Adamstown Residential Apartments

Waste Management Plan

Corner of Date and Brunker Roads, Adamstown
Lot 7 DP 668223 (53 Date Street),
Lots A & B, DP 362716 (55 & 57 Date Street)
Lot 1, DP 1002163 (282 Brunker Road)
Lot 38 Section A DP 10602 (59 Date Street)

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THE DESIGNPARTNERSHIP

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1. INTRODUCTION

1.1. SITE ADDRESS

The subject land is located on the corner of Date and Victoria Streets, Adamstown.

The subject land incorporates:

- Lot 7 DP 668223 (53 Date Street)
- Lots A & B, DP 362716 (55 & 57 Date Street)
- Lot 1, DP 1002163 (282 Brunker Road)
- Lot 38 Section A DP 10602 (59 Date Street)

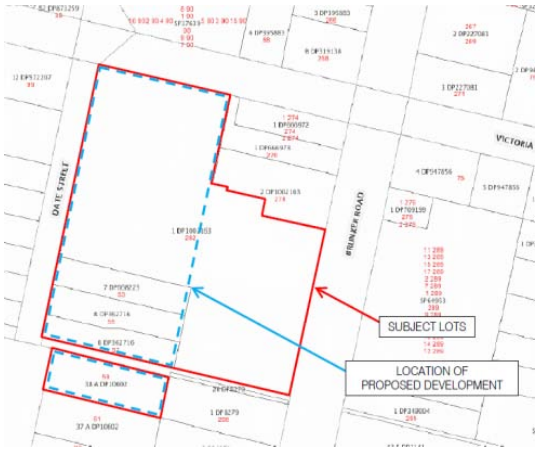

Figure 1: Subject Land

1.2. BUILDINGS & OTHER STRUCTURES

The land is currently developed in association with the Adamstown Club (which fronts Brunker Road). The portion of Lot 1, DP 1002163 which fronts Date and Victoria Streets is currently used for the purposes of 'at grade' carparking associated with the Club. The remaining four (4) allotments are developed for the purposes of single dwellings (fronting Date Street).

Figure 2: Aerial photograph of subject land

2. BRIEF DESCRIPTION OF PROPOSAL

The proposal consists of 95 residential units and associated parking facilities over six (6) levels (including basement parking levels). The residential units fronting Date Street have been arranged with two-storey 'terrace' style units facing the street. The remainder of residential units have been arranged in a tower formation with an increased setback from Date Street to provide apartments with primarily north, east and west orientation.

The development consists of:

- 15 X Studio Apartment
- 40 X One Bedroom Apartments
- 37 X Two Bedroom Apartments
- 3 X Three Bedroom Apartments

2.1. CARPARKING

Vehicular access to the development is provided via a driveway access to the carpark from Date Street. This Date Street vehicular entry is also the entry point for loading/service vehicles (including waste collection for the development) and the Club which will enter via Date Street and continue in a forward direction to exit to Victoria Street (with a left only movement). Residential traffic will exit back to Date Street.

Parking arranged over 6 'split' levels generally at basement, ground and first-floor levels.

2.2. WASTE VEHICLE ACCESS

Service vehicles, including waste collection services, will enter the site from Date Street, and make a forward movement through the site, existing to Victoria Street.

2.3. WASTE STORAGE

Designated storage areas for waste have been incorporated into the design, incorporated into appropriate locations within the carparking areas at ground level. This provides for appropriate access by residents whilst also permitting for access by waste trucks/vehicles.

3. RELEVANT POLICY, DOCUMENTS & LEGISLATION

The following policy documents are relevant to the management of waste from the proposed development:

- The Department of Environment, Climate Change and Water (DECCW) *Waste Classification Guidelines*; and
- Newcastle *Development Control Plan No Element 4.06 – 'Waste Management'*

3.1. DECC 'WASTE CLASSIFICATION GUIDELINES'

In April 2008 DECC (now DECCW) replaced the Environmental Guidelines: Assessment, Classification and Management of Liquid and Non-liquid Wastes with the Waste Classification Guidelines. This document outlines a simple step-by-step process for waste generators to follow to classify their waste for disposal.

Waste classification helps those involved in the management and treatment of waste for disposal to ensure the environmental and human health risks associated with it are managed appropriately and in accordance with the Protection of the Environment Operations Act 1997 (the POEO Act) and its associated regulations.

Classifying wastes into groups that pose similar risks to the environment and human health facilitates their management and appropriate disposal.

Six waste classes are used:

- Special waste
- Liquid waste
- Hazardous waste
- Restricted solid waste
- General solid waste (putrescible)
- General solid waste (non-putrescible)

Each of these waste types are defined within the Waste Classification Guidelines.

3.1.1. WASTE CLASSIFICATION UNDER THE 'WASTE CLASSIFICATION GUIDELINES'

A review of the potential waste types produced by the operation of the proposed development include:

- Special Wastes
- General Wastes (non-putrescible)
- General Wastes (putrescible)

Attachment 1 contains the details from the Waste Classification Guidelines as to what comprises each of these waste types

3.2. NEWCASTLE COUNCIL DEVELOPMENT CONTROL PLAN ELEMENT 4.06 – 'WASTE MANAGEMENT'

Newcastle Development Control Plan (DCP) Element 4.06 – 'Waste Management' provides Council's requirements for the management of wastes for Development Applications.

The DCP Element aims to deal with waste during demolition and construction stages as well as during the ongoing operation of any development.

4. WASTE MANAGEMENT PLAN

4.1. DEMOLITION & REMOVAL OF BUILDINGS AND PREPARATION OF THE SITE FOR CONSTRUCTION

The demolition and site preparation process will involve the demolition of existing buildings/houses on the subject land as well as the removal of the existing carparking areas. The proposal will also include the excavation of soil from the site to create the basement areas.

This process will involve the removal of any materials which are available for re-use or recycling. This will include the removal of all fittings and fixtures (electrical fittings, bathroom fittings, hot water heater, plumbing fittings, lighting and so on).

These will be sold to demolition yards/building materials recycling businesses. As much timber, roofing iron and cladding will also be salvaged for re-use/recycling including timber doors, framing, roofing iron and the like.

Any bricks, tiles, concrete, bitumen etc will be provided to local recycling firms for re-use and the clean fill will be sold/used in alternate locations in the Newcastle area. All wastes that cannot be removed will be disposed of via an approved waste contractor to a suitable waste management facility

Waste From Demolition/Site Preparation Process		
Waste Type	**Volume (approx)**	**Comments**
Cladding/fibro	$3m^3$	Recycled where appropriate, if not able to be re-used, this will be disposed of via an approved waste contractor
Timber	$4m^3$	Recycled where possible to building recycling yard or building salvage businesses
Iron roofing	$1m^3$	Recycled where possible to builders yard
Fittings fixtures and materials (ie lighting, electrical equipment, laundry fittings, bathroom fittings etc)	$3m^3$ (plus larger fittings such hot water heater, windows and the like)	Recycled where appropriate to building yards. Any equipment which cannot be salvaged will be disposed of via an approved wast contractor to an appropriate waste management facility
Bricks/concrete/tiles (From dwellings)	$4m^3$	Any mixed concrete/bricks will be disposed of through an approved concrete recycling facility (ie Concrush)
Bitumen (from carpark)	$500m^3$	Disposed of via an approved recycling facility (such as Concrush)
Clean fill/soil	$5,000m^3$	Sold via an approved recycling/re-use company (ie Concrush) or sold directly for use on alternate sites or for landscaping/fill purposes.
Assorted mixed wastes	$1m^3$	Assorted mixed waste to be disposed of via an approved waste removal contractor to an approved waste management facility.
Green wastes	$3m^3$	A small amount of green waste from existing landscaping will be woodchipped/composted at an appropriate facility for re-use.

4.2. CONSTRUCTION WASTE MANAGEMENT

Waste during construction will be kept to a minimum via appropriate site control. The construction process will be managed to ensure that waste is kept to a minimum – this is in line with best practice construction techniques and saves not only on wastes produced but also reduces cost.

Many components are manufactures/prepared off-site (for example, kitchen fittings) – as such the materials arriving at site are the minimum to achieve the required job.

Waste From Construction		
Waste Type	**Volume (approx)**	**Comments**
Timber	$2m^3$	Recycled where possible to building recycling yard or building salvage businesses. If recycling is not possible then wastes will be disposed of via an appropriate waste removal contractor.
Metals	$2m^3$	Recycled where possible to builders yard. If recycling is not possible then wastes will be disposed of via an appropriate waste removal contractor.
Bricks/concrete/tiles	$3m^3$	Any mixed concrete/bricks will be disposed of through an approved concrete recycling facility (ie Concrush)
Assorted mixed wastes	$2m^3$	Assorted mixed waste to be disposed of via an approved waste removal contractor to an approved waste management facility.

4.3. ONGOING OPERATIONAL WASTE

Ongoing wastes from the residential component of the development will be dealt with as follows:

Waste From On-going Operation (Residential Development)		
Waste Type	**Volume (approx)**	**Comments**
General (non-putrescible) wastes - recycling	$20m^3$ per week	Non-putrescible wastes would include general wastes (paper, cardboard, bottles and the like). The majority of this will be capable of recycling. All recyclable materials will be separated and stored in an appropriate receptacle and collected on a regular basis by an approved waste collection contractor.
General (putrescibles wastes) – not suitable for recycling	$15m^3$ per week	This would include general kitchen wastes that are not suited to recycling and could include a small amount of food wastes (from residents) as well as wastes which do not lend themselves for recycling. Any materials that are not suitable for recycling will be stored in appropriate receptacle and disposed of via an appropriate waste removal contractor.

Green wastes	$2m^3$ per week (average)	Green wastes (from garden maintenance for example) will be intermittent and will depend upon the season, landscape management regime and the like. Green wastes will either be removed from the site by the landscape contract company or will be stored in separate green waste bins for regular collection.

ATTACHMENT 1

WASTE DEFINITIONS FROM THE DECCW WASTE CLASSIFICATION GUIDELINES

Step 3: Is the waste 'pre-classified'?

If the waste is neither special nor liquid waste, establish whether the waste has already been classified by the EPA. Certain commonly generated wastes have been pre-classified as hazardous waste, general solid waste (putrescible) or general solid waste (non-putrescible). Wastes that have been classified by the EPA cannot be reclassified by any other party.

The wastes already classified by the EPA are outlined below.

Hazardous waste

The following wastes have been classified by the EPA as hazardous waste:

- waste with a pH less than or equal to 2.0 or greater than or equal to 12.5
- containers that have not been cleaned and that contained dangerous goods within the meaning of the Australian Code for the Transport of Dangerous Goods by Road and Rail
- coal tar or coal tar pitch waste, which is the tarry residue from the heating, processing or burning of coal or coke, being materials comprising of more than 1% (by weight) of coal tar or coal tar pitch waste
- lead-acid or nickel-cadmium batteries, being waste generated or separately collected by activities carried out for business, other commercial or community services purposes
- lead paint waste other than solely from residential premises or educational or child care institutions
- any mixture of waste referred to above.

The EPA may classify additional wastes as hazardous waste from time to time by a notice published in the *NSW Government Gazette* and on DECC's website at www.environment.nsw.gov.au/waste/wastetypes.htm

Restricted solid waste

Restricted solid waste would only include wastes assessed and classified as restricted solid waste in accordance with the procedures set out in Step 5 of this guide.

Currently, no wastes have been classified by the EPA as restricted solid waste. However the EPA may classify waste as restricted solid waste from time to time by a notice published in the *NSW Government Gazette* and on DECC's website at www.environment.nsw.gov.au/waste/wastetypes.htm

General solid waste (putrescible)

The following wastes have been classified by the EPA as general solid waste (putrescible):

- household waste that contains putrescible organics
- waste from litter bins collected by local councils
- manure and night soil
- disposable nappies, incontinence pads or sanitary napkins
- food waste
- animal waste
- grit or screenings from sewage treatment systems that have been dewatered so that the grit or screenings do not contain free liquids

- any mixture of the wastes referred to above.

In assessing whether waste has been pre-classified as general solid waste (putrescible), the following definitions apply:

Animal waste includes dead animals and animal parts and any mixture of dead animals and animal parts

Food waste means waste from the manufacture, preparation, sale or consumption of food but does not include grease-trap waste

Manure includes any mixture of manure and biodegradable animal bedding, such as straw.

Wastes may be classified as general solid waste (putrescible) by the EPA from time to time by a notice published in the *NSW Government Gazette* and on DECC's website at www.environment.nsw.gov.au/waste/wastetypes.htm

General solid waste (non-putrescible)

The following wastes have been pre-classified as general solid waste (non-putrescible):

- glass, plastic, rubber, plasterboard, ceramics, bricks, concrete or metal
- paper or cardboard
- household waste from municipal clean-up that does not contain food waste
- waste collected by, or on behalf of, local councils from street sweeping
- grit, sediment, litter and gross pollutants collected in, and removed from, stormwater treatment devices and/or stormwater management systems that has been dewatered so that it does not contain free liquids
- grit and screenings from potable water and water reticulation plants that has been dewatered so that it does not contain free liquids
- garden waste
- wood waste
- waste contaminated with lead (including lead paint waste) from residential premises or educational or child care institutions
- containers previously containing dangerous goods, as defined under the Australian Code for the Transport of Dangerous Goods by Road and Rail, from which residues have been removed by washing or vacuuming
- drained oil filters (mechanically crushed) and rags and oil-absorbent materials that only contain non-volatile petroleum hydrocarbons and do not contain free liquids
- drained motor oil containers that do not contain free liquids
- non-putrescible vegetative waste from agriculture, silviculture or horticulture
- building cavity dust waste removed from residential premises or educational or child care institutions, being waste that is packaged securely to prevent dust emissions and direct contact
- synthetic fibre waste from materials such as fibreglass, polyesters and other plastics, being waste that is packaged securely to prevent dust emissions, but excluding asbestos waste which is a special waste
- virgin excavated natural material
- building and demolition waste

- asphalt waste, including asphalt resulting from road construction and waterproofing works
- biosolids categorised as unrestricted use or as restricted use 1,2, or 3, in accordance with the criteria set out in the Biosolids Guidelines (EPA 2000)
- cured concrete waste from a batch plant
- fully cured and set thermosetting polymers and fibre-reinforcing resins, glues, paints, coatings and inks
- any mixture of the wastes referred to above.

In assessing whether waste has been pre-classified as general solid waste (non-putrescible), the following definitions apply:

Building and demolition waste means unsegregated material (other than material containing asbestos waste) that results from:

- the demolition, erection, construction, refurbishment or alteration of buildings other than:

  chemical works, or

  mineral processing works, or

  container reconditioning works, or

  waste treatment facilities, or

- the construction, repair or alteration of infrastructure development such as roads, tunnels, sewage, water, electricity, telecommunications and airports,

and includes materials such as:

bricks, concrete, paper, plastics, glass, metal, and timber, including unsegregated timber, that may contain timber treated with chemicals such as copper chrome arsenate (CCA), high temperature creosote (HTC), pigmented emulsified creosote (PEC) and light organic solvent preservative (LOSP).

Garden waste means waste that consists of branches, grass, leaves, plants, loppings, tree trunks, tree stumps and similar materials, and includes any mixture of those materials.

Virgin excavated natural material means natural material:

- that has been excavated or quarried from areas that are not contaminated with manufactured chemicals or process residues, as a result of industrial, commercial, mining or agricultural activities, and
- that does not contain sulphidic ores or soils, and includes excavated natural material that meets such criteria for virgin excavated natural material as may be approved for the time being pursuant to an EPA gazettal notice.

Wood waste means sawdust, timber offcuts, wooden crates, wooden packaging, wooden pallets, wood shavings and similar materials, and includes any mixture of those materials, but does not include wood treated with chemicals such as copper chrome arsenate (CCA), high temperature creosote (HTC), pigmented emulsified creosote (PEC) and light organic solvent preservative (LOSP).

Additional wastes may be classified as general solid waste (non-putrescible) by the EPA from time to time by a notice published in the *NSW Government Gazette* and on DECC's website at www.environment.nsw.gov.au/waste/wastetypes.htm