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Waste Management Plan
Residential Housing Project
680-688 East St & 165 Alexandra St, East Albury

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2 Waste Management Plan

2.1 Construction Waste Management

The waste management principles of the DCP relevant to construction are:

- All waste streams to be separated on site.
- Waste materials are to be recycled.

This can be achieved with the following strategies and example:

Examples of Building Material Reuse	
Materials On-site	Reuse/Recycling Potential
Concrete	Filling, levelling materials and/or road base
Bricks	Cleaned and/or rendered over for reuse
Roof-tile	Crushed as landscaping and driveways
Hardwood beams	Floorboards, fencing and/or furniture
Other timber	Formwork, bridging, blocking and propping
Doors, windows, fittings	Second hand building materials
Glass	Aggregate for concrete production
Synthetic and recycles rubber (e.g. under carpets)	Used for safety barriers and/or speed humps
Significant trees	Relocated on-site
Garden organics	Mulching, composting, for reuse as landscaping/fertiliser
Overburden	Power screened for topsoil

The control of building waste arising from the construction works will be managed by way of detailed procedures set out in a Waste Management Plan (WMP) prepared by the Construction Contractor specific for the project.

Generally, the construction works will create a range of waste management issues across the following key areas:

- Demolition: building material waste
- Excavation: ground material waste (soil and sand)
- Building: excess materials waste (concrete)
- Building: materials and equipment packaging

For each of the above, the waste should be controlled during construction using the principles of recycling and re-use to minimize waste in the following manner:

- Demolition – Building Waste
 - All waste disposal will be to approved waste management centres.
 - Concrete waste will be packaged to concrete recycling centres.
 - Building rubble will be separated by type – masonry, steel and plastics.
 - Timber windows/doors and fittings – specialist re-sale merchant.
- Excavation – Ground Materials
 - All waste disposal will be to approved waste management centres.
 - Excavated top soil, sand and loam will be separated by type.
 - Rock material will be kept separate.
- Building – Excess Material
 - The primary material waste will be concrete, mortar and render material.
 - All excess concrete, mortar and render will be deposited into water proof bunded plastic containment areas.
- Building – Materials Packaging
 - All pallets will be returned to sender.
 - All cardboard, plastic and metal will be pre-sorted and separately disposed of to an approved waste management centre.
- Building – Waste Water
 - All waste water will be retained and held in metal drums to settle sediment.
 - Sediment free waste water could be re-used on site.
 - Sediment will be re-used as local fill.

2.1.1 Sediment & Erosion Control

All sediment and erosion control is to follow the Civil Engineer's details.

- The contractor shall implement all soil erosion and sediment control measures relating to a particular upstream catchment prior to stripping of topsoil from that catchment. Where it is necessary to undertake stripping in order to construct a sediment control device only sufficient ground shall be stripped to allow construction.
- The contractor shall regularly maintain sediment and erosion control structures and desilt such structures. The sediment shall be disposed in a manner approved by the local Authority.

- The contractor shall provide inlet sediment traps at all pits during construction.
- Vehicular traffic shall be controlled during construction confining access where possible to proposed or existing road alignments.

2.1.2 Garbage & Recycling

Albury City Council (Andrea Baldwin, Team Leader Waste Management, ph 02 6023 8237) has advised that Appendix A of the 'Better Practice Guide for Waste Management in Multi-unit Dwellings' may be used for determining the quantity of bins required for a RFB development, which gives the following waste generation rates:

Albury DCP waste generation rate	
Garbage	80L / unit / week
Comingled Recycling	40L / unit / week

Albury Council collection schedule	
Red Garbage Bin	Fortnightly
Green Organics Bin (Includes food waste)*	Weekly
Yellow Comingled Recycling Bin	Fortnightly

*Albury City Council provides a green organics bin which also includes food waste. Therefore it is suggested to provide green bins with sufficient volume for garden waste plus a portion of the garbage generation, and for the purpose of this calculation it is proposed to use 75% garbage & 25% organics as a conservative value.

There was concern from Council that the development would result in an excessive number of bins on the kerbside on collection days. The standard garbage bin provided by Albury City Council is 140L. We therefore recommend that 240L garbage bins are used instead.

For the proposed 24 units, the proposed provision of bins is therefore:

Proposed provision of bins			
Waste Type	Calculation	Required	Proposed
Garbage	$80\text{L} \times 24 \text{ units} \times 2 \text{ weeks} \times 75\% = 2880\text{L per fortnight}$	12 x 240L Bins	12 x 240L Bins
Organics + Garden Waste	$80\text{L} \times 24 \text{ units} \times 1 \text{ week} \times 25\% = 480\text{L per week}$ + 240L per week garden waste (estimate) = 720L per week total	3 x 240L Bins	3 x 240L Bins
Comingled Recycling	$40\text{L} \times 24 \text{ units} \times 2 \text{ weeks} = 1920\text{L per fortnight}$	8 x 240L Bins min	9 x 240L Bins*

* Additional recycling bin provided to allow bins to be equitably distributed to the three garbage storage areas.

Space will also be provided to add extra bins to each bin storage area if required in future.

It is also necessary to provide the garbage bins in reasonably convenient locations for the residents. Given the size of the development, it is proposed to provide three separate bin storage areas, one at each pedestrian entry path along the East Street frontage. Each storage area is to be screened behind a wall and landscape planting.

The bins will be distributed across the three garbage areas serving the units as follows:

Distribution of bins				
No. of units Served by bin area	Garbage bins	Organics bins	Recycling bins	TOTAL
10	5	1	4	10
6	3	1	2	6
8	4	1	3	8
TOTAL	12	3	9	24

All waste bins will be stored at all times within the boundaries of the bin storage areas only, unless required on the street for collection purposes. To allow ease of cleaning, a hose tap and a waste outlet will be provided to each bin area. The garbage areas in these circumstances will not be covered.

The bins will be presented on the street frontage of East Street for Council collection.

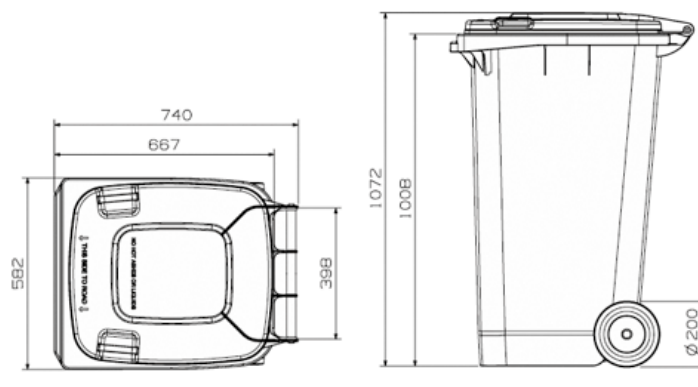
A composting bin may be provided in a common garden area of the development.

Appendix A – 240L Bin Example

240 LITRE WHEELIE BIN

Australian made for Australian conditions with a 10 year limited warranty.

Show/Hide Specifications



*Dimensions are a guide only and may vary due to manufacturing conditions and/or product design changes.