

# AMENDED WASTE MANAGEMENT PLAN



21 & 22 BURNHAM CLOSE  
THORNTON

NEW GENERATION BOARDING HOUSE

PREPARED FOR  
ZOE MAY PTY LTD

PREPARED BY



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# TABLE OF CONTENTS

1	INTRODUCTION_____	4
1.1	OVERVIEW_____	4
1.2	AIMS AND OBJECTIVES_____	4
1.3	THE SITE_____	5
1.4	COPIES OF THE WMP _____	5
1.5	INDUCTION PROGRAM _____	6
2	THE DEVELOPMENT_____	7
2.1	PROPOSAL DETAILS _____	7
2.2	ASSUMED GENERATION RATES _____	7
2.3	PROPOSED WASTE FACILTY DETAILS _____	8
3	WASTE MANAGEMENT PLAN_____	10
3.1	OVERVIEW_____	10
3.2	MANAGEMENT OF HAZARDOUS MATERIALS_____	10
3.3	DEMOLITION _____	10
3.4	EXCAVATED MATERIAL_____	11
3.5	CONSTRUCTION _____	11
4	ONGOING WASTE MANAGEMENT _____	13
4.1	BIN ARRANGEMENTS _____	13
4.2	SITE MANAGER RESPONSIBILITIES _____	13
4.3	RESPONSIBILITIES OF BOARDERS _____	14
4.4	GENERAL _____	14

# 1 INTRODUCTION

## 1.1 OVERVIEW

This Amended Waste Management Plan (WMP) has been prepared without prejudice for Zoe May Pty Ltd in response to a Section 34 Conference held on 5 November 2021 regarding DA 18/1394 with Maitland City Council and relates to the operation of a New Generation Boarding House (the boarding house). A discrete Waste management Plan has been prepared as Council's standard template only addresses minor forms of residential development.

The purpose of this WMP is to outline the proposed strategies and controls that will be implemented during the three phases involved in this development, namely:

- Demolition of existing structures, removal of identified vegetation and site excavation activities.
- Construction of the boarding house.
- Operation of the boarding house.

## 1.2 AIMS AND OBJECTIVES

The plan outlines measures to achieve the following objectives:

- Avoid the generation of unnecessary waste.
- Minimise the quantities of wastes generated ending up as landfill.
- Recover, reuse and recycle waste generated onsite where possible.

The aims and objectives of this WMP are to: -

- Satisfy all applicable State and Local Government regulatory controls regarding waste management and minimisation practices.
- Promote the use of recyclable materials in the excavation, demolition, construction and on-going operation of the building.
- Maximise waste reduction, material separation, and resource recovery in all stages of the development.
- Ensure the design of waste and recycling storage facilities are of an adequate size, appropriate for the intended use of the building, hygienic with safe and manoeuvrable access.
- Ensure that the provision of waste and recycling services to the completed building is carried out in an efficient manner, that will not impact negatively on the health, safety and convenience of all stakeholders.

### 1.3 THE SITE

The Site is legally described as Lots 11 and 12 in DP 246016 and known as 21 and 22 Burnham Close, Thornton, respectively, as shown in Figure 1 below. Existing structures on the Site are as follows:

- No. 21 - Brick dwelling with metal roofing and two paved areas
- No. 22 - Weatherboard dwelling with tiled roof, metal car port and 2 metal garden sheds

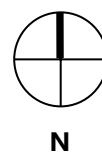
FIGURE 1: SITE AERIAL VIEW



SOURCE SIX MAPS 2020



AERIAL VIEW OF SUBJECT SITE



### 1.4 COPIES OF THE WMP

A copy of this WMP is to be kept by the On-site Manager for reference to guide all on-site waste practices and made available to all persons involved in the operation and management of the premises. The WMP must also be available at all times for viewing in the communal living areas of the boarding house.

## 1.5 INDUCTION PROGRAM

- Prior to commencement of employment, all staff must undertake a Site induction program which identifies:
  - All areas on the Site associated with the New Generation Boarding House.
  - Waste Management.
- The induction program is to provide clear direction and understanding to management and personnel regarding the carrying out of tasks and responsibilities associated with the waste management practices associated with the boarding house. Those being inducted will have a clear understanding of what to do, where, when and how.
- The Site Manager/ Proprietor is responsible for organising and carrying out the induction.
- The induction involves the Site Manager/ Proprietor detailing the roles and responsibilities required for operation of the boarding house and stressing the importance of adhering to the WMP.
- All inductees will be logged in a register confirming they have undertaken the induction by the Site Manager/ Proprietor. This register will be maintained and kept by the Site Manager and made available to Council on request.



## 2 THE DEVELOPMENT

### 2.1 PROPOSAL DETAILS

The proposed development involves the demolition of the existing structures on the Site and construction of a New Generation Boarding House containing 32 boarding rooms, with associated communal facilities, parking and landscaped areas, as well as an on-site manager's residence.

In general, the proposed development will comprise:

- 31 x double boarding rooms, of which Rooms 11 and 31 are accessible rooms.
- A manager's residence.
- Two (2) communal laundries - one on each level.
- Communal gardens/ outdoor spaces on each level and a communal living room on the upper level.
- Pedestrian access points off both Burnham Close and Taylor Avenue.
- A stair well at the main entrance and a stair well and lift core located centrally and serving both levels plus the basement car park.
- 30 car parking spaces including two disabled spaces, one dedicated electric vehicle space, one car share space, a dedicated Manager's car space and three visitor spaces.
- 7 x motorcycle parking spaces and 8 x bicycle rack spaces.
- External and internal bin storage areas.
- A utility room.
- Landscaped open space areas for use by residents with provision for generous deep soil zones.

### 2.2 ASSUMED GENERATION RATES

Given that Maitland City Council does not have any specific waste management guidelines or controls, some data and guidelines from other local Councils have been used in the preparation of this WMP. For comparative purposes, Cessnock and Newcastle City Councils have adopted the following waste generation rates:

- General waste - 60 litres/ boarder/ week (weekly collection).
- Recycling - 20 ltrs/ boarder/ week (weekly collection).

Lake Macquarie City Council however adopt the following rates:

- Recycling - 60 ltrs/ boarder/ week (fortnightly collection).

- Food/ organics/ green waste - 40 litres/ boarder/ week (weekly collection).
- Residual waste - 40 litres/ boarder/ week (fortnightly collection).

We note that the Statement of Facts and Contentions (SOFAC) does not quantify how Council has calculated the number of bins. However, Contention 7.1, Particular (a) states:

- (a) *The Environment Protection Authority's (EPA) policy 'Better practice guide for resource recovery in residential developments' suggests that a boarding house of this scale would require at least 14 red bins, 14 yellow bins and 5 green bins to adequately service waste generated by boarders.*

We note that this formula was calculated on the basis of 42 boarding rooms, not the current iteration which has only 31 boarding rooms. While the EPA's policy specifically omits any guidelines for boarding houses, the submitted amended plans have adopted the same formula used by Council to provide the following:

- 11 x 240 ltr recycling bins (fortnightly collection).
- 11 x 240 ltr general waste bins (weekly collection).
- 4 x 240 ltr green waste (fortnightly collection).

The proposal has sufficient space and will have adequate management practices in place when the LGA transitions to the much-anticipated FOGO service in 2024, without adversely affecting site operations or adjoining properties.

### 2.3 PROPOSED WASTE FACILITY DETAILS

It is proposed to provide waste storage facilities as follows:

- Each boarding room will provide a separated bin to allow boarders to contain at least a day's general waste and recyclable items. These are to be emptied by each boarder into the main bins.
- The communal living room on the upper level and each laundry will provide a separated bin capable of holding at least a day's general waste and recyclable items. These are to be emptied by the Manager on a regular basis to the main bins to prevent odour, vermin and the accumulation of waste.
- A free-standing and roofed waste bin enclosure capable of storing eight (8) x 240 ltr general waste bins, five (5) x 240 ltr recycling bins and three (3) x 240 ltr green waste bins.
- An additional bin storage area adjacent to Car Space 25 and motorbike spaces 2-6 providing storage for up to four (4) recycling bins, one green waste and three (3) general waste bins, while also allowing access to the bicycle rack.



- A Utility Room, which may from time to time, be used to temporarily store bulky items owned by residents (such as beds, whitegoods and the like) as well as bulky waste items while awaiting collection by an appropriate waste contractor. The Utility Room is not to be used to store excess putrescible waste material as collection by a private contractor will be arranged by the Manager should this occur.
- The external bin storage area is to be constructed with walls, flooring, drainage and plumbing to facilitate cleaning in accordance with Council's standard conditions of consent.
- In addition, concrete bin pads are to be installed adjacent to the driveway to provide as temporary collection pads, as requested by Council during the Section 34 Conciliation Conference. The Manager will be responsible for placing the bins in a manner to facilitate collection and returning the bins to the bin storage areas within two (2) hours of collection.

## 3 WASTE MANAGEMENT PLAN

### 3.1 OVERVIEW

This WMP outlines the procedures to be undertaken during the demolition phase (Stage 1), construction phase (Stage 2) and on-going occupation and operation.

### 3.2 MANAGEMENT OF HAZARDOUS MATERIALS

Generation, storage, treatment and the disposal of hazardous waste (including asbestos) will be conducted in accordance with relevant waste legislation administered by the NSW EPA and any applicable WH&S legislation administered by Work Cover NSW.

### 3.3 DEMOLITION

The proposed development involves the demolition of the existing dwellings and associated infrastructure located on the site. The demolition will be undertaken systematically and in sections. The materials will be stockpiled and assorted into separate quantities for recycling and removal procedures. Sedimentation and air quality measures for dust control will be in place prior to commencement of the demolition phase. There will also be appropriate measures for kerb, gutter and vehicular crossing protection prior to any works being conducted.

#### Demolition Phase

Waste materials on site	Vol (m <sup>3</sup> )	Wt (t)	DESTINATION		
			ON SITE	OFF SITE	DISPOSAL
			Specify proposed reuse or on-site recycling methods	Specify contractor and recycling outlet	Specify Contractor and Landfill Site
Excavation Material	844		Retain topsoil for reuse onsite	Malosi Group Pty Ltd - TBA	Malosi Group Pty Ltd - TBA
Garden Waste	7		Mulched for reuse in gardens	Malosi Group Pty Ltd - TBA	
Bricks	12		Crushed/ reused as backfill	Malosi Group Pty Ltd - TBA	
Tiles	5		Crushed/ reused as backfill	Malosi Group Pty Ltd - TBA	
Concrete	15		Crushed/ reused as backfill	Malosi Group Pty Ltd - TBA	
Timber – pine, particle board	21			Round2Timbers - Hamilton NSW	Benedict - Mayfield West
Plasterboard	18			Regyp - Mayfield West/ Kurri	
Metal – copper, aluminium	15			Matthews Metal Management	
Asbestos – cement, roof and wall	0			MCC St Vincents Rd Tip	MCC St Vincents Rd Tip
Other – including glass, doors, etc	8-10			Malosi Group Pty Ltd - TBA	

Skip bins must not be placed in any manner that prevent vehicular access to neighbouring properties or vehicles using the cul-de-sac.

It is noted that the quantities of materials detailed in this section are estimates only, based on current industry standards and quantity analysis. These may vary due to the prevailing nature of construction constraints, weather conditions, and any other unforeseeable activities associated with the construction of the buildings, which are beyond the control of the developer. These include, but are not limited to theft, accidents, and other acts of misadventure.

The facilities and agencies that have been nominated to receive the materials listed above have been identified within the NSW waste industry as being a facility or agency that will accept the materials specified in each respective table. The developer understands that any costs associated with the transportation and receipt of these materials will be their responsibility.

The developer is under no obligation to use any nominated facility or agency, but should any alternative arrangements be made, it will be the developers' responsibility to ensure that all demolished materials removed from the site are disposed of, or processed, appropriately.

The developer will keep a written record of all documentation associated with the transportation, disposal and processing of all materials excess to the construction of the building. Additionally, during the construction of the building, every effort will be made to reduce and minimise the amount of building materials excess to construction.

### 3.4 EXCAVATED MATERIAL

All excavated material removed from the site, as a result of the demolition of all buildings on the site, must be classified in accordance with the NSW Waste Classification Guidelines prior to removal, transportation and disposal to an approved waste management facility. Adequate measures shall be implemented to prevent debris and material being exported off the site and onto the public roadway.

All relevant details must be reported to the PCA.

### 3.5 CONSTRUCTION

Upon completion of all demolition works, construction of the building will commence with the excavation of the site for the basement level of the building. All materials sourced from these activities will be disposed of in accordance with the information provided in this WMP.

Additionally, all materials used in the construction of the building that are not required to be incorporated into it, shall be recycled, reused or disposed of in

accordance with these provisions, and the requirements of the Protection of the Environment Operations Act (1997). It will be the developer's overall responsibility to ensure compliance in this regard.

Mobile Bins of an appropriate size will be located on site for the collection of food scraps, beverage containers, and other waste generated on site by workers.

#### CONSTRUCTION PHASE

Waste materials on site	Vol (m <sup>3</sup> )	Wt (t)	DESTINATION		
			ON SITE	OFF SITE	DISPOSAL
			<i>Specify proposed reuse or on-site recycling methods</i>	<i>Specify contractor and recycling outlet</i>	<i>Specify Contractor and Landfill Site</i>
Excavation Material	0				
Garden Waste	>1		Stored for-reuse in gardens		
Bricks	5			TBA	
Tiles	5			TBA	
Concrete	10			TBA	
Timber – pine, particle board	10			TBA	
Plasterboard	8-10			TBA	
Metal – copper, aluminium	8-10			Mathews Metal Management	
Asbestos – cement, roof and wall	0			By specialised contractors	By specialised contractors
Other – including glass, doors, etc	15			By specialised contractors	By specialised contractors

Coordination of waste bin collection shall also be undertaken in accordance with any Construction Management Plan, Construction Traffic Management Plan or the like to ensure impacts on adjoining residences are minimised.

## 4 ONGOING WASTE MANAGEMENT

### 4.1 BIN ARRANGEMENTS

- The following bins shall be provided and maintained on-site at all times:
  - i. A total of eleven (11) x 240 litre general waste bins
  - ii. A total of eleven (11) x 240 litre recycling bins
  - iii. A total of four (4) x 240 litre green waste bins
- Bins are not to be placed for collection on the driveway of the Site or any other adjoining property or in any manner that prevents the safe movement of pedestrians and vehicles.
- Bins shall be presented on the designated collection pads adjacent to the driveway to await collection.
- No more than eleven (11) bins are to be presented to the kerb for collection by Council's contractor at any one time. Bins shall be presented according to Council's alternating collection schedule consisting of general waste/ recycling one week and general waste/ green waste the next, or as directed by Council.
- All remaining bins shall be collected on a weekly basis by a private contractor arranged and maintained by the Site Manager.

### 4.2 SITE MANAGER RESPONSIBILITIES

- The bin storage areas for the boarding house will be maintained by or on behalf of the Manager and will be washed down on a weekly basis in order to maintain cleanliness. Bulky wastes will not be allowed to accumulate in or around the bin enclosure areas. All mobile bins will be washed and cleaned on a regular basis.
- The Manager is responsible for wheeling the communal bins to and from the kerb for collection. The Manager will return all bins to the communal garbage storage areas within two (2) hours of collection.
- The Manager is responsible for removing waste and recyclable items from the utility room area and disposing of it in the communal bins or, for large items, arrange for their collection and removal from the premises.
- The Manager is responsible for removing waste and recyclable items from the communal living area and disposing of it in the communal bins.

- The Manager shall liaise with Maitland City Council and/ or other private contractors with regards to reporting missed bin collection, damaged bins and the like.
- The Manager will ensure that pamphlets, brochures, catalogues and other non-addressed material does not accumulate around the letterboxes, pedestrian entry points or on the footpath outside the Site.
- The Manager will ensure that both entry foyers are kept clear of pamphlets, brochures, catalogues and other non-addressed material or goods.
- The Manager shall ensure that debris such as leaves and branches does not collect on the roof of the external bin enclosure

#### 4.3 RESPONSIBILITIES OF BOARDERS

- All boarders shall be responsible for disposing of their waste into the relevant internal garbage bins. A sorting bin will be provided in each boarding room and communal area. It will include a separate compartment for general waste and recyclables. The bin must be capable of holding at least a single day's waste.
- Each boarder shall be responsible for emptying their boarding room bins into either the common room bins or the main external bins.
- All boarders shall report any issues regarding overflowing bins, broken bins and the like to the Manager for resolution.

#### 4.4 GENERAL

- The boarding house is to be maintained in a safe and healthy condition at all times. In this regard, all common areas, common rooms and communal open spaces are to be cleaned to a professional standard at least once a week.
- A contracted gardener shall be engaged to maintain the appearance and health of all landscaped areas at regular intervals and prevent the build-up of debris, garden waste and the like. This shall include the interface with all public roads, pathways and reserves.
- Waste containers are to be located in every boarding room. Communal waste and recycling bins are to be located within the communal garbage area. The boarders are responsible for taking the waste and recycling from their rooms to the communal bin storage areas.



- The walls and floors of the Garbage Rooms and the Waste Storage and Collection Area are to be constructed of smooth faced masonry or concrete, and all walls will be painted with light coloured and washable paint.
- The junction between all floors and walls will be coved and sealed up to 100mm above the floor level, in order to eliminate the build-up of dirt and grime.
- A floor waste, connected to the Hunter Water's drainage system in accordance with that Authority's requirements, will be provided to the designated waste storage facility with flooring graded to drain into it.
- Appropriate washing facilities will be provided to the waste storage facilities, including appropriate plumbing and drainage fixtures and fittings, and the provision of running water.
- Appropriate signage will be displayed in both storage areas clearly identifying waste and recycling bins and the waste storage areas.
- Appropriate signage will be erected within both waste storage facilities, providing instruction to residents on how to use waste and recycling facilities, including what is and what is not recyclable.