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LANDSCAPE ARCHITECTURE

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SENIORS HOUSING DEVELOPMENT

35-39 WEST STREET



5 LEO AVENUE

LURNEA NSW 2170

Waste Management Plan

20/09/23

DOCUMENT REGISTER

Rev.	Date	Description	Prepared by	Reviewed by	Signed
01	14/06/23	For Draft REF	William Phelps	~	 William Phelps ARN 6675
02	20/09/23	For REF	William Phelps	~	 William Phelps ARN 6675

PROJECT DESCRIPTION

Address	35-39 West Street, 5 Leo Avenue, Lurnea NSW 2170
Client	NSW Land and Housing Corporation
Project details	Construction of two storey seniors housing development
Project description	6 x 1 bed and 6 x 2 bed dwellings with associated on grade parking and landscaping
Existing structures on site	Three individual single storey dwellings with tiled roofs; metal shed and garage to rear

DEMOLITION WASTE

Material	Waste Estimated tonnes ¹	How this waste will be managed			Method
		Reuse on site	Recycle off site	Dispose	
Concrete, bricks, footings	90	~	80	10	<ul style="list-style-type: none"> Recycle - crush and reuse as roadbase, fill, etc Dispose - to waste management depot
Timber framing	15.9	~	12	3.9	<ul style="list-style-type: none"> Recycle - to second hand timber supplier, or use in formwork, mulch, etc Dispose - to waste management depot
Timber weatherboard	1.9	~	~	1.9	<ul style="list-style-type: none"> Dispose - to waste management depot
Asbestos sheeting	3.6	~	~	3.6	<ul style="list-style-type: none"> Dispose - in accordance with relevant authority requirements
Plasterboard	6	~	~	6	<ul style="list-style-type: none"> Dispose - to waste management depot

Material	Waste Estimated tonnes ¹	How this waste will be managed			Method
		Reuse on site	Recycle off site	Dispose	
Roof tiles	15	~	12	3	<ul style="list-style-type: none"> Recycle - to second hand building materials supplier, or use roadbase, fill, etc Dispose - to waste management depot
Fittings	3	~		3	<ul style="list-style-type: none"> Dispose - to waste management depot
TOTAL	135.4	0	104	31.4	

Notes

1. Source: *House deconstruction - Information booklet*, Department of Environment, Climate Change and Water NSW, 2010

CONSTRUCTION WASTE

Material	Waste Estimated tonnes	How this waste will be managed			Method
		Reuse on site	Recycle off site	Dispose	
Excavated material	440 ²	290 ²	~	150 ²	<ul style="list-style-type: none"> Reuse - Cut and fill Dispose - To landfill site determined by the Contractor
Concrete	9 ¹	~	9	~	<ul style="list-style-type: none"> Recycle - crush and reuse as roadbase, fill, etc
Bricks	50 ¹	~	50	~	<ul style="list-style-type: none"> Recycle - crush and reuse as roadbase, fill, etc

Material	Waste Estimated tonnes	How this waste will be managed			Method
		Reuse on site	Recycle off site	Dispose	
Timber	4 ¹	~	2	2	<ul style="list-style-type: none"> Reuse - Chip for landscaping on site Recycle - Chip for landscaping off site
Plasterboard	2 ¹	~	1	1	<ul style="list-style-type: none"> Recycle - Return to manufacturer for recycling
TOTAL	325	260	62	3	

WASTE FACILITIES AND TRANSPORT

The waste facility and means of transport will be confirmed upon award of the construction contract. Provisional waste facilities are listed by material below.

Waste Material	Waste Facility	Transport
Concrete & Blocks	Boral Recycling Pty Ltd (EPA Lic No 11815)	AMJ Demolition & Excavation
Hardwood timber	Suez Recycling & Recovery Pty Ltd (Lic No 4068 & 12889) Brandown Pty Ltd (EPA Lic No 5186 & 12618)	AMJ Demolition & Excavation
Greenwaste	Suez Recycling & Recovery Pty Ltd (Lic No 4068 & 12889) Brandown Pty Ltd (EPA Lic No 5186 & 12618)	AMJ Demolition & Excavation
Gyprock and Mixed Building Waste	Suez Recycling & Recovery Pty Ltd (Lic No 4068 & 12889) Brandown Pty Ltd (EPA Lic No 5186 & 12618)	AMJ Demolition & Excavation
Metal Waste	Suez Recycling & Recovery Pty Ltd (Lic No 4068 & 12889)	AMJ Demolition & Excavation
Asbestos	Suez Recycling & Recovery Pty Ltd (Lic No 4068 & 12889)	AMJ Demolition & Excavation
Other (General Solid Waste)	Hi-Quality (St Marys)	AMJ Demolition & Excavation

Notes

1. Source: *Waste Management Guideline*, Camden Council, 2019

Source:

35-39 WEST STREET LURNEA, NSW
LOT 15,16,17/DP21559; LOT 11/DP21559
NEW HOUSING DEVELOPMENT
CUT AND FILL PLAN
Drawing Number 201, Rev D
Tonkin, 19.09.23

Assumption: 1 m³ excavated material = 1.44 tonne

OPERATIONAL WASTE

Bin type	Bin size (litre)	Collection	Bin allocation	Total quantity
Garbage	240	Weekly	1 per 2 units	6
Recycling	240	Weekly	1 per 2 units	6
Green Waste	240	Fortnightly	~	2

Notes

- Bulky items storage not required (number of dwellings < 25)
- A designated resident or maintenance contractor will present the bins to the kerb for collection.
- Bins will be moved along shared pedestrian pathways to the street front.
- Bins to be cleaned on site in waste storage area on a scheduled regime by the maintenance contractor.
- To encourage proper use by tenants, the bin storage area will remain open without the use of a lockable gate, allowing greater convenience for tenants. To discourage trespassing and dumping, signs will be placed advising the facilities are for tenant use only.
- Improper use will be monitored by the tenants and maintenance contractor and adjustment made in response.
- Tenants will be provided education material so they understand the restrictions placed on waste management; this will include stickers on bins about what is acceptable or not, signage around the bin area confirming acceptable waste and contact details for arranging bulky waste removal.
- A contact number will be supplied so tenants can contact the maintenance contractor for unscheduled maintenance requests
- Green bins will not be supplied. The maintenance contractor will arrange their own removal of garden waste from the property.
- Sample signage is included in the appendix

APPENDIX A

TENANTS CAN ACCESS TWO FREE HOUSEHOLD CLEANUPS PER YEAR WITH LIVERPOOL COUNCIL

See arrangement details on their website

<https://www.liverpool.nsw.gov.au/services/waste-and-recycling/household-clean-up-service>

Lodge an online request for a household clean-up.

How does a clean-up work?

Each residence is entitled to two free clean up services per calendar year.

Council provides three types of free collections of larger household waste:

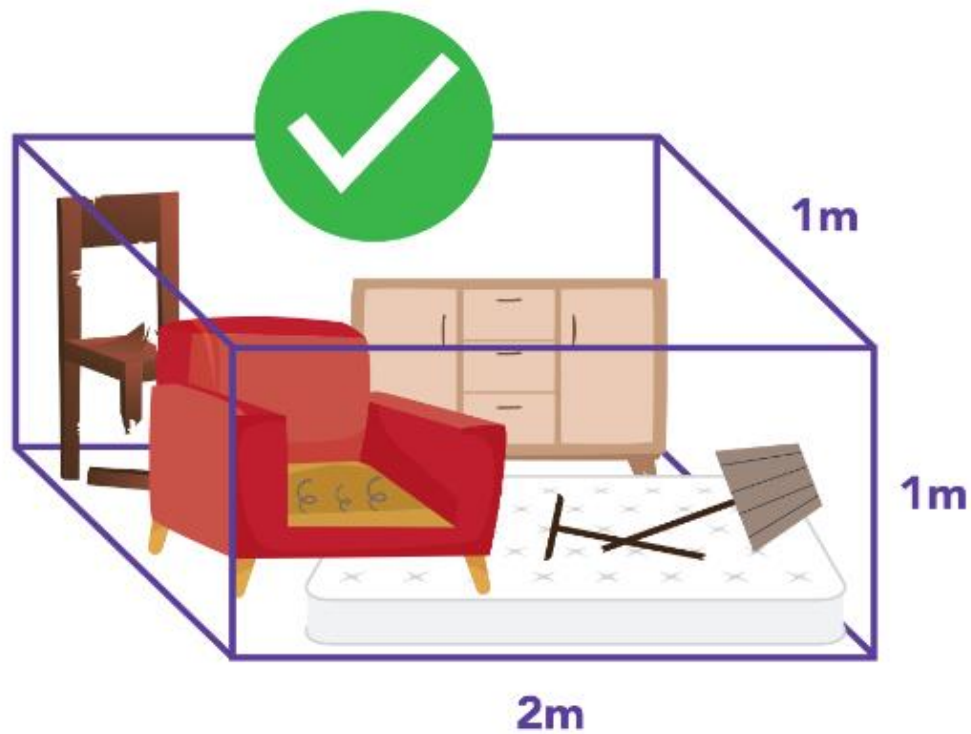
1. **General clean-up waste collection:** Council provides residents with up to two collections per year, with a maximum of two cubic metres of general waste per booking.
2. **Metal and whitegoods collection:** Council provides residents with unlimited metal and whitegoods collections and will collect a maximum of three whitegoods or one cubic metre of metal per booking. This material is recycled. Please remove door seals from fridges and freezers before collection. Electronic items and small household electrical items (e-waste) such as televisions, computers, electric fans, printers, toasters and kettles will not be accepted through the Metal and whitegoods collection service. Please drop these items at the [Liverpool City Council Community Recycling Centre](#) located at 99 Rose Street, Liverpool.
3. **Mattress Collection:** Council provides residents with up to 2 mattress collections each year (maximum of 4 mattresses per booking).

Please book at least four weeks in advance.

Service Terms & Conditions apply. Please ensure that you read and accept these Terms & Conditions before requesting and booking a clean up collection service.

Service Terms & Conditions

- Items for collection must only be placed out the evening before the collection date.
- All collection waste types (general, metal and mattresses) must be separated from each other and booked separately.
- Materials must not exceed two cubic metres (2m long x 1m wide x 1m high, roughly the amount contained in a small box trailer load).



- Two people must be able to carry the items.
- Materials must be piled neatly on the nature strip, clear of pedestrian and vehicle access as well as obstacles including trees and power-poles.
- Only place correct items out for collection. Incorrect items will not be collected.
- You can cancel or reschedule your Household Clean-Up Service by close of business two days prior to your scheduled collection date. If you cancel or reschedule after this time, you will forfeit one of your two annual pick-ups.

Accepted Items

Council will collect the following items in the general household clean-up service:

- Old furniture
- Carpet (one room only)
- Fence palings (small amounts)
- General household repairs waste
- Drums with lids or tops removed
- Loose materials (place in an open box)
- Small branches, bundled, capable of being lifted by one person

RED BINS

Red-lid Bin	Yellow-lid Bin	Green-lid Bin
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Place ONLY the following items in your red-lid garbage bin:

- Foam
- General rubbish and food waste
- Broken glass
- Plastic bags
- Nappies

DO NOT place the following items into your red-lid garbage waste-bin:

- Garden waste (place in your green-lid garden waste bin)
- Gas bottles (Drop off at Council's [Community Recycling Centre \(CRC\)](#) located at 99 Rose Street, Liverpool or at the next [Chemical Clean-Out](#) event)
- Car batteries (Drop off at Council's [Community Recycling Centre \(CRC\)](#) located at 99 Rose Street, Liverpool or at the next [Chemical Clean-Out](#) event)
- Paint and chemicals (Drop off oil, paint and more at Council's [Community Recycling Centre \(CRC\)](#) located at 99 Rose Street, Liverpool. Drop hazardous chemicals off at the next [Chemical Clean-Out](#) event).
- Building materials (Dispose of at your local resource recovery facility. Fees may apply)
- Syringes and medical waste (Dispose of sharps responsibly. Click here for information about Council's [Be Sharp Safe Program](#))
- Motor oils and fuels (Drop off oil at Council's [Community Recycling Centre \(CRC\)](#) located at 99 Rose Street, Liverpool. Drop fuels off at the next [Chemical Clean-Out](#) event).
- Recyclable materials (Place in your yellow-lid recycling bin)

Note: Should rural properties need to, they may dispose of garden prunings in their red-lid garbage bin.

YELLOW BINS

Red-lid Bin

Yellow-lid Bin

Green-lid Bin

Your commingled yellow-lid recycling bin allows you to place all your recyclable materials into the one bin.

Place ONLY the following items in your recycling bin:

- Empty aerosol cans (remove lid and spray button)
- Telephone directories
- Cereal and food boxes (must be free from food residue)
- Office paper
- Envelopes with plastic windows
- Junk mail
- Egg cartons (cardboard only)
- Books
- Postcards and greeting cards
- Shoe boxes
- Fabric softener, detergent, shampoo and conditioner bottles
- Plastic bottles and containers
- Aluminium cans
- Glass bottles and jars

DO NOT place the following items into your yellow-lid recycling bin:

- Garden waste (place in your green-lid garden waste bin. Did you know that Council offers residents a \$50 rebate on the purchase of a compost bin or worm farm? Learn more about [composting and worm-farming](#) your organic waste.
- Nappies (place in your red-lid garbage bin)
- Household rubbish (place in your red-lid garbage bin)
- Light bulbs and broken glass (wrap and place in your red-lid garbage bin)
- Foam including meat trays (place in your red-lid garbage bin)
- Plastic bags and wrapping (check with your closest supermarket if they participate in a plastic bag recycling program)
- Paint and Chemicals (Drop off oil, paint and more at [Council's Community Recycling Centre \(CRC\)](#) located at 99 Rose Street, Liverpool. Drop hazardous chemicals off at the next [Chemical Clean-Out event](#)).
- Crockery and ceramics (donate to charity or wrap and place in red-lid garbage bin)
- Syringes and medical waste (Dispose of sharps responsibly. Click here for information about [Council's Be Sharp Safe Program](#))

Red-lid Bin

Yellow-lid Bin

Green-lid Bin

Place ONLY the following items in your garden waste bin:

- Grass clippings
- Flowers and prunings
- Twigs and small branches
- Leaves

DO NOT place the following items into your green-lid garden waste bin:

- Food scraps (Did you know that Council offers residents a \$50 rebate on the purchase of a compost bin or worm farm? Click here for more information about [composting and worm-farming](#). If you do not have a compost bin or worm farm please wrap and dispose of food scraps in your red-lid garbage bin).
- Soil and dirt.
- Paint and Chemicals (Drop off oil, paint and more at [Council's Community Recycling Centre \(CRC\)](#) located at 99 Rose Street, Liverpool).
- Drop hazardous chemicals off at the next [Chemical Clean-Out event](#)).
- Crockery and ceramics (donate to charity or wrap and place in red-lid garbage bin).
- Plastic bags and wrapping (check with your closest supermarket if they participate in a plastic bag recycling program).
- Recyclable materials (place in your yellow-lid recycling bin).
- Household rubbish (place in your red-lid garbage bin).
- Nappies (place in your red-lid garbage bin).