Waste Management Plan

106 & 142 Forest Lane, Old Bar NSW 2430

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Introduction

1.1 Property Description

This Waste Management Plan (WMP) has been prepared for the ongoing management of all solid wastes during the operational phase of the proposed development referred to as the 'Northern Precinct', located at 106 & 142 Forest Lane, Old Bar.

The following information is provided to summarise details regarding the site and the proposed development.

Table 1. Site Details

Lot on Plan	Lot 2 DP1022067 & Lot B DP377867
Physical Address	106 Forest Lane & 142 Forest Lane, Old Bar NSW 2430
Owner	Palm Lake Resort Pty Ltd
Use	Manufactured Home Estate
Local Government Authority	Mid Coast Council

The subject site is located at the end of Forest Lane with Lot B DP377867 being predominantly clear of vegetation, and Lot 2 DP1022067 currently underway with vegetation clearing as approved under the relevant consent.

The subject site currently features the following current approvals:

- 229/2018/DA/A: Bulk earthworks on Lot 2 DP1022067 (Commenced under CC).
- MOD2022/0277: Concept Approval Subdivision on Lot 2 DP1022067 & Lot B DP377867 (and Lot 117, 217, 218 & 219 DP 753149. Lot 591 & 592 DP 1180317, Lot 14 DP 733054) (Commenced).
- MOD2023/0226: Golf Course (18 hole) on Lot 2 DP 1022067 (Current).

The subject site relevant to the Northern Precinct is currently referred to as stage 2 "Stone (M)" and stage 3 "Jarberg North (M)" under the latest approval MOD2022/0277. This approval denotes both stages as potential medium density sites, which has been proposed in the current application. A formalised access is proposed to be provided to the Northern Precinct of the development via the Eastern end of Forest Lane. Figures 1 and 2 provide an aerial image and extract of the proposed Development site plan.

Figure 1: Aerial Image (Drone Image 30.10.2024)

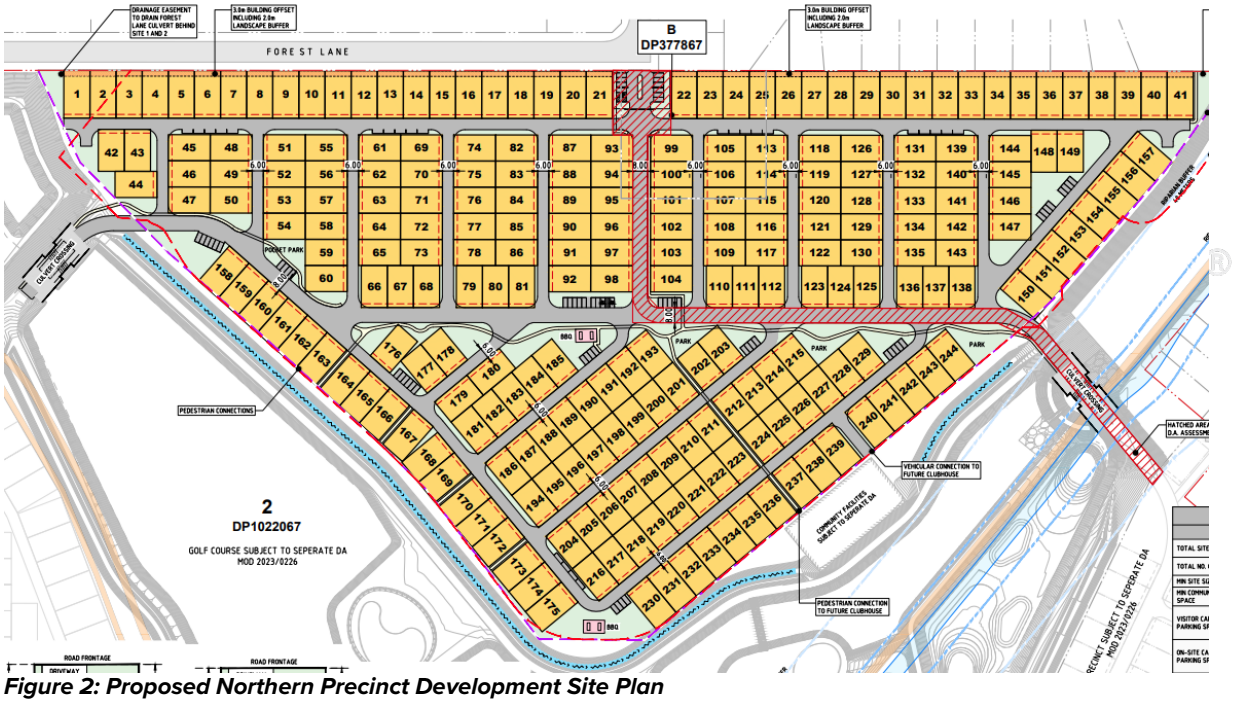


Figure 2: Proposed Northern Precinct Development Site Plan

1.2 Summary

This WMP has been prepared to identify solid waste management procedures and collection throughout the operational phase of the approved development.

1.3 Environmental Objectives

In accordance with the *Greater Taree DCP 2010 Part M – Site Waste Minimisation and Management,* the following is an assessment of the approved development against the requirements of the plan.

This WMP sets a generic guideline to be followed as a minimum for waste generating activities during the construction and operational phases of the development and has been prepared in accordance with the *Waste Classification Guidelines* issued by the *Department of Environment, Climate Change and Water* (DECCW, 2008) and the *Greater Taree DCP 2010 Part M – Site Waste Minimisation and Management.*

The aim of this WMP is to outline measures to minimise and manage waste generated during the demolition, construction and ongoing operation of the site/premises and to document:

- Volume and type of waste and recyclables to be generated;
- Storage and treatment of waste and recyclables on site; and
- Disposal of residual waste and recyclables.

Waste Management will follow the preferred hierarchy of avoidance/reduction, re-use, recycle, treat and dispose. Best Practice will be adopted wherever possible, to achieve waste minimisation and reduction.

Waste Management

1.4 Sustainable Waste & Operational Management

Sustainable Waste Management (SWM) is one of the keys to environmental sustainability. SWM is about the responsible consumption of products and services and views waste as a resource to be utilised through the recovery, recycling, reuse and minimisation of waste.

Best practice encourages appropriate occupant behaviour in relation to waste management and increases the amenity of the development. Waste management systems for this development include:

- Garbage services to manage residual wastes;
- Recycling services to manage dry recyclable materials; and
- Garbage services to manage waste during the construction phase.

1.5 Operational Waste Generation & Storage

The development will result in the establishment of a total of 244 sites. The below Table (1) outlines the residential waste and recycling bin sizes and frequency of servicing. These minimum standards have been used as a guideline to develop a private servicing strategy for the site.

Where possible, residencies will be encouraged to reuse and/or recycle (e.g. organic recycling/composting, recycling of cans and bottles etc.).

In accordance with MidCoast Council's landfill account, the items listed below are not to be placed in any waste bins. These items are either prohibited from Councils landfill sites or are not to be disposed of in the landfill cells as a result of Council Policy and/or EPA guidelines:

- Tyres;
- Gas Bottles
- Batteries;
- Paints;
- Wire;
- Fuel or Oil Sludge;
- Sharps; and
- Clinical Waste / Chemicals.

Table 1: Waste Generation & Storage per Residential Dwellings

Use	Estimated Waste Generation	Estimated Recycling generation	Estimated Organics Generation	Bin Type	Bin Size (per dwelling)		
					General Waste	Recyclable	Green Waste
Single Dwelling	100L/dwelling /week	20L/dwelling /week	10L/dwelling /week	Wheelie Bin	140L	140L	140L

Each dwelling will be provided with individual waste, recycling and organics wheelie bin storage space on the side of the dwelling, behind the front fence. This location provides easy access and screens the bins from internal streets when not on the kerbside for collection. An example of the bin storage area is provided on the below site plan (Figure 3). The area will be located and designed in a manner which compliments the development and reduces adverse impacts upon neighbouring properties. There will also be an unobstructed and continuous path of travel from the waste/recycling storage area to the principal entrance of the home, and the point at which bins are collected/emptied *(as per Australian Standard 1428 Design for Access and Mobility)*.

Within each dwelling there will be space allocated within the kitchen for the interim storage of waste and recyclables. All residents will be provided with an external hose tap that can be used for the cleaning of bins and waste storage areas.

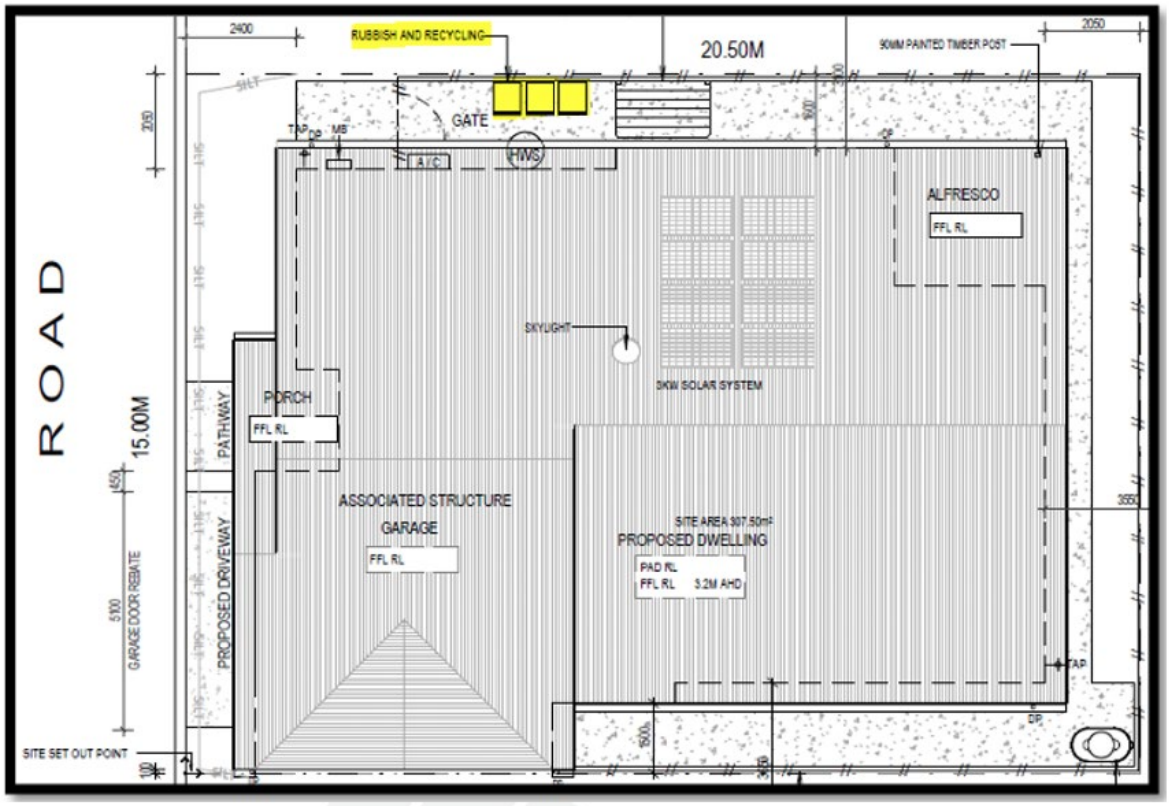


Figure 3: Typical dwelling bin storage location

Table 2: Waste Container Requirements

Use	Type of Waste	Bin Type	Bin Size	Collection Frequency	Service Provider
Single Dwelling	General	Wheelie Bin	140L	Weekly	Council
	Recyclable	Wheelie Bin	140L	Fortnightly	Council
	Organics	Wheelie Bin	140L	Fortnightly	Council

1.6 Waste Collection and Servicing

a) Refuse Vehicle Details

Palm Lake Resort Old Bar seeks to utilise Council's waste collection services for the 244 residential dwellings. The general waste bins are collected weekly, and the recyclable waste bins are collected on alternating fortnights.

JR Richards are contracted by Mid Coast Council for residential and commercial refuse collection in the area. JR Richards have provided Palm Lake Works with the domestic refuse collection vehicle sizing; this varies depending on the type of waste. The largest truck dimension for the refuse collection within the resort is 10217mm in length and 2480mm in width. Refer to Figure 4 & 5 below for measurements of the largest domestic truck. Appendix A also provides further details on this truck sizing.

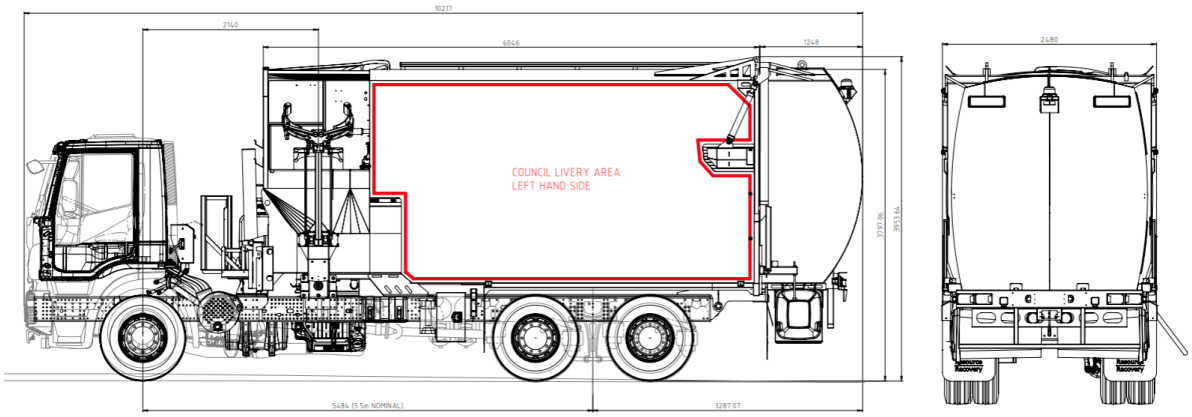


Figure 4: Length & Width of Largest Domestic Refuse Collection Vehicle. Sizing provided by JR Richards

The general waste service will be collected on a weekly basis, therefore allowing for smaller bin sizes to be provided. Palm Lake Resort will provide three (3) 140L bins to all homeowners prior to each home being occupied. It is understood that our homeowners prefer a smaller bin size where possible for ease of manoeuvrability and management of odour and cleanliness.

Homeowners will be notified of a bin collection schedule once the resort is operational, notifying relevant bin days for service and collection. Homeowners will be required to place the relevant bin on the edge on the internal roads, in front of each individual home for collection by Councils contractor.

b) Site manoeuvrability and traffic management

Palm Lake Works engaged Northrop Consulting Engineers to complete a swept path analysis of JR Richard's largest domestic vehicle for the Mid Coast region on the internal road network. The analysis demonstrated the internal roads provide sufficient space for a vehicle of this size to service the site. Particular sites that are near the end of the streets where the refuse vehicle cannot enter and manoeuvre out of will be required to wheel their bins to an area where the truck can service. These sites include sites 1-3 & 40-42. Please refer to Appendix B for the swept path analysis.

c) Occupational Health and Safety

Council's waste collection vehicle will be able to service the subject site as per any other development. Collection days will be nominated, and residents made aware to place bins on the internal streets for collection.

There should be no need for the council employee to exit the vehicle to service the development as no bulk bins are being provided.

d) Construction Waste

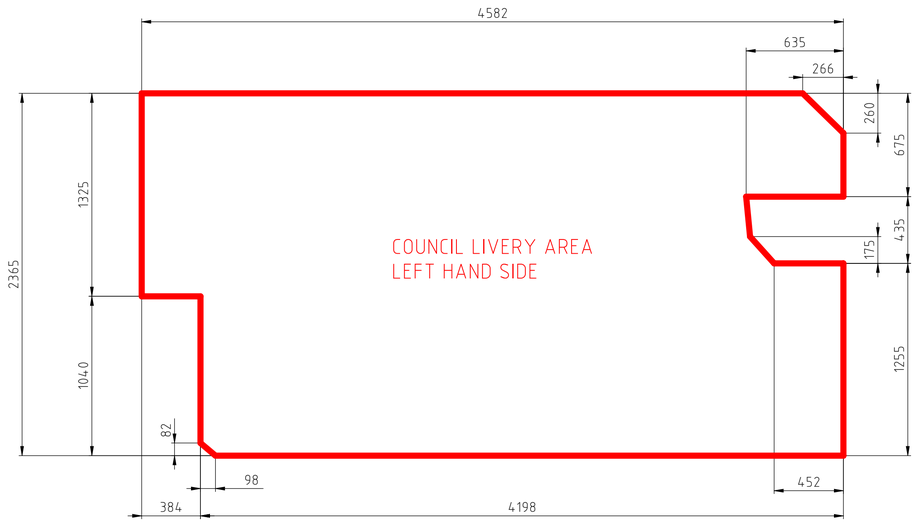
All construction waste will be recycled where possible and disposed of via skip bins whereby the waste will then be transported off site to the Tuncurry Waste Management Centre. All construction waste dockets will be retained on site during works to confirm which facility receives materials generated the site for recycling or disposal. A SWMMP for construction has been created and provided – refer to Appendix C.

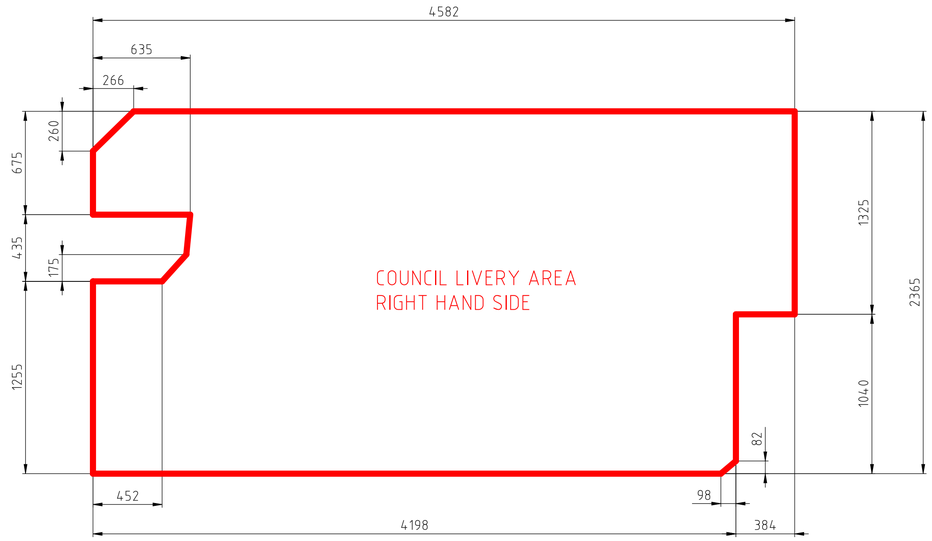
Appendix A – JR Richards Domestic Truck Dimensions

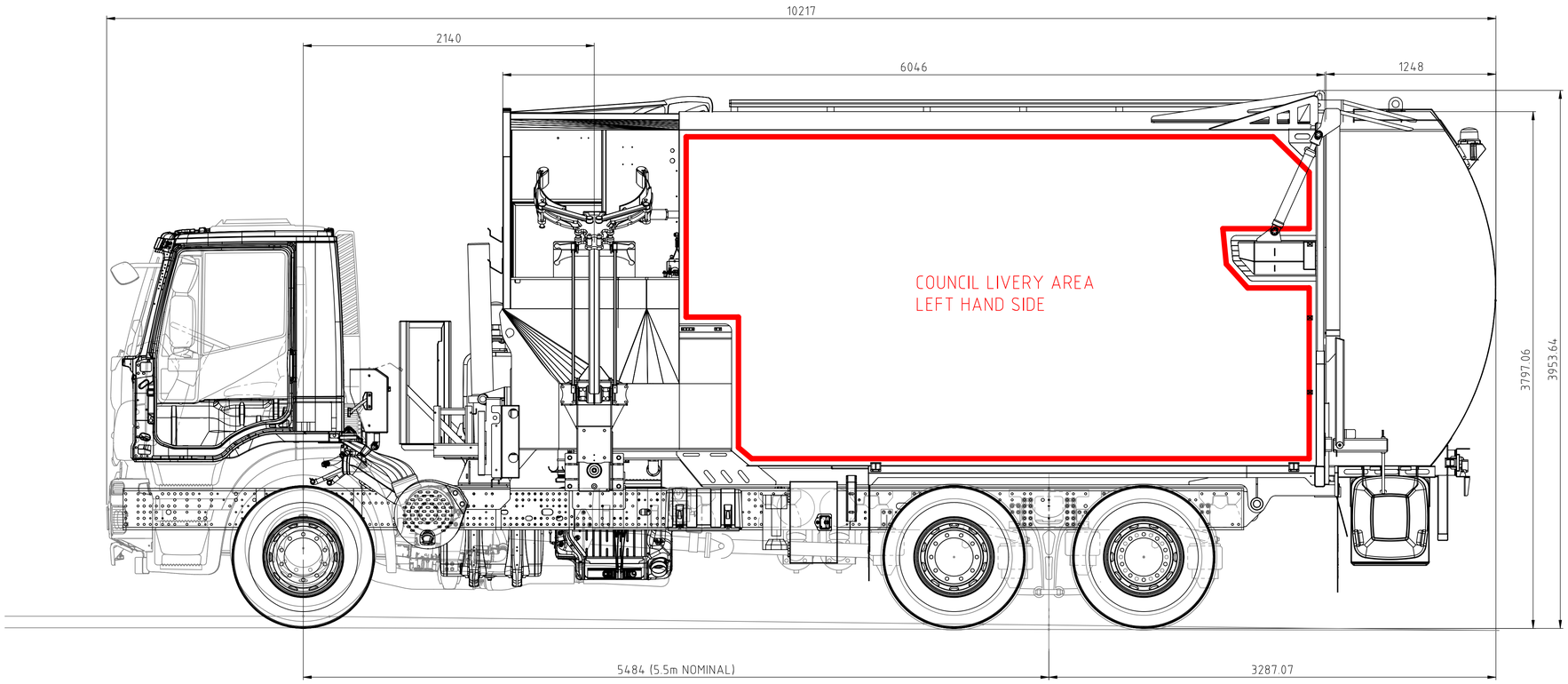
REVISIONS				
ZONE	REV	DESCRIPTION	DATE	APPROVED
	B	UPDATED BODY PROFILE AND REAR DOOR - SAME AS 30M3 RPP	25/02/2022	CJ

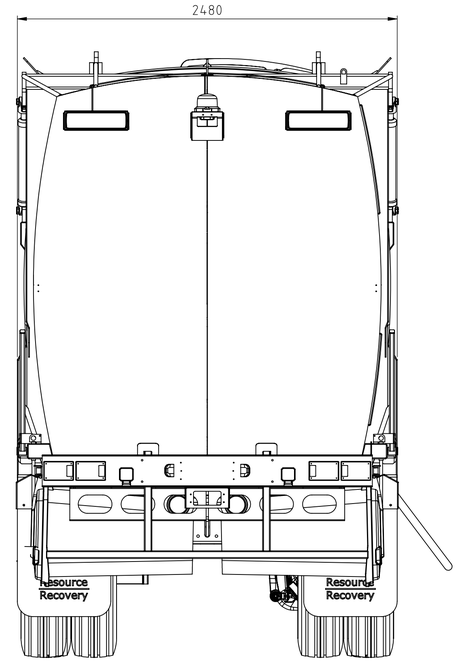
DO NOT SCALE PRINTS - IF IN DOUBT, ASK

REMOVE ALL SHARP EDGES AND BURRS









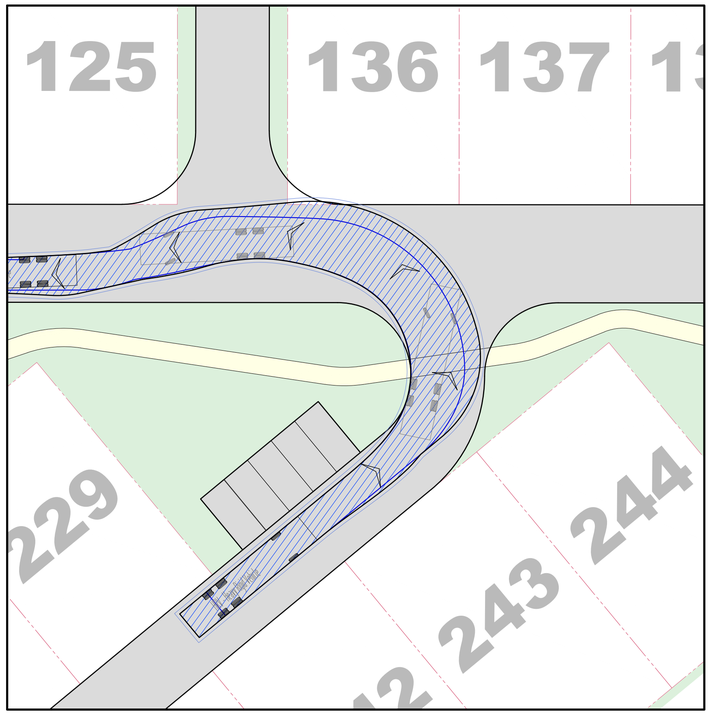
MASS 7239.02 kg	DRAWN TO AS1100	PROPERTY OF RICO RECOVERY SYSTEMS. THE INFORMATION ON THIS DRAWING IS CONFIDENTIAL & IS NOT AUTHORISED FOR TRANSFER TO A THIRD PARTY	Recovery Systems 86-88 CHINDERAH BAY DR CHINDERAH NSW 2487 P: +61 2 66 747 677 E: RICO@SOLO.COM.AU

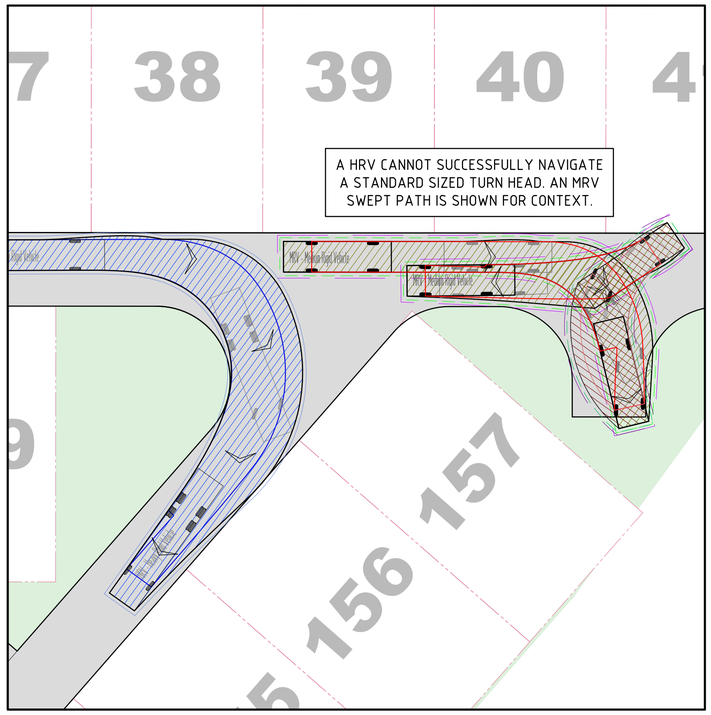
DESCRIPTION: BODY & CHASSIS ASSEMBLY - RPR47/55/35BD12
LIVERY LAYOUT

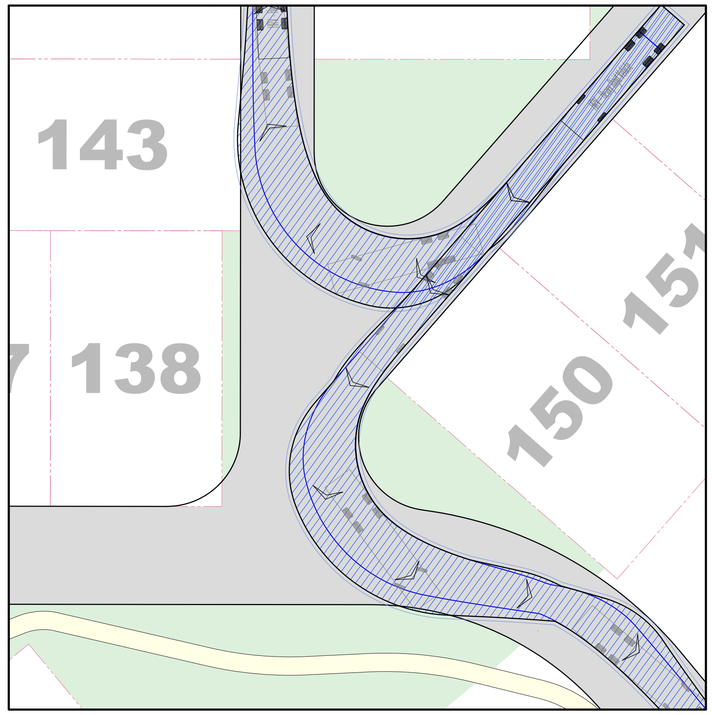
SHEET	SCALE			USED ON /CUSTOMER	REV
A1	1:20 UNO	DRAWN CJ	DATE 25/02/2022	2405-141	B
		CHECKED	DATE		
		APPROVED	DATE	PART/DRG No. 2405-142	Sheet 1 / 1

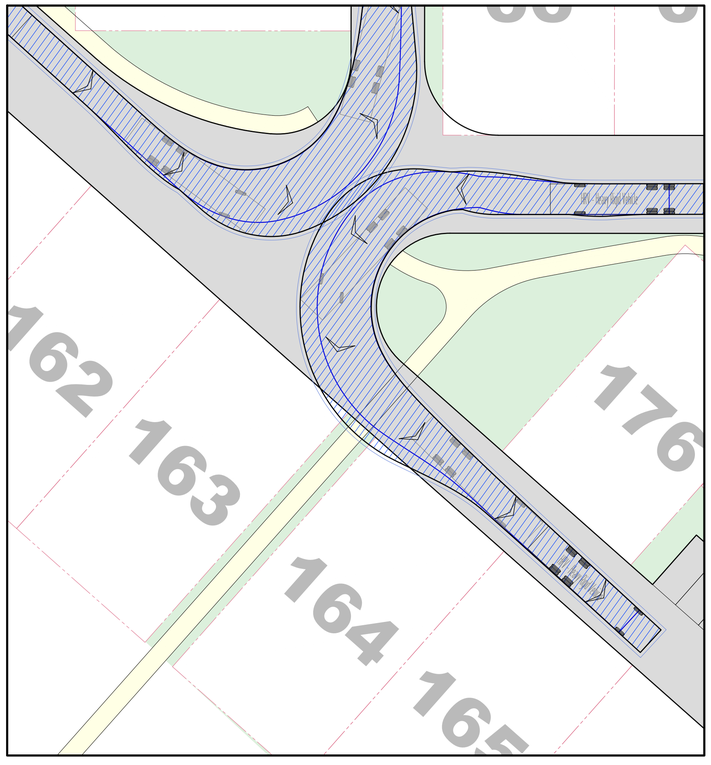
S:\Chinderah\Rico\DrawingsCAD\Drawing Office Files\Drawings\2400 Series - Chassis Layouts\DWG Drawings\IVECO Acco - 2405\2405-142 PLOT DATE 25/02/2022

Appendix B – Swept Path Analysis

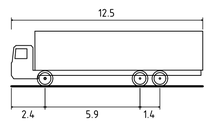








VEHICLE PROFILE



HRV - HEAVY RIGID VEHICLE

OVERALL LENGTH	12.500m
OVERALL WIDTH	2.500m
OVERALL BODY HEIGHT	4.300m
TRACK WIDTH	2.500m
LOCK-TO-LOCK TIME	6.00s
KERB TO KERB TURNING RADIUS	12.500m
TRAVELLING SPEED	10 km/h

DISCLAIMER

THE TURNING PATHS/TEMPLATES PROVIDED HAVE BEEN PRODUCED USING SIMULATION SOFTWARE AND ARE TO BE USED AS A GUIDE ONLY. THESE SIMULATIONS MAY NOT REFLECT ACTUAL DRIVER BEHAVIOUR AND/OR EXPERIENCE UNDER ACTUAL DRIVING CONDITIONS.

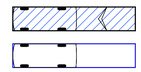
IT IS NORTHROP'S INTENTION TO UTILISE STANDARD VEHICLES NOMINATED IN AS2890.1 AND AS2890.2 FOR ALL DESIGN/CHECKING VEHICLE SIMULATIONS AT AN IDEAL MOVEMENT SPEED OF 10km/h WITH A NOMINAL VEHICLE BODY OFFSET OF 500mm. WHERE MANOEUVRABILITY IS LIMITED AND SITE CONDITIONS ARE FAVOURABLE, AN ABSOLUTE MINIMUM SPEED OF 5km/h WITH AND ABSOLUTE MINIMUM VEHICLE BODY CLEARANCE OF 300mm MAY BE ADOPTED.

IF THE USE OF SPECIFIC VEHICLES (NOT DETAILED UNDER AS2890) IS REQUESTED, IT IS TO BE NOTED THAT THEIR DIMENSIONS AND MANOEUVRING CHARACTERISTICS HAVE BEEN INTERPRETED INTO THE SIMULATION SOFTWARE FROM INFORMATION PROVIDED BY SERVICE PROVIDERS AND VEHICLE MANUFACTURES. NORTHROP ACCEPTS NO RESPONSIBILITY OF THE ACCURACY THESE VEHICLE MOVEMENTS, AND ANY MANOEUVRES PROVIDED SHOULD ONLY BE USED AS A GUIDE WITH ACTUAL DESIGN BEING BASED AROUND ENGINEERING ADVICE AND AUSTRALIAN STANDARDS.

AT ALL TIMES, STANDARD VEHICLE TURNING PATHS/TEMPLATES ARE TO TAKE DESIGN PRECEDENCE OVER ALL SPECIFIC VEHICLES. UNDER NO CIRCUMSTANCE DOES THE SIMULATION PROVIDED RELIEVE ANY PARTY OF THEIR ROLE AND RESPONSIBILITY FOR PROVIDING DESIGN SOLUTIONS IN ACCORDANCE WITH GOOD DESIGN PRACTICES.

VEHICLE MOVEMENTS

FORWARD MOVEMENT

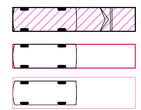


VEHICLE BODY

VEHICLE WHEELS

ADDITIONAL CLEARANCE OFFSET (0.3m FROM BODY)

REVERSE MOVEMENT



VEHICLE BODY

VEHICLE WHEELS

ADDITIONAL CLEARANCE OFFSET (0.3m FROM BODY)

DRAWN: R KENNEDY DESIGNED: T SQUIRES JOB MANAGER: C PIPER VERIFIER:

DIAL BEFORE YOU DIG www.1100.com.au

NOT FOR CONSTRUCTION

REVISION	DESCRIPTION	ISSUED	VER'D	APP'D	DATE
1	ISSUED FOR APPROVAL	RK		CP	03.12.24
2	ISSUED FOR INFORMATION	RK		CP	18.12.24

CLIENT

Palm Lake Resort

DRAWING NOT TO BE USED FOR CONSTRUCTION UNLESS VERIFICATION SIGNATURE HAS BEEN ADDED

ARCHITECT

V / A

ALL DIMENSIONS TO BE VERIFIED ON SITE BEFORE COMMENCING WORK.
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THIS DRAWING MAY HAVE BEEN PREPARED USING COLOUR, AND MAY BE INCOMPLETE IF COPIED TO BLACK & WHITE.

SCALE 1:250@ A1

0 2.5 5 7.5 10 12.5m

NORTHROP
Newcastle
Level 1, 215 Pacific Hwy, Charlestown NSW 2290
Ph (02) 4943 1777 Email newcastle@northrop.com.au
ABN 81 094 433 100

PROJECT

PROPOSED LIFESTYLE COMMUNITY

LOT 2 & B DP1022067
PALM LAKE RESORT, NORTHERN PRECINCT
OLD BAR, N.S.W, 2430

DRAWING TITLE

CIVIL ENGINEERING PACKAGE

SWEPT PATHS PLAN

JOB NUMBER **NL223154**

DRAWING NUMBER **NP-DA06.01**

REVISION **2**

DRAWING SHEET SIZE = A1

Date : 18.12.2024 2:05 PM Plotted By : ROWIN KENNEDY Found : o:\5 pre-july 24 projects\newcastle\year 2022 jobs\nl223154 - palm lake resort, old bar beach\o - drawings\CIVIL\03-CAD\03-north precinct\03 - np-da - development application\NL223154-NP-DA06.01 - SWEPT PATHS.dwg

Appendix C – SWMMP for construction

Type of Waste	Estimated Volume (m3)	On Site: Specify proposed onsite reuse or recycling methods	Off Site: Specify contractor and recycling outlet	Specify contractors and landfill site
Bricks	-	NA	NA	Contractor: TBC Landfill site: Tuncurry Waste Management Centre
Concrete	3	Skip bin contractor to be hired that specializes in recycling construction waste.	Contractor: TBC Landfill site: Tuncurry Waste Management Centre	Contractor: TBC Landfill site: Tuncurry Waste Management Centre
Timber	4	Skip bin contractor to be hired that specializes in recycling construction waste. Re-use existing materials where possible.	Contractor: TBC Landfill site: Tuncurry Waste Management Centre	Contractor: TBC Landfill site: Tuncurry Waste Management Centre
Tiles	3	Skip bin contractor to be hired that specializes in recycling construction waste. Re-use existing materials where possible.	Contractor: TBC Landfill site: Tuncurry Waste Management Centre	Contractor: TBC Landfill site: Tuncurry Waste Management Centre
Plasterboard	3	Skip bin contractor to be hired that specializes in recycling construction waste. Re-use existing materials where possible.	Contractor: TBC Landfill site: Tuncurry Waste Management Centre	Contractor: TBC Landfill site: Tuncurry Waste Management Centre
Metals	2	Skip bin contractor to be hired that specializes in	Contractor: TBC Landfill site: Tuncurry Waste	Contractor: TBC Landfill site: Tuncurry Waste

		recycling construction waste. Re-use existing materials where possible.	Management Centre	Management Centre
Floor coverings	2	Skip bin contractor to be hired that specializes in recycling construction waste. Re-use existing materials where possible.	Contractor: TBC Landfill site: Tuncurry Waste Management Centre	Contractor: TBC Landfill site: Tuncurry Waste Management Centre
Packaging	4	Skip bin contractor to be hired that specializes in recycling construction waste.	Contractor: TBC Landfill site: Tuncurry Waste Management Centre	Contractor: TBC Landfill site: Tuncurry Waste Management Centre
Other	3	Skip bin contractor to be hired that specializes in recycling construction waste. Re-use existing materials where possible.	Contractor: TBC Landfill site: Tuncurry Waste Management Centre	Contractor: TBC Landfill site: Tuncurry Waste Management Centre

NOTE: The estimated volume is based on a typical construction of a single storey dwelling