SECTION 19 WASTE MINIMISATION & MANAGEMENT

19.1 INTRODUCTION

Waste and sustainable resource consumption is a major environmental issue and a priority for all levels of government within Australia. This is particularly the case as landfill disposal capacity become scarce and the environmental and economic costs of waste generation and disposal rise.

North Sydney Council has traditionally adopted a sustainability approach to the way waste is managed and diverted from landfill. Council has been at the forefront of waste processing and has consistently been rated highly in striving to meet the NSW EPA's landfill diversion targets (currently, 70% diversion by 2021/22). In order to maximise landfill diversion, Council has successfully implemented education programs and strategic collection and disposal contracts. Whilst a large proportion of waste is currently being redirected for recycling purposes, the amount of average waste generated per person is also increasing.

There are a number of problems associated with waste generation, including:

- environmental management problems associated with the use of landfills and other disposal methods;
- sustainability of using land fill sites for disposal;
- increasing difficulty in finding new landfill sites in highly urbanised areas;
- loss of resources that could be reused or recycled.

As levels of waste in a community increase the amenity (or liveability) of that community declines. Waste therefore needs to be disposed of in ways which minimise its negative impacts. In addition to waste generated by residents and businesses, which often result in their own localised problems, significant volumes of waste are also generated in the course of demolition and construction of buildings. This section of the DCP provides mechanisms to encourage the minimisation of waste being sent to landfill sites and ensuring that sufficient on-site facilities are provided.

19.1.1 General Objectives

The objectives of this Section of the DCP are to:

O1 Reduce the demand for waste disposal.

O2 Maximise reuse and recycling of building and construction materials, as well as household, industrial and commercial waste.

O3 Assist in achieving Federal and State Government waste minimisation targets.

O4 To meet the waste management needs of the residential and wider community.

O5 Minimise the overall environmental impacts of waste.

O6 Require source separation, design and location standards which complement waste collection and management services offered by Council and private providers.

O7 Encourage building design and construction techniques which will minimise future waste generation.

19.1.2 When does this section of the DCP apply?

This Section of the DCP applies to all development applications that involve demolition, construction activities or a change in use.

Where a Waste Management Plan is required to be submitted with a development application, a standardised form can be found on Council's *website*.

19.1.3 Relationships to Other Sections

Where relevant, this section of the DCP should be read in conjunction the following Sections of the DCP:

(a) Part A: Section 3 – Submitting an Application;

(b) Part B: Section 1 – Residential Development;

(c) Part B: Section 2 – Commercial and Mixed Use Development;

(d) Part B: Section 3 – Non-Residential Development in Residential Zones;

(e) Part B: Section 4 – Boarding Houses;

(f) Part B: Section 5 – Child Care Facilities; and

(g) Part B: Section 6 – Sex Service and Restricted Premises.

19.2 DEMOLITION WASTE

Demolition waste is estimated to contribute 30% of the total waste stream sent to landfill. With careful onsite sorting and storage and by staging work programs it is possible to reuse many materials, either on-site or off-site. This could require the use of colour-coded or clearly labelled bins on-site and education of staff and contractors.

19.2.1 Objectives

O1 To ensure that the reuse and recycling of demolition materials is maximised.

19.2.2 Provisions

P1 A Waste Management Plan must accompany all development applications involving demolition. The Waste Management Plan must provide details of all on-site sorting areas, storage areas and vehicular access.

P2 Section 2 of the Waste Management Plan must be completed providing the following details:

(a) the volume and type of waste to be generated, including excavation materials, green waste, brick, concrete, timber, plasterboard, and metals;

(b) how waste is to be stored and treated on site;

(c) how residual waste is to be disposed of.

Table B-19.1 gives examples of uses for recyclable demolition materials.

TABLE B-19.1: Examples of recyclable materials

Materials On-site	Reuse and Recycling
Concrete/fill material	Filling, levelling materials, road base.
Bricks	Cleaned and/or rendered over for reuse on-site and off-site.
Roof-tile	Crushed, as landscaping, and driveways for reuse on-site or off-site.
Hardwood beams	Floorboards, fencing, furniture for reuse on-site or off-site.
Other timber	Form work, bridging, blocking and propping.
Doors, windows, fittings	Second hand building material.
Glass	Aggregate for concrete production.
Synthetic and recycled (e.g.; under carpets)	Used for safety barriers, speed humps, rubber
Substantial trees, planting	Relocated on-site or sold for use off-site.

TABLE B-19.1: Examples of recyclable materials	
Materials On-site	**Reuse and Recycling**
Green waste	Mulching, composting, for reuse as landscaping/fertiliser

19.3 CONSTRUCTION WASTE

Construction also generates considerable volumes of materials that are often wasted. Much of this waste can be avoided, reused or recycled with better project management.

19.3.1 Objectives

O1 Waste generation is minimised and reuse and recycling of construction materials is maximised in construction projects.

19.3.2 Provisions

P1 A Waste Management Plan must accompany all development applications involving construction. The Waste Management Plan must provide details of all on-site sorting areas, storage areas and vehicular access.

P2 Section 3 of the Waste Management Plan must be completed providing the following details:

(a) the volume and type of waste to be generated, including excavation materials, green waste, brick, concrete, timber, plasterboard, and metals;

(b) how waste is to be stored and treated on site; and

(c) how residual waste is to be disposed of.

Table B-19.1 gives examples of uses for recyclable construction materials.

P3 To ensure that construction waste is minimised consideration should be given to the following matters:

(a) Order the right quantities of materials;

(b) Prefabricate materials where possible;

(c) Reuse formwork;

(d) Use modular construction and basic designs to reduce the need for off-cuts;

(e) Separate off-cuts to facilitate reuse, resale or efficient recycling;

(f) Minimise site disturbance, limit unnecessary excavation;

(g) Reuse or recycle materials from demolished buildings;

(h) Choose landscaping which reduces green waste; and

(i) Coordinate and sequence trades people to minimise waste.

19.4 WASTE FACILITIES AND MANAGEMENT

Onsite collection and storage of waste pending collection can cause smells, attract vermin and be unsightly. Space must be allocated at the design stage for garbage and recycling areas. In low-density residential development, such as semi or detached dwellings and dual occupancies, self-management by residents is generally successful. In higher density residential developments and all non-residential developments, ongoing waste management needs to be carefully considered at the time of development. The Council's Waste Management Guide (refer Appendix 3) provides additional detail on design of garbage and recycling storage and collection areas.

19.4.1 Objectives

O1 Design buildings to encourage waste minimisation (source separation, reuse and recycling).

19.4.2 Provisions

Building Design

P1 Must comply with the relevant requirements for waste management under sections 1.5.13, 1.6.9, 2.5.9, 2.6.6, 3.4.9 and 3.5.6 to Part B of this DCP.

P2 Provide an appropriate level of space on each property that is capable of accommodating the temporary storage of recyclables, garbage, general household clean up bulky waste and green waste likely to be generated by the proposed development.

P3 Ensure space is easily accessible from each part of the building and from the collection point.

P4 Include adequate access and manoeuvring space, at least an area equivalent to the combined footprint of the bins.

P5 Provide administrative arrangements for ongoing waste management, including signs.

P6 Locate and design waste storage and recycling areas to complement the streetscape.

Waste Management

P7 All applications must be accompanied by a Waste Management Plan which illustrates the location and associated circulation to and from the following:

(a) a waste and recycling cupboard space per dwelling / or non-residential tenancy;

(b) any waste storage and recycling areas;

(c) any collection areas;

(d) access for collection vehicles;

(e) location and design of all communal facilities where relevant;

(f) management of e-waste where appropriate; and

(g) management of hazardous waste where appropriate.

P8 Sections 4 and 5 of the Waste Management Plan, must be completed for all developments incorporating one or more of the following uses:

(a) Attached dwellings;

(b) Multi unit housing;

(c) Residential flat buildings;

(d) Shop top housing;

(e) Commercial premises;

(f) Industrial premises; and

(g) Other non-residential premises.

P9 Section 4 of the Waste Management Plan must describe the type of waste to be generated at the premises, expected volume per week, proposed on-site storage and treatments facilities, and destination of waste materials.

P10 Section 5 of the Waste Management Plan must describe the proposed on-going management of waste and recycling.

Waste and recycling condition in DAs

P11 Council may impose conditions on a development consent to encourage waste minimisation and recycling as follows:

(a) Separate waste and recycling services should be engaged/contracted by business operating from premises;

(b) Consider providing alternatives to plastic bags for the purposes of carrying items purchased from the premises; and

(c) Do not provide prepared food/drinks to customers in any non-recyclable or non-biodegradable plastic or form.

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