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Waste Management Plan

General Housing (Residential Flat Building)

310-314 Swan St & 984-988 Corella St, North Albury, NSW

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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

Brewster Murray have spoken to Albury City Council (Andrea Baldwin, Team Leader Waste Management, ph 02 6023 8237) who 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. Whilst noting that this is a 2008 document, and could potentially be out of date, compliance with this document which 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.

The standard garbage bin provided by Albury City Council is 140L. There was concern raised from Albury City Council that the development would result in an excessive number of bins on the kerbside on collection days if 140L bins were to be used. Therefore, it was recommended that 240L waste bins & 360L recycling bins were to be used instead.

In November 2024, Council advised Homes NSW that they have bin generation rates based on an internal audit. The proposed number of bins was over the Council's requirement, but under the EPA guidelines.

Justification for this is that because these bins are common, (ie. not allocated to specific units), the number of bins required could be less than the EPA guideline. It was suggested that two of the 240L bins be replaced with 1 x 360L bin in Block 1 (West building), and one 240L bin change to a 360L bin in Block 2 (East building).

Therefore, for the proposed 27 units, the proposed provision of bins is as noted below:

Proposed provision of bins*			
Waste Type	Calculation	Required	Proposed
Bin Area 1 (Western building)			
Garbage	80L x 17 units x 2 weeks x 75% = 2040L per fortnight	8.5 (9) x 240L Bins	8 x 240L Bins 1 x 360L Bin
Organics + Garden Waste	80L x 17 units x 1 week x 25% = 340L per week + 120L per week garden waste (estimate) = 460L per week total	1.9 (2) x 240L Bins	2 x 240L Bins
Comingled Recycling	40L x 17 units x 2 weeks = 1360L per fortnight	3.7 (4) x 360L Bins	4 x 360L Bins

Bin Area 2 (Eastern building)			
Garbage	80L x 10 units x 2 weeks x 75% = 1200L per fortnight	5 x 240L Bins	5 x 240L Bins
Organics + Garden Waste	80L x 10 units x 1 week x 25% = 200L per week + 120L per week garden waste (estimate) = 320L per week total	1.3 (2) x 240L Bins	1 x 240L Bin 1 x 360L Bin
Comingled Recycling	40L x 10 units x 2 weeks = 800L per fortnight	2.2 (3) x 360L Bins	3 x 360L Bins

*Bin numbers are calculated separately depending on the total number of dwellings in each building it would serve.

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 two separate bin storage areas, one at each pedestrian entry path from the Swan Street frontage. Each storage area is to be screened behind fences and landscape planting.

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

Distribution of bins				
No. of units served by bin area	Garbage bins (240L)	Organics bins (240L)	Recycling bins (360L)	TOTAL
17	8	2	5	15
10	5	1	4	10
TOTAL	13	3	9	25

All waste bins will be always stored 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 by roofs, but screened with horizontal slat fences.

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

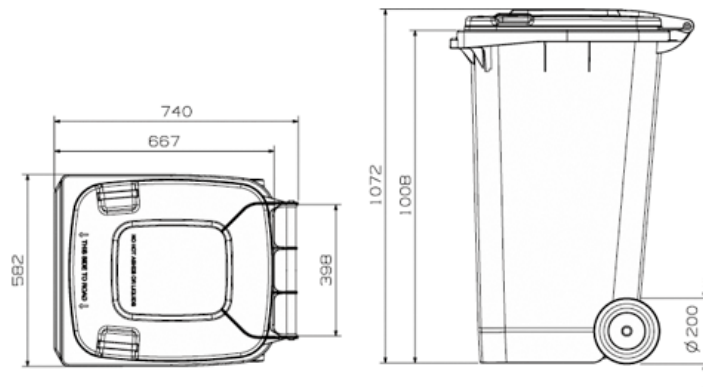
A composting bin may be provided in a common garden area of the development.

Appendix A – 240L & 360L Bin Example

240 LITRE WHEELIE BIN

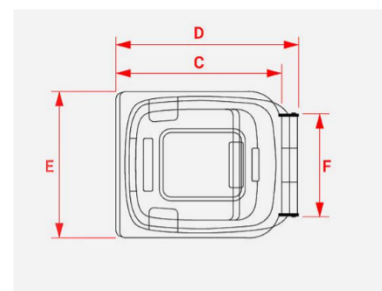
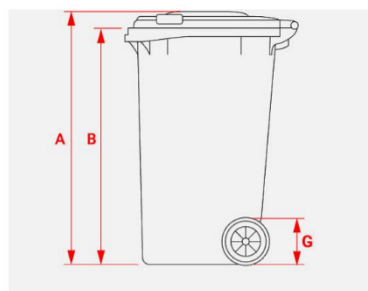
Australian made for Australian conditions with a 10 year limited warranty.

Show/Hide Specifications



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

360 LITRE WHEELIE BIN



DIMENSIONS (MM)

A	Total height ~	1100
B	Bin Height ~	1028
C	Bin Depth ~	770
D	Total Depth ~	848
E	Width ~	680
F	Handle Width ~	520
G	Wheel Diameter ~	250

VOLUME

Nominal Volume (L)	360
Empty weight (kg)	17
Max. filling weight (kg)	144
Max. total weight (kg)	159