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Waste Management Plan
Seniors Housing
40-46 Eighteenth Street, Sawtell

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2 Waste Management Plan

2.1 Construction Waste Management

The existing buildings will be demolished. The information below supports the application for the proposed new development.

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

Objectives:

- To ensure that demolition and construction waste is appropriately stored on site and disposed to an approved waste management facility.

Requirements:

- Demolition, construction and subdivision waste shall be stored within the development site and not within public areas such as footpaths, public and/or road reserves.
- Adequate measures shall be implemented to prevent litter from being blown from the site.
- Any waste or materials that are transported off-site shall be transported to an approved waste management facility, in accordance with the requirements of the Protection of the Environment Operations Act 1997.
- The generation, storage, treatment and disposal of hazardous waste and special waste (including asbestos) shall be undertaken in accordance with the requirements of the Environmental Protection Authority and SafeWork NSW.
- Evidence of waste disposal such as weighbridge dockets and invoices shall be retained.
- At the completion of construction works the development site shall be left clear of waste and debris.

Controls:

All materials that arise from demolition and construction shall comply with a Waste Management Plan (WMP) before recycling or disposal.

A suitable facility for disposing of all types of construction waste expected is identified as: Coffs Coast Resource Recovery Park, 25 Englands Road, Coffs Harbour.

The WMP shall provide details of each of the requirements listed above, including on-site storage, volume or area estimates and information about reuse, recycling and disposal options for all waste produced on-site, including excavation materials. The WMP should provide details of:

- the volume and type of waste to be generated;
- how the waste is to be stored and treated on-site;
- how the waste is to be disposed of; and
- how ongoing waste management will function.

The applicant should also consider the following additional criteria when planning and undertaking demolition:

- does the site require a contaminated land assessment?
- what type of waste is going to be produced from the site?
- is the waste to be produced hazardous (e.g. does it contain lead paint or asbestos)?
- will special arrangements need to be made for the removal and disposal of
- hazardous material and it will need to be separately handled and stored on-site?
- can packaging be reduced or recycled by:
 - returning packaging to the supplier?
 - seeking cardboard or metal drums instead of plastic?
 - seeking metal straps rather than shrink wrap?
 - returning packaging such as delivery storage pallets and reels?
- 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 recycled 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.
- Asbestos
 - Allow for all removal of all asbestos and any hazardous materials on site. Dispose hazardous material in-accordance with EPA and local Council's requirement. Pay for fees associated with removal & disposal of waste.

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.

2.2 Garbage & Recycling

The Coffs Harbour Council DCP Part F includes waste management controls as set out below. Since these are maximum allowances for dwellings, applying the full rate would result in an excessive number of bins.

Coffs Harbour DCP - Maximum Weekly Waste Entitlement	
Waste Stream	Weekly Volume Per Premises
Recycling	120 litres
Organics (green waste and food scraps)	240 litres
Garbage	120 litres
Total Weekly Waste Entitlement	480 litres

Since the proposed development consists of 1 and 2 bedroom apartments, it is proposed to follow the guidance of the EPA 'Better Practice Guide for Resource Recovery in Residential Developments' Appendix F which is summarised below:

EPA Better practice guide for resource recovery in residential developments - waste generation rate:	
1-Bed Units	
Garbage	80L / unit / week
Comingled Recycling	80L / unit / week
Organics	25L / unit / week
2-Bed Units	
Garbage	100L / unit / week
Comingled	100L / unit / week
Organics	25L / unit / week

The local Council collection schedule is as follows:

Coffs Harbour Council collection schedule	
Red Residual Garbage Bin	Fortnightly

Yellow Comingled Recycling Bin	Fortnightly
Green Organic Waste Bin	Weekly
Red Bulk Bin	Weekly
Yellow Bulk Bin	Weekly

The table from the DCP gives options on bin sizes. Larger bins are more efficient in terms of volume vs space taken, however, they are more difficult for a single person to manoeuvre, and the larger size bins are intended in the situation where the waste truck will enter site and pick up directly from a collection area. The smaller 240L bins are able to be moved easily by a single person and picked up from the kerbside.

As the DCP outlines a maximum weekly waste entitlement as opposed to a specific number of bins required, calculations regarding the number of bins were made so as to achieve a whole number of bins.

Based on the above information, the following provision of bins is proposed:

Required No. of bins (EPA)		
Waste Type	Calculation (per week)	Required
Garbage	10 x 1-bed units x 80L = 400L 12 x 2-bed units x 100 = 1200L =1600L Total	2 x 1100L bulk bin (collected weekly)
Comingled Recycling	10 x 1-bed units x 80L = 400L 12 x 2-bed units x 100 = 1200L =1600L Total	2 x 1100 bulk bin (collected weekly)
Organic Waste	10 x 1-bed units x 65L = 650L 12 x 2-bed units x 65L = 780L 250L allowance for communal garden waste =1680L Total	7 x 240L bins (collected weekly)

The above provision of bins was generally accepted by Council, with a request that **an additional 660L bin be provided for each of general garbage and recycling**, which has been shown in the plans.

The storage area is to be in a screened but well-ventilated enclosure with a roof. 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 bins will be presented on the street frontage of Eighteenth Avenue for Council collection.

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

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

In review of the objectives and controls for waste management as per Coffs Harbour City DCP – Part F – Waste Management:

Waste Requirements – General	Response
To ensure that waste is appropriately separated to assist with the collection and management of waste.	The necessary different bin types will be provided in a single storage area along with signage to direct the correct separation of waste.
To ensure that waste management systems are compatible with collection services.	Bins will be located at easily accessible areas that allow for convenient access by residents as well as for waste services pickup. Standard type bins will be used compatible with collection vehicles.

Waste Storage Requirements	Response
To ensure that development provides for the efficient storage and collection of waste.	All bins will be co-located in a central location on site for convenient access by residents as well as for waste services pickup.
To ensure that waste storage facilities are of a high-quality design to minimise impacts on the streetscape.	Garbage area is a screened but well-ventilated enclosure with a roof, set behind the building line, that complements the aesthetic of the building design.

Access and Design Requirements	Response
To ensure that waste storage/wash areas are appropriately located and accessible to waste collection vehicles.	The proposed bin storage areas will fully comply with the BCA and will include a hose tap and concrete floor graded to a drain. Bins location is easily accessible for waste services pickup (approx. 16m from kerb along level path) – bins to be wheeled out to the truck which will be parked kerbside.

The proposed bin areas are adequately sized to allow storage of the bins each side plus at least 1550mm clear in between for accessibility.

Each individual unit will include space within the kitchen cabinets for waste and recycling bins sized for minimum two days of domestic waste. The common bin storage areas are located on each of the main pedestrian entryways at the front allowing convenient access from all units.

Bulky waste should generally only be moved to the street frontage on the day of Council collection, rather than encouraging dumping on site. There is some spare space in the screened garbage area for use if required.

For special types of waste not collected by Council, signage is to be provided advising how to correctly dispose e.g. e-waste drop-off.

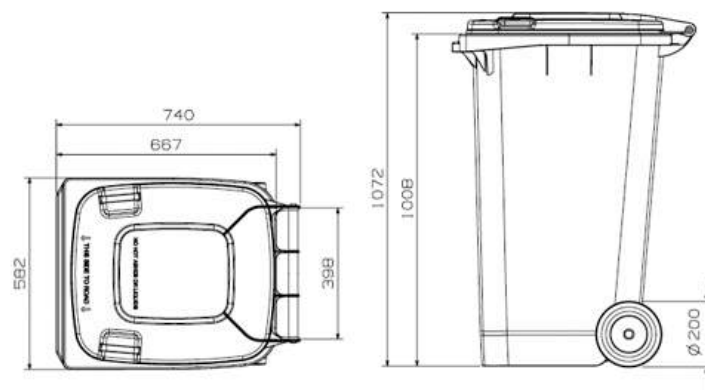
Appendix A – Bin Examples

240 LITRE WHEELIE BIN



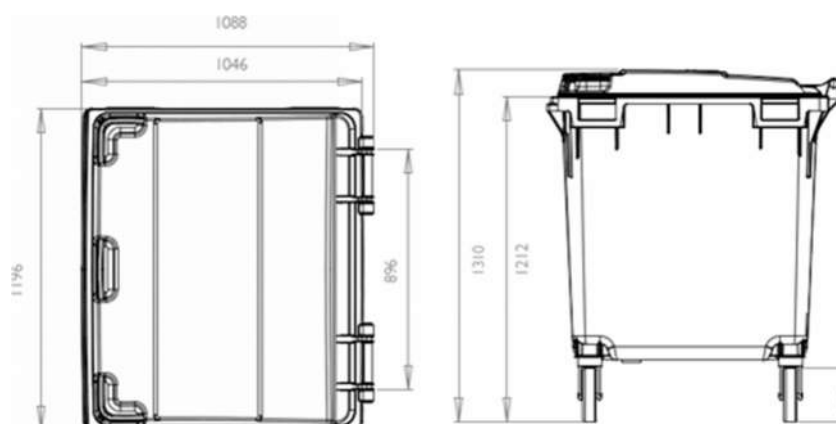
Australian made for Australian conditions with a 10 year limited warranty.

Show/Hide Specifications



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

1100 LITRE WHEELIE BIN



Appendix B – Site Plan

