowances for the separation and/or compaction of different waste types;
b) Be located on either the ground floor or basement with a minimum 1.2m aisle space for access;
c) The floor being graded and drained to an approved drainage outlet connected to the sewer and having a smooth, even surface, coved at all intersections with walls;
d) The walls being cement rendered to a smooth, even surface and coved at all intersections;
e) Cold water being provided in the room with the outlet located in a position so that it cannot be damaged and a hose fitted with a nozzle being connected to the outlet; and
f) The room shall be adequately ventilated (either natural or mechanical) in accordance with the Building Code of Australia.

6.2.3 Location and design of the designated waste storage area/s, capable of accommodating all waste generated on the premises and allowing for separation of waste types.

6.2.4 Location of any grease traps.

6.2.5 Identification of collection point, including path of travel for moving bins from storage area to collection point (if kerbside collection) or vehicular access path to storage area (if on-property collection). The transfer of bins to a collection point and their return can either be the responsibility of as caretaker or body corporate, or can be arranged by Council in accordance with Council adopted Fees and Charges.

6.2.6 In the case where Council is requested to provide a service on-property via a private road or basement, the development would need to meet the requirements as outlined in Sections 4.3.10 and 4.3.11.
7.0 Food Businesses

Applicability
This section applies to applications for:

- New food business, including, but not limited to restaurants, cafes, supermarkets, butchers, fish shops, packaged food outlets, and canteens;
- Amendments to existing food businesses that will affect waste generation and/or management.

Submission Requirements
In addition to the requirements set out for ‘All Commercial Developments’, the following submission requirements apply to applications for food businesses:

7.1 Controls

7.1.1 Design, construction and fit out of all waste facilities must comply with AS 4674 – 2004 Design, Construction and Fit-out of Food Premises.

7.1.2 A grease trap must be provided for all premises, except for temporary premises and those only providing pre-packaged food. The grease trap must be located away from food preparation, storage and packaging areas. Access to the grease trap for emptying must not be through these areas. A trade waste agreement with Sydney Water must be acquired before discharge of any waste water to the sewer system, including grease trap waste.

7.1.3 A garbage storage area or designated garbage room is to be provided on the premises and must be capable of accommodating all waste generated on the premises for at least one day.

7.1.4 If an external garbage storage area is to be provided, it must be:
  a) provided with a hose tap connected to a water supply
  b) paved with an impervious material
  c) graded and drained to an approved waste disposal system

7.1.5 If a designated garbage room is to be provided, it must be:
  a) provided with a hose tap connected to a water supply
  b) consist of impervious floors and walls
  c) be coved at the intersection of the floor and walls
  d) graded and drained to floor waste connected to sewer
e) sufficiently ventilated and well lit
f) proofed against pests

7.1.6 If the premises produces more than 50L per day of meat, fish or poultry waste, waste must be collected daily or stored in a refrigerated garbage room until collection.

7.1.7 If the premises is to produce waste cooking oil, an appropriate private waste contractor is to be engaged for its collection. A bunded, covered area is to be provided on the premises for the storage of waste oil.

7.1.8 Garbage must be removed with sufficient frequency so as to avoid nuisance from pests and odours with bins regularly being cleaned in an area that drains to sewer.

8.0 Healthcare & Skin Penetration Facilities

APPLICABILITY
This section applies to applications for:

- New healthcare facilities and premises where skin penetration activities are to be conducted, including but not limited to dentists, medical centres, tattoo parlours and beauty salons;
- Amendments to existing healthcare and skin penetration facilities that will affect waste generation and/or management.

SUBMISSION REQUIREMENTS
In addition to the requirements set out for ‘All Commercial Developments’, the following submission requirements apply to applications for healthcare and skin penetration businesses:

8.1 Controls

8.1.1 Waste facilities and management practices for healthcare facilities are to comply with NSW Health publication “Waste Management Guidelines for Health Care Facilities” (1998).
8.1.2 Waste facilities and management for skin penetration premises are to comply with the requirements set out in the *Public Health Act 2010, Public Health Regulation 2012*.

8.1.3 A designated waste storage room is to be provided on the premises. The room must be:
   a) provided with a hose tap connected to a water supply
   b) consisted of rigid impervious flooring
   c) inaccessible to the public and secured with a lockable door
   d) graded and drained to floor waste connected to sewer
   e) sufficiently ventilated and well lit
   f) proofed against pests
   g) designed to allow for segregation of waste into correct streams

8.1.4 All waste receptacles, including bins and sharps containers, must be inaccessible to the public and sealed when not in use. Waste receptacles must be appropriately lined and bags of waste must be tied closed before being placed in bins for collection.

8.1.5 Garbage chutes are not permitted to be installed or used for the transport of waste in healthcare or skin penetration premises.

8.1.6 A sufficient number of waste receptacles must be provided on the premises to accommodate the volume and type of waste generated. If sharps are to be used on the premises, a designated sharps container must be provided and serviced by an appropriately licensed sharps waste contractor. Details of the private waste contractor must be provided to Council as part of the waste management plan.

8.1.7 Hazardous waste, including sharps and clinical waste (bulk body fluids and blood, material containing blood, etc.), is not permitted to be disposed of through the general waste stream. Council cannot receive hazardous waste and therefore an appropriately licensed private contractor must be engaged to provide this service. Details of the private waste contractor must be provided to Council as part of the waste management plan.
9.0 Child Care Facilities

APPLICABILITY
This section applies to applications for:

- New child care facilities;
- Amendments to existing child care facilities that will affect waste generation and/or management.

SUBMISSION REQUIREMENTS
In addition to the requirements set out for ‘All Commercial Developments’, the following submission requirements apply to applications for child care facilities:

9.1 Waste Management Plan

9.1.1 Details of the arrangements for the ongoing maintenance and cleaning of the bins;

9.1.2 Details on the frequency and times of collection of waste, and the proposed measures to minimise impacts on neighbouring properties;

9.1.3 In the absence of Council being the nominated waste service provider, the applicant must submit written evidence demonstrating that they have contacted at least three (3) waste contractors regarding waste collection, and the details of the preferred private waste contractor to provide the service.

9.2 Site Plans/Drawings

12.2.1 Location of garbage and recycling bins in relation to the outdoor play spaces and neighbouring properties.

9.3 Controls

12.3.1 Waste can be collected by either Council or a private waste contractor and collections must occur at least once per week or more, depending on the bin size combinations agreed upon.
10.0 Boarding Houses

APPLICABILITY
This section applies to applications for:

- New boarding house facilities;
- Amendments to existing boarding house facilities that will affect waste generation and/or management.

SUBMISSION REQUIREMENTS
In addition to the requirements set out for ‘All Commercial Developments’ the following submission requirements apply to applications for boarding houses:

10.1 Controls

10.1.1 Communal garbage and recycling facilities are to be provided within the development site. The waste storage area must be suitably enclosed, screened from view from the street, and located behind the front setback line. Facilities to cleanse storage containers on site are to be provided.

10.1.2 Waste storage areas shall be provided in an accessible location, and must achieve at grade access to the street for collection;

10.1.3 New boarding houses and the intensification of existing boarding houses must comply with the design principles in Section 3.3.7 of this DCP and must submit a Waste Management Plan with the development application.

10.1.4 At minimum waste storage must be provided at the following rate:

- Class 1(b) buildings (up to 12 residents) must provide 2 x 240 litre waste bins; and 2 x 240 litre recycling bins; and 1 x 240 litre green waste bin, or the equivalent capacity.

- Class 3 buildings (over 12 residents or 300m²) must provide waste storage in accordance with requirements for Class1(b) buildings, for up to 12 residents, with an additional capacity of 40 litres waste storage and 40 litres recycling storage per person over 12 persons.

- Provision of additional green waste bins will be determined on the size and nature of outdoor areas.
10.1.5 If contaminated sharps are generated, non-reusable sharps containers shall be provided in accordance with relevant Australian Standards for disposal. Final disposal must be undertaken by licensed contaminated waste contractors.

11.0 Sex Services & Restricted Premises

APPLICABILITY

This section applies to applications for:

- Sex services premises, restricted premises and businesses and entertainment premises providing adult entertainment;
- Amendments to sex services premises, restricted premises and businesses and entertainment premises providing adult entertainment that will affect waste generation and/or management.

SUBMISSION REQUIREMENTS

In addition to the requirements set out for ‘All Commercial Developments’, the following submission requirements apply to applications for Sex Services and Restricted Premises:

11.1 Controls

11.1.1 Waste facilities and management practices are to comply with Work Cover NSW requirements detailed in “Health and Safety Guidelines for Brothels” (2001) and City of Parramatta Council’s Development Control Plan 2011.

11.1.2 A designated waste storage room is to be provided on the premises. The room must be:

- a) provided with a hose tap connected to a water supply
- b) consisted of rigid impervious flooring
- c) inaccessible to the public and secured with a lockable door
- d) graded and drained to floor waste connected to sewer
- e) sufficiently ventilated and well lit
- f) proofed against pests
- g) designed to allow for segregation of waste into correct streams
11.1.3 If contaminated sharps, eg needles are used in a brothel, then non-reusable sharps containers which comply with Australian Standard–AS 4031 should be provided for their disposal.

11.1.4 All waste receptacles, including bins and sharps containers, must be inaccessible to the public and sealed when not in use. Waste receptacles must be appropriately lined and bags of waste must be tied closed before being placed in bins for collection.

11.1.5 There should be provision for disposal of used condoms, dams, gloves, soiled tissues and the like in the rooms where sexual services are provided to clients. Preferably use bins with sliding lids to eliminate odours.

11.1.6 A sufficient number of waste receptacles must be provided on the premises to accommodate the volume and type of waste generated. If sharps are to be used on the premises, a designated sharps container must be provided and serviced by an appropriately licensed sharps waste contractor. Details of the private waste contractor must be provided to Council as part of the waste management plan.

11.1.7 Hazardous waste, including sharps and clinical waste (bulk body fluids and blood, material containing blood, etc.), is not permitted to be disposed of through the general waste stream. Council cannot receive hazardous waste and therefore an appropriately licensed private contractor must be engaged to provide this service. Details of the private waste contractor must be provided to Council as part of the waste management plan.

Further Information

For further information please contact Council’s customer service centre on 9806 5050 and ask for either:

1. Council’s Environmental Health Officer (Waste) - if your enquiry is directly related to waste information required in your application.

2. Council’s Waste and Sustainability Team – if your enquiry is about waste services offered by Council.

END OF TEXT
References


## Appendix A
Performance Criteria by Development Type

<table>
<thead>
<tr>
<th>PERFORMANCE CRITERIA</th>
<th>DEVELOPMENT TYPE</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Subdivision with engineering works</td>
</tr>
<tr>
<td><strong>Stockpile</strong></td>
<td>✓</td>
</tr>
<tr>
<td>Siting to take account of environmental factors, e.g. slope, drainage, location of waterways and native vegetation</td>
<td>✓</td>
</tr>
<tr>
<td>Facilitate on-site source separation</td>
<td>✓</td>
</tr>
<tr>
<td>Facilitate re-use of materials on-site</td>
<td>✓</td>
</tr>
<tr>
<td>The establishment and maintenance of a resource recovery system and the completion of a waste stream analysis to identify waste materials that have the potential to be reduced, reused or recycled</td>
<td>✓</td>
</tr>
<tr>
<td><strong>Site Waste Bins</strong></td>
<td>✓</td>
</tr>
<tr>
<td>Provide sufficient space for storage of recyclables and garbage on-site</td>
<td>✓</td>
</tr>
<tr>
<td>Facilitate on-site source separation</td>
<td>✓</td>
</tr>
<tr>
<td>Facilitate re-use of materials on-site</td>
<td>✓</td>
</tr>
<tr>
<td><strong>Waste cupboard</strong></td>
<td>✓</td>
</tr>
<tr>
<td>Provide an indoor waste cupboard or sufficient space within the kitchen (or an alternate location) for the interim storage of waste and recyclables for each dwelling/unit</td>
<td>✓</td>
</tr>
<tr>
<td>On Site Waste Area</td>
<td>Design and locate so as to be accessible and useable</td>
</tr>
<tr>
<td>--------------------</td>
<td>-----------------------------------------------------</td>
</tr>
<tr>
<td></td>
<td>Design and locate to cater for change of use</td>
</tr>
<tr>
<td></td>
<td>Locate an onsite waste/recycling storage area for each dwelling that is of sufficient size to accommodate the required number of Council waste, recycling and garden waste bins</td>
</tr>
<tr>
<td></td>
<td>Multiple or communal storage rooms are required where the development is 8 or more dwellings or where the site characteristics warrant</td>
</tr>
<tr>
<td></td>
<td>Locate waste compaction equipment where proposed</td>
</tr>
<tr>
<td></td>
<td>Waste storage area is to be easily accessible and have unobstructed access to Council’s usual collection point</td>
</tr>
<tr>
<td></td>
<td>Locate waste containers in a suitable location so as to complement the design of the development</td>
</tr>
<tr>
<td></td>
<td>Locate waste areas so to avoid vandalism, nuisance and adverse visual impacts on residents, neighbours and the streetscape</td>
</tr>
<tr>
<td></td>
<td>Provide access to a cold water supply for the cleaning of bins and the waste storage area(s). Wastewater is to be discharged to the sewer</td>
</tr>
<tr>
<td></td>
<td>Allow space for signs and educational material to be displayed in waste storage areas</td>
</tr>
<tr>
<td></td>
<td>Provide area(s) for storage of bulky waste (eg. clean up materials) and adequate servicing</td>
</tr>
</tbody>
</table>
## COLLECTION/DISPOSAL

<table>
<thead>
<tr>
<th>Collection Point</th>
<th>Subdivision with engineering works</th>
<th>Demolition</th>
<th>Single dwelling's semi-detached and dual occupancy</th>
<th>Multi-unit dwellings and residential flat buildings</th>
<th>Mixed Use Development</th>
<th>Business Use</th>
<th>Industrial Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Identify a sufficiently sized kerbside collection point for the collection and emptying of Council’s waste, recycling and garden waste bins. The collection point should not impede up on traffic and pedestrian safety</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Ensure the bin transfer route to the collection point does not exceed a grade of 1:14 where bin sizes are less than 360L and 1:30 grade for greater than 360L.</td>
<td></td>
<td></td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Provide Council with onsite demolition and construction waste receipts to confirm which facility received the material for recycling or disposing</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>On-property collection by Council (private roads or basements) will require transfer of an authorised easement restricted to the common property on the strata plan (see Appendix B). Minimum requirements for basement heights, ramp grades, turning circles and access apply</td>
<td></td>
<td></td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
</tr>
</tbody>
</table>

City of Parramatta Council Waste Management Guidelines for new Development Applications 2016
Annexure to transfer granting easement from
............................................................................................................................to the City of Parramatta Council over the land in certificate of title volume..................Folio .........................

Full and free right for the Transferee its servants and agents and all persons authorised by the Transferee to go, pass and repass over the whole of the land hereinbefore described as the servient tenement at all times with or without vehicles for the purpose of collecting and removing garbage, recycling and refuse from the servient tenement and for the purposes incidental thereto PROVIDED ALWAYS that nothing herein contained shall entitle any person exercising the aforesaid rights to enter any building private open space/courtyard except to the extent necessary to gain access to garbage/recycling receptacles located therein in positions approved by the Transferee or to drive any motor vehicle on to any part of the servient tenement which has not apparently been constructed or provided for the purpose of a carriage way or parking area for vehicles and PROVIDED FURTHER that if the servient tenement is hereafter subdivided pursuant to the Strata Titles Act (as amended) the rights hereby granted shall be further restricted to the common property comprising in such strata plan and any lot comprised therein shall be released from the easement hereby transferred.

The rights hereby granted may be exercised by the Transferee its servants, agents and all persons authorised by the Transferee to enter the servient tenement without being liable for damage which may be occasional to the servient tenement or any improvements thereon including any paving, driveways, footpaths, lawns, gardens, fences, walls, buildings or to the property of any person therein or thereon otherwise than by reason of the negligence of the Transferee, its servants and agents and/or of persons authorised by the Transferee.

Without limiting the generality of and notwithstanding anything hereinbefore contained, if any carriage way or parking area and/or the adjacent land supporting the same is damaged by reason of the movement thereon of any vehicle being used in connection with the collection of garbage/recycling from the servient tenement neither the Transferee its servants and agents nor any person authorised by the Transferee shall be liable in respect thereof. the Transferee its servants and agents and all persons authorised by it to exercise the rights hereby granted shall be indemnified and be kept indemnified by the Transferor its successors and assigns against all actions, suits, causes or action or suits, claims, demands, proceedings, costs, charges, damages, or expenses whatsoever which may be brought or made, instituted or claimed against and from them or any of them by the Owner or occupier of the servient tenement or any part thereof or by any person in respect of any loss or injury sustained or threatened or damages suffered or feared by any such person whether in property or person as a consequence of any act or thing done or omitted by any person whilst upon the servient tenement for the purpose of collecting garbage/recycling from the same or for a purpose incidental thereto except where such loss, injury or damages result from the negligence of the Transferee its servants, agents or of any person authorised by the Transferee as aforesaid.
Nothing herein contained shall oblige the Transferee to have garbage/recycling collections from points within the servient tenement or shall prevent the Transferee from discontinuing collection from within the servient tenement *PROVIDED ALWAYS* that if the Transferee discontinues collection of garbage from within the servient tenement the Transferee and the registered proprietor for the time being of the servient tenement shall respectively have the same rights and obligations with regard to the removal of garbage/recycling from the servient tenement as they would have had if this transfer had not been executed.

**NOTE:**- Council will accept a modified form of the easement in which the site of the easement is specifically defined by a plan which will be annexed to the transfer.