

# **DICKENS SOLUTIONS**

(REF – 23082)

## **WASTE MANAGEMENT PLAN**

### **STANTON DAHL ARCHITECTS** **(HUME COMMUNITY HOUSING)**

### **RESIDENTIAL FLAT BUILDING** **DEVELOPMENT**

**@**

### **31-37 PHILLIP STREET** **RAYMOND TERRACE**

**DECEMBER 2024**

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# **PART 1 – OVERVIEW AND PROPOSAL**

## **1.1 INTRODUCTION**

This Waste Management Plan (WMP) is an operational plan that describes in detail the manner in which all waste and other materials resulting from the demolition, construction and on-going use of the building on the site are to be dealt with.

The aims and objectives of this WMP are to: -

- a) Satisfy all State and Local Government regulatory controls regarding waste management and minimisation practices,
- b) Promote the use of recyclable materials in the excavation, demolition, construction and on-going operation of the building,
- c) Maximise waste reduction, material separation, and resource recovery in all stages of the development,
- d) 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, and,
- e) Ensure that the provision of waste and recycling services to the completed building is carried out in an efficient manner, which will not impact negatively on the health, safety and convenience of all stakeholders.

The land on which the development is proposed is located within the Port Stephens LGA.

This WMP is prepared in accordance with: -

- Port Stephens Local Environmental Plan 2013,
- Port Stephens DCP 2014,
- All conditions of the development consent to be issued under the approved Development Consent,
- The 'Better Practice Guide for Resource Recovery in Residential Buildings published by the NSW EPA (April 2019), and,
- The objective of ensuring that all waste management facilities and collection services will provide an outcome that will be effective and efficient, as well as promote the principles of health, safety and convenience.

This Waste Management Plan (WMP) has been prepared for the submission of a Development Application to Port Stephens Shire City Council for the construction of thirteen (13) two (2) storey attached and detached residential buildings, at 31-37 Phillip Street, Raymond Terrace, to be used for social and affordable housing comprising of:

- Lot 1 – Block A - 7 x 2 bed room dwellings,
- Lot 2 – Block B - 6 x 2 bed room dwellings,
- At-grade ground level car parking, and,
- Associated infrastructure.

It is also noted that the development will be subdivided into two (2) lots as detailed herein.

This WMP is dated 18 December 2024 and has been prepared to be submitted to Council as part of the DA Package for the proposal. The WMP has been developed and documented in accordance with the Architectural Drawings prepared by Stanton Dahl Architects – Project No 2881.23.

## **1.2 PROPERTY DESCRIPTION**

This Waste Management Plan (WMP) has been specifically designed for the development described below: -

<b>DESCRIPTION</b>	<b>Seniors Living Housing Development</b>
<b>PROPERTY DESCRIPTION</b>	<b>The development is to be constructed over three Torrens Title allotments at Lot 129, 130 and 151, in DP31744, 31-37 Phillip Street, Raymond Terrace.</b>
<b>STREET ADDRESS</b>	<b>31-37 Phillip Street, Raymond Terrace.</b>
<b>AREA</b>	<b>1,776.8sm (Survey)</b>
<b>ZONING</b>	<b>General Residential – R2</b>
<b>PLANNING INSTRUMENTS</b>	<b>Port Stephens LEP 2013 Port Stephens DCP 2014</b>

## **1.3 APPLICANTS DETAILS**

<b>APPLICANT</b>	<b>NSW Land and Housing Corporation C/- Stanton Dahl Architects</b>
<b>ADDRESS</b>	<b>PO Box 833, Epping. NSW. 1710.</b>
<b>TELEPHONE</b>	<b>02 8876 5300</b>
<b>E-MAIL</b>	<b><a href="mailto:Ahmed.tarshan@stantondahl.com.au">Ahmed.tarshan@stantondahl.com.au</a></b>

## **1.4 PROPOSAL**

The proposal involves the for the construction of thirteen (13) two (2) storey attached and detached residential buildings, which will be subdivided into two (2) lots as detailed herein, to be used for social and affordable housing comprising of:

- Lot 1 – Block A - 7 x 2 bed room dwellings,
- Lot 2 – Block B - 6 x 2 bed room dwellings,
- At-grade ground level car parking, and,
- Associated infrastructure.

Access to and from the site will be from Phillip Street onto the southern frontage of the site and Windsor Street on the eastern frontage of the site.

Two separate bin storage area will be provided the development.

The bin storage area for Block A is located on the eastern side of Unit H3 in Block A as indicated on the Architectural Drawings.

The bin storage area for Block B is located on the southern side of Unit L6 in Block B as indicated on the Architectural Drawings.

All waste and recycling collections will take place from both the Phillip Street and Windsor Street kerbsides as detailed herein.

Port Stephens Council will provide all waste, recycling and green waste services to the development.

Current buildings and structures on the site include:

- 31 Phillip Street – a single storey timber framed brick dwelling with a corrugated iron roof, front veranda and rear patio, detached carport, rear metal shed, concrete strip driveway and paving, front and rear grassed areas, some trees and shrubs, and timber paling and metal perimeter fencing,

- 35 Phillip Street – a single storey timber framed brick dwelling with a corrugated iron roof, front patio, concrete strip driveway and paving, front and rear grassed areas, some trees and shrubs, and timber paling and metal perimeter fencing, and,
- 37 Phillip Street – a single storey timber framed brick dwelling with a corrugated iron roof, front and rear patio, concrete strip driveway and paving with access from Windsor Street, front and rear grassed areas, some trees and shrubs, and metal perimeter fencing, and small wrought iron fence along the front boundary.

The project consists of: -

- a) The demolition of the existing dwelling and all associated structures,
- b) Site excavation works, and the construction of the buildings,
- c) The provision of landscaping, driveways, concrete pathways, sewer and water services, other elements associated with the development, and,
- d) The on-going use of the building.

Port Stephens Shire Council require a demolition, construction, and operational waste management plan to be submitted describing how all demolition, construction and operational waste will be stored, disposed of, and managed.

This Waste Management Plan has been developed not only to satisfy Council's requirements, but also to ensure that all waste management activities associated with the development are carried out and conducted in accordance with best practice industry standards.

## **PART 2 – DEMOLITION**

### **2.1 OVERVIEW**

It is recognised that the Hunter region and the Mid North Coast of NSW have an ever-increasing waste problem, and this practice is not sustainable. In alignment with current NSW waste management legislation, this WMP aims, where possible, to promote waste avoidance, reuse and the recycling of material, particularly during the course of demolition and construction works.

Part 2.4 of this WMP describes the manner in which waste is to be managed during the course of the demolition of the existing structures.

The processes outlined in Part 2.4 are to be read in conjunction with and comply with the Development Consent issued in respect of the proposal. It will be the developer's overall responsibility to ensure compliance in this regard.

All material moved offsite shall be transported in accordance with the requirements of the Protection of the Environment Operations Act (1997).

Approved receptacles 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.

### **2.2 BUILDINGS TO BE DEMOLISHED**

Current buildings and structures on the site include:

- 31 Phillip Street – a single storey timber framed brick dwelling with a corrugated iron roof, front veranda and rear patio, detached carport, rear metal shed, concrete strip driveway and paving, front and rear grassed areas, some trees and shrubs, and timber paling and metal perimeter fencing,
- 35 Phillip Street – a single storey timber framed brick dwelling with a corrugated iron roof, front patio, concrete strip driveway and paving, front and rear grassed areas, some trees and shrubs, and timber paling and metal perimeter fencing, and,
- 37 Phillip Street – a single storey timber framed brick dwelling with a corrugated iron roof, front and rear patio, concrete strip driveway and paving with access from Windsor Street, front and rear grassed areas, some trees and shrubs, and metal perimeter fencing, and small wrought iron fence along the front boundary.

### **2.3 MANAGEMENT OF HAZARDOUS MATERIALS**

There may be potential for hazardous building materials to be present in the buildings to be demolished. Accordingly, the 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

All friable and non-friable asbestos-containing material shall be handled and disposed of off-site at an EPA licensed waste facility by an EPA licensed contractor in accordance with the requirements of the Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classifications Guidelines – Part 1 'Classifying Waste (EPA 2014) and any other instrument as amended.

All friable hazardous waste arising from the demolition process shall be removed and disposed of in accordance with the requirements of Work Cover NSW and the EPA, and with the provisions of;

- a) Work Health and Safety Act 2011;
- b) NSW Protection of the Environment Operations Act 1997 (NSW); and,
- c) NSW Department of Environment and Climate Change Environmental Guidelines; Assessment, Classification and Management of Liquid and Non-Liquid Wastes.

## **2.4 DEMOLITION – RECYCLING, REUSE & DISPOSAL DETAILS**

The following details prescribe the manner in which all material involved in the demolition of the building will be dealt with, and includes: -

- a) An estimate of the types and volumes of waste and recyclables to be generated;
- b) A site plan showing sorting and storage areas for demolition waste and vehicle access to these areas (see Part 2.3 of this Plan);
- c) How excavation and demolition waste materials will be reused, and, or recycled and where residual wastes will be disposed (see below); and,
- d) The total percentage of demolition waste that will be reused or recycled.

It is noted that the quantities of materials detailed in this section (Part 2.2) are estimates only, based on current industry standards and quantity analysis, and may vary due to the prevailing nature of site constraints, weather conditions, and any other unforeseeable activities associated with the demolition works, which are beyond the control of the developer, including but not being limited to theft, accidents, and, or, other acts of misadventure.

Notwithstanding any of the above, the developer will provide Council with all details in relation to any major variations in this regard.

### **1. Excavated Materials & Overburden**

Volume / Weight	600 cubic metres / 1,020 Tonnes
On Site Reuse	Yes. Keep and reuse topsoil for landscaping. Store on site. Use some for support of retaining walls (Excavated Materials are only to be used if the material is not contaminated or has been remediated in accordance with any requirements specified by any Environmental Consultancy engaged to carry out any contamination assessment of excavated material).
Percentage Reused or Recycled	To be determined (see above comments)
Off Site Destination	Veolia Resource Recovery Park, Newline Road, Raymond Terrace, Tel 024983 4100, Or, Salamander Bay Waste Transfer Station 4 Tarrant Road, Salamander Bay. Tel 02 4988 0690 or, Other approved waste management facility.

## **2. Green Waste**

Volume / Weight	200 cubic metres / 30 Tonnes
On Site Reuse	To be separated. Chipped and stored on site for re-use in landscaping.
Percentage Reused or Recycled	90%
Off Site Destination	Veolia Resource Recovery Park, Newline Road, Raymond Terrace, Tel 024983 4100, Or, Salamander Bay Waste Transfer Station 4 Tarrant Road, Salamander Bay. Tel 02 4988 0690 or, Other approved waste management facility.

## **3. Bricks**

Volume / Weight	75 cubic metres / 75 Tonnes
On Site Reuse	Clean and remove lime mortar from bricks. Re-use in new footings. Broken bricks for internal walls. Crush and reuse as drainage backfill. Crushed and used as aggregate.
Percentage Reused or Recycled	75% - 90%
Off Site Destination	Veolia Resource Recovery Park, Newline Road, Raymond Terrace, Tel 024983 4100, Or, Salamander Bay Waste Transfer Station 4 Tarrant Road, Salamander Bay. Tel 02 4988 0690 or, Other approved waste management facility.

## **4. Concrete**

Volume / Weight	80 cubic metres / 192 Tonnes
On Site Reuse	Existing driveway to be retained during construction. Crushed and used as aggregate, drainage backfill.
Percentage Reused or Recycled	60% - 75%
Off Site Destination	Veolia Resource Recovery Park, Newline Road, Raymond Terrace, Tel 024983 4100, Or, Salamander Bay Waste Transfer Station 4 Tarrant Road, Salamander Bay. Tel 02 4988 0690 or, Other approved waste management facility.



## 5. Timber

Volume / Weight	100 cubic metres / 40 Tonnes
On Site Reuse	Re-use for formwork and studwork, landscaping, shoring.
Percentage Reused or Recycled	65% - 90%
Off Site Destination	Veolia Resource Recovery Park, Newline Road, Raymond Terrace, Tel 024983 4100, Or, Salamander Bay Waste Transfer Station 4 Tarrant Road, Salamander Bay. Tel 02 4988 0690 or, Other approved waste management facility.

## 6. Plasterboard & Fibro

Volume / Weight	125 cubic metres / 43.75 Tonnes
On Site Reuse	No – all materials to be processed off site
Percentage Reused or Recycled	To be determined (dependent on asbestos content)
Off Site Destination	Veolia Resource Recovery Park, Newline Road, Raymond Terrace, Tel 024983 4100, Or, Salamander Bay Waste Transfer Station 4 Tarrant Road, Salamander Bay. Tel 02 4988 0690 or, Other approved waste management facility.
Off Site Destination (Asbestos)	

## 7. Metals / Steel / Fencing Material, etc.

Volume / Weight	130 cubic metres / 45.50 Tonnes
On Site Reuse	No
Percentage Reused or Recycle	60% - 90%
Off Site Destination	Veolia Resource Recovery Park, Newline Road, Raymond Terrace, Tel 024983 4100, Or, Salamander Bay Waste Transfer Station 4 Tarrant Road, Salamander Bay. Tel 02 4988 0690 or, Other approved waste management facility.

**8. Fixture & Fittings (Doors Fittings, Other Fixtures, etc.)**

Volume	120 cubic metres / 40 Tonnes
On Site Reuse	Broken up and used as fill.
Percentage Reused or Recycle	80% - 90%
Off Site Destination	Veolia Resource Recovery Park, Newline Road, Raymond Terrace, Tel 024983 4100, Or, Salamander Bay Waste Transfer Station 4 Tarrant Road, Salamander Bay. Tel 02 4988 0690 or, Other approved waste management facility.

**9. Glass, Electrical & Light Fittings, PC Items, Ceramics, etc.**

Volume / Weight	115 cubic metres / 40.25 Tonnes
On Site Reuse	No
Percentage Reused or Recycle	To be determined (dependent upon nature of material)
Off Site Destination	Veolia Resource Recovery Park, Newline Road, Raymond Terrace, Tel 024983 4100, Or, Salamander Bay Waste Transfer Station 4 Tarrant Road, Salamander Bay. Tel 02 4988 0690 or, Other approved waste management facility.

**10. Roof Tiles / Tiles**

Volume / Weight	65 cubic metres / 48.75 Tonnes
On Site Reuse	Broken up and used as fill, aggregate, driveways.
Percentage Reused or Recycle	80% - 90%
Off Site Destination	Veolia Resource Recovery Park, Newline Road, Raymond Terrace, Tel 024983 4100, Or, Salamander Bay Waste Transfer Station 4 Tarrant Road, Salamander Bay. Tel 02 4988 0690 or, Other approved waste management facility.

### 11. Residual Waste

Volume / Weight	165 cubic metres / 165 Tonnes
On Site Reuse	No
Off Site Destination	Veolia Resource Recovery Park, Newline Road, Raymond Terrace, Tel 024983 4100, Or, Salamander Bay Waste Transfer Station 4 Tarrant Road, Salamander Bay. Tel 02 4988 0690 or, Other approved waste management facility.
Notes on calculation of volume of residual waste	<ol style="list-style-type: none"><li>1. In calculating the amount of residual waste produced from the demolition of all buildings on site, it is estimated that approximately 10% of it, will be residual waste.</li><li>2. As all of the materials vary in weight per volume, a figure of 1 cubic metre of material is equal to 1 tonne in weight has been used.</li></ol>

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 associated with the demolition of all structures on site.

### **2.5 DEMOLITION – ON SITE STORAGE OF MATERIALS**

During the demolition stage of the project, an area will be set aside on the site as a compound for the on-site storage of materials prior to their removal from the site. This compound will provide for: -

- Material sorting;
- Segregation of materials that may be hazardous and which will be required to be disposed of;
- Recovery equipment, such as concrete crushers, chippers, and skip bins;
- Material storage; and,
- Access for transport equipment.

Appropriate vehicular access will be provided on and off site, and to the compound, to enable the efficient removal of reusable, recyclable, and waste materials.

Prior to the commencement of demolition works, the developer will provide Council with a 'Site Plan for the On-Site Storage of Materials at Demolition'. This plan will show

in detail the location of each area within the compound, set aside for the segregated storage of all materials involved in the demolition of all buildings on the site.

## **2.6 DEMOLITION – EXCAVATED MATERIAL**

All excavated material removed from the site, as a result of the demolition of all buildings, must be classified in accordance with the Department of Environment, Climate Change and Water NSW Waste Classification Guidelines prior to their removal, transportation and disposal to an approved waste management facility.

All relevant details must be reported to the PCA.

## **PART 3 – CONSTRUCTION**

### **3.1 CONSTRUCTION – GENERALLY**

Upon completion of all demolition works, construction of the buildings will commence with site excavation works. All materials sourced from these activities will be disposed of in accordance with the information provided in Part 3.2 on pages 13, 14, 15, 16 and 17 of 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.

### **3.2 CONSTRUCTION – RECYCLING, REUSE & DISPOSAL DETAILS**

The following details prescribe the manner in which all materials surplus to the construction of the building will be dealt with, and includes: -

- a) An estimate of the types and volumes of waste and recyclables to be generated;
- b) A site plan showing sorting and storage areas for construction waste and vehicle access to these areas (see Part 3.3 of this Plan);
- c) How excavated and other materials surplus to construction will be reused or recycled and where residual wastes will be disposed (see below); and,
- d) The total percentage of construction waste that will be reused or recycled.

#### **1. Excavated Materials**

Volume / Weight	350 cubic metres / 595 Tonnes (Footings & Slabs)
On Site Reuse	Yes. Keep and reuse topsoil for landscaping. Shore on site. Use some for support of retaining walls (Excavated Materials are only to be used if the material is not contaminated or has been remediated in accordance with any requirements specified by any Environmental Consultancy engaged to carry out any contamination assessment of excavated material).
Percentage Reused or Recycled	To be determined
Off Site Destination	Veolia Resource Recovery Park, Newline Road, Raymond Terrace, Tel 024983 4100, Or, Salamander Bay Waste Transfer Station 4 Tarrant Road, Salamander Bay. Tel 02 4988 0690 or, Other approved waste management facility.

## 2. Bricks

Volume / Weight	10 cubic metres / 10 Tonnes
On Site Reuse	Clean and remove lime mortar from bricks. Re-use in new footings. Broken bricks for internal walls. Crush and reuse as drainage backfill. Crushed and used as aggregate.
Percentage Reused or Recycle	75% - 90%
Off Site Destination	Veolia Resource Recovery Park, Newline Road, Raymond Terrace, Tel 024983 4100, Or, Salamander Bay Waste Transfer Station 4 Tarrant Road, Salamander Bay. Tel 02 4988 0690 or, Other approved waste management facility.

## 3. Concrete

Volume / Weight	10 cubic metres / 24 Tonnes
On Site Reuse	Existing driveway to be retained during construction. Crushed and used as aggregate, drainage backfill.
Percentage Reused or Recycled	60% - 75%
Off Site Destination	Veolia Resource Recovery Park, Newline Road, Raymond Terrace, Tel 024983 4100, Or, Salamander Bay Waste Transfer Station 4 Tarrant Road, Salamander Bay. Tel 02 4988 0690 or, Other approved waste management facility.

## 4. Timber

Volume / Weight	8 cubic metres / 2 Tonnes
On Site Reuse	Re-use for formwork and studwork, and for landscaping
Percentage Reused or Recycled	65% - 90%
Off Site Destination	Veolia Resource Recovery Park, Newline Road, Raymond Terrace, Tel 024983 4100, Or, Salamander Bay Waste Transfer Station 4 Tarrant Road, Salamander Bay. Tel 02 4988 0690 or, Other approved waste management facility.

### 5. Plasterboard & Fibro

Volume / Weight	5 cubic metres / 5.25 Tonnes
On Site Reuse	Nil – all to be disposed of off-site.
Percentage Reused	To be determined
Off Site Destination	Veolia Resource Recovery Park, Newline Road, Raymond Terrace, Tel 024983 4100, Or, Salamander Bay Waste Transfer Station 4 Tarrant Road, Salamander Bay. Tel 02 4988 0690 or, Other approved waste management facility.

### 6. Metals / Steel / Guttering & Downpipes

Volume / Weight	6 cubic metres / 1.5 Tonnes
On Site Reuse	No
Percentage Reused or Recycled	60 – 90%
Off Site Destination	Veolia Resource Recovery Park, Newline Road, Raymond Terrace, Tel 024983 4100, Or, Salamander Bay Waste Transfer Station 4 Tarrant Road, Salamander Bay. Tel 02 4988 0690 or, Other approved waste management facility.

### 7. Roof Tiles / Tiles

Volume / Weight	8 cubic metres / 6 Tonnes
On Site Reuse	Broken up and used as fill.
Percentage Reused or Recycled	80% - 90%
Off Site Destination	Veolia Resource Recovery Park, Newline Road, Raymond Terrace, Tel 024983 4100, Or, Salamander Bay Waste Transfer Station 4 Tarrant Road, Salamander Bay. Tel 02 4988 0690 or, Other approved waste management facility.

## **8. Plastics**

Volume / Weight	3 cubic metres / 0.5 Tonne
On Site Reuse	Nil
Percentage Reused or Recycled	80% - 95%
Off Site Destination	Veolia Resource Recovery Park, Newline Road, Raymond Terrace, Tel 024983 4100, Or, Salamander Bay Waste Transfer Station 4 Tarrant Road, Salamander Bay. Tel 02 4988 0690 or, Other approved waste management facility.

## **9. Glass, Electrical & Light Fittings, PC items**

Volume / Weight	5 cubic metres / 3 Tonne
On Site Reuse	No
Percentage Reused or Recycled	70% - 90%
Off Site Destination	Veolia Resource Recovery Park, Newline Road, Raymond Terrace, Tel 024983 4100, Or, Salamander Bay Waste Transfer Station 4 Tarrant Road, Salamander Bay. Tel 02 4988 0690 or, Other approved waste management facility.

## **10. Fixture & Fittings (Doors Fittings, Other Fixtures, etc.)**

Volume	5 cubic metres / 1.75 Tonnes
On Site Reuse	Broken up and used as fill.
Percentage Reused or Recycle	80% - 90%
Off Site Destination	Veolia Resource Recovery Park, Newline Road, Raymond Terrace, Tel 024983 4100, Or, Salamander Bay Waste Transfer Station 4 Tarrant Road, Salamander Bay. Tel 02 4988 0690 or, Other approved waste management facility.



### 11. Pallets

Volume / Weight	5 cubic metres / 2.5 Tonne
On Site Reuse	No
Percentage Reused or Recycle	90% - 100%
Off Site Destination	To an approved agency, or agencies, for reuse and resale.

### 12. Residual Waste

Volume / Weight	75 cubic metres / 75 Tonnes
On Site Reuse	No
Off Site Destination	Veolia Resource Recovery Park, Newline Road, Raymond Terrace, Tel 024983 4100, Or, Salamander Bay Waste Transfer Station 4 Tarrant Road, Salamander Bay. Tel 02 4988 0690 or, Other approved waste management facility.
Notes on calculation of volume of residual waste	<ol style="list-style-type: none"><li>1. In calculating the amount of residual waste produced from the demolition of all buildings on site, it is estimated that approximately 10% of it, will be residual waste.</li><li>2. As all of the materials vary in weight per volume, a figure of 1 cubic metre of material is equal to 1 tonne in weight has been used.</li></ol>

It is noted that the quantities of materials detailed in this part (Part 3.2) are estimates only, based on current industry standards and quantity analysis, and may vary due to the prevailing nature of construction constraints, weather conditions, and any other unforeseeable activities associated with the construction of the building, which are beyond the control of the developer, including but not being limited to theft, accidents, and other acts of misadventure.

The facilities 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, but should any alternative arrangements be made, it will be the developers' responsibility to ensure that all 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 buildings, every effort will be made to reduce and minimise the amount of building materials excess to construction.

### **3.3 CONSTRUCTION – ON SITE STORAGE OF MATERIALS**

During the construction of the buildings, an area will be set aside on the site as a compound for the on-site storage of materials prior to their removal from the site. This compound will provide for: -

- Material sorting;
- Segregation of materials that may be hazardous and which will be required to be disposed of;
- Recovery equipment, such as concrete crushers, chippers, and skip bins;
- Material storage; and,
- Access for transport equipment.

Appropriate vehicular access will be provided on and off site, and to the compound, to enable the efficient removal of reusable, recyclables, and waste materials.

Prior to the commencement of construction works, the developer will provide Council with a 'Site Plan for the On-Site Storage of Materials at Construction'. This plan will show in detail the location of each area within the compound, set aside for the segregated storage of all materials involved in the demolition of all buildings on the site.

### **3.4 CONSTRUCTION – EXCAVATED MATERIAL**

All excavated material removed from the site, as a result of any activities associated with the construction of the buildings, must be classified in accordance with the Department of Environment, Climate Change and Water NSW Waste Classification Guidelines prior to removal, transportation and disposal to an approved waste management facility. All relevant details must be reported to the PCA.

## **PART 4 – ON GOING USE OF BUILDING**

### **4.1 OBJECTIVES**

1. To ensure that the storage, amenity and management of waste is sufficient to meet the needs of the development.
2. To ensure that all waste management activities are carried out effectively and efficiently, and in a manner, that promotes the principles of health, safety and, convenience.
3. To promote waste minimisation practices.

### **4.2 ASSUMPTIONS**

In preparing this proposal, the following assumptions have been made: -

1. The proposal involves the for the construction of thirteen (13) two (2) storey attached and detached residential buildings, to be used for Social and Affordable housing which will be subdivided into two (2) lots as detailed herein.
  - a) Lot 1 – Block A - 7 x 2 bed room dwellings,
  - b) Lot 2 – Block B - 6 x 2 bed room dwellings,
  - c) At-grade ground level car parking, and,
  - d) Associated infrastructure.
2. Access to and from the site will be from Phillip Street onto the south-western frontage of the site.
3. Two (2) separate bin storage areas will be provided the development.
4. The bin storage area for Block A is located on the eastern side of Unit H3 in Block A as indicated on the Architectural Drawings.
5. The bin storage area for Block B is located on the southern side of Unit L6 in Block B as indicated on the Architectural Drawings.
6. For Block A, all waste and recycling collections will take place from the Phillip Street kerbside.
7. For Block B, all waste and recycling collections will take place from the Windsor Street kerbside.
8. Port Stephens Council will provide all waste, recycling and green waste services to the development.
9. For multi-unit dwellings, Council has the following service requirements:
  - a) Waste – 120 litres of space per dwelling, serviced one (1) day per week,
  - b) Recycling – 240 litres of space per dwelling, serviced one (1) day per fortnight, and,
  - c) Green Waste – 4 x 240-litre green waste bins.
10. All waste and recycling generation rates have been calculated from information provided by Port Stephens Shire Council.
11. For Block A, all services will be provided as detailed below:
  - a) Waste Services – 4 x 240-litre red lidded mobile waste bins, serviced one (1) day per week,
  - b) Recycling Services – 4 x 240-litre yellow lidded mobile recycling bins, serviced one (1) day per fortnight,
  - c) Green Waste – 2 x 240-litre green waste bins serviced one (1) day per fortnight, and,
  - d) All services to be provided from the Phillip Street kerbside.
12. For Block B, all services will be provided as detailed below:

- a) Waste Services – 3 x 240-litre red lidded mobile waste bins, serviced one (1) day per week,
  - b) Recycling Services – 3 x 240-litre yellow lidded mobile recycling bins, serviced one (1) day per fortnight,
  - c) Green Waste – 2 x 240-litre green waste bins, serviced one (1) day per fortnight, and,
  - d) All services to be provided from the Windsor Street kerbside.
13. Hume Housing will appoint a Building Manager/Caretaker whose responsibility it will be to oversee all waste management activities for the entire development.

### **4.3 WASTE HANDLING & MANAGEMENT**

A cabinet will be located within each dwelling so that a receptacle, or receptacles, may be stored or housed in a convenient and practical location within the unit, for the reception of waste and recyclable material.

All waste is to be placed in the red lidded waste bins. All recyclable material is to be placed in the yellow lidded recycling bins.

Appropriate signage will be erected within each bin storage area to assist all residents in the placement of waste and recyclables into the appropriate bins.

### **4.4 WASTE & RECYCLING – SERVICE ARRANGEMENTS**

All waste and recycling materials will be stored in approved receptacles of an appropriate size as specified in this WMP. The lids of the bins shall be closed at all times to reduce litter, stormwater pollution, odour and vermin.

The Council in general requires that colour coded receptacle lids that distinguish each service component are to be provided: -

- Waste Service – Red Lidded receptacle,
- Recycling Service – Yellow Lidded receptacle, and,
- Green Waste Service – Green Lidded receptacle.

No formal green waste service will be provided to the development. All green waste generated on site will be disposed of by the NSW LAHC.

### **4.5 WASTE & RECYCLING GENERATION RATES**

All waste and recycling generation rates have been calculated from information provided by Port Stephens Shire Council.

The following Tables (Tables 1, 2, 3, and 4) details all waste and recycling generation rates prescribed by Council for multi-unit dwellings to be used as seniors housing.

**LOT 1 – BLOCK A**  
**TABLE 1 – WASTE & RECYCLING GENERATION RATES**

SERVICE TYPE	UNITS	BIN SPACE PER UNIT	TOTAL SPACE REQUIRED	BINS SIZE	SERVICES PER WEEK	BINS REQUIRED	BINS PROVIDED
<b>Waste</b>	7	120	840	240	1	3.50	4
<b>Recycling</b>	7	120	840	240	0.5	3.50	4
<b>Green Wst</b>	7	N / A	N / A	240	0.5	2.00	2

The following table (Table 2) specifies the proposed bin servicing requirements for the building and is based on the above waste and recycling generation rates: -

LOT 1 – BLOCK A  
TABLE 2 – PROPOSED SERVICING ARRANGEMENTS

<b>WASTE</b>	<b>RECYCLING</b>	<b>GREEN WASTE</b>
4 x 240-litre bins One (1) Service per Week	4 x 240-litre bins One (1) Service per Fortnight	2 x 240-litre bins One (1) Service per Fortnight

LOT 2 – BLOCK B  
TABLE 3 – WASTE & RECYCLING GENERATION RATES

<b>SERVICE TYPE</b>	<b>UNITS</b>	<b>BIN SPACE PER UNIT</b>	<b>TOTAL SPACE REQUIRED</b>	<b>BINS SIZE</b>	<b>SERVICES PER WEEK</b>	<b>BINS REQUIRED</b>	<b>BINS PROVIDED</b>
<b>Waste</b>	6	120	720	240	1	3.00	3
<b>Recycling</b>	6	120	720	240	0.5	3.00	3
<b>Green Wst</b>	6	N / A	N / A	240	0.5	2.00	2

The following table (Table 2) specifies the proposed bin servicing requirements for the building and is based on the above waste and recycling generation rates: -

LOT 2 – BLOCK B  
TABLE 4 – PROPOSED SERVICING ARRANGEMENTS

<b>WASTE</b>	<b>RECYCLING</b>	<b>GREEN WASTE</b>
3 x 240-litre bins One (1) Service per Week	3 x 240-litre bins One (1) Service per Fortnight	2 x 240-litre bins One (1) Service per Fortnight

## **4.6 PROVISION OF WASTE & RECYCLING SERVICES – LOT 1 (BLOCK A)**

### **4.6.1 Overview**

This Part (Part 4.6) applies to all waste management storage and collection activities associated with the 7 x 2 bed-room units to be constructed on Lot 1 of the development – Block A.

### **4.6.2 Waste and Recycling Collection Service Provider Details**

Port Stephens Council all provide all waste and recycling services to the development.

### **4.6.3 Details of Mobile Containers**

In relation to the size and design of the waste and recycling mobile bins, the following technical information is provided: -

CONTAINER TYPE	HEIGHT (metres)	DEPTH (metres)	WIDTH (metres)
240-litre mobile container	1.070	1.070	1.240

### **4.6.4 Waste & Recycling Arrangements**

Waste and recycling requirements are provided in the table below.

**TABLE 5 – PROPOSED SERVICING ARRANGEMENTS**

SERVICE	NUMBER OF CONTAINERS	COLLECTION FREQUENCY
<b>Waste Service</b>	4 x 240-litre mobile containers	One (1) Service per week
<b>Recycling Service</b>	4 x 240-litre mobile containers	One (1) Service per fortnight
<b>Green Waste</b>	2 x 240-litre mobile containers	One (1) Service per fortnight

### **4.6.5 Location, Design, and Construction of Bin Storage Area (BSA)**

All waste and recycling bins be stored within the confines of the BSA which is located in the eastern side of Unit H3 at the northern end of the driveway as indicated on the Architectural Drawings. It is a partially enclosed structure with an area of approximately 7.1sqm.

Within the confines of the BSA is storage space for: -

- 4 x 240-litre mobile waste bins,
- 4 x 240-litre mobile recycling bins,
- 2 x 240-litre mobile recycling bins,
- Appropriate waste management infrastructure, washing and cleaning equipment, etc.

All mobile bins will be stored within the confines of the BSA at all times.

Bins will be transferred from this area for servicing by the Building Manager or their authorised representative.

### **4.6.6 Servicing Arrangements – Waste Collections**

All waste services will be provided by Port Stephens Shire Council.

On the evening prior to collection, no earlier than 4.00pm, the Building Manager or their authorised representative, will transfer the bins from the BSA to a kerbside

collection point on the eastern side of the driveway, where they will be presented for collection.

Upon the arrival of the collection vehicle to the site, a member of the contractor's collection team will transport the waste bins from the kerb to a waiting collection vehicle stationed at the Phillip Street roadside, and place the bins onto the rear lifting device, where the contents of each bin will be deposited into the collection vehicle.

The waste bins will be serviced one (1) day a week, on a day to be determined by Council.

All 4 x 240-litre mobile waste bins will be serviced on each collection day.

The Building Manager or their authorised representative will return the bins to the BSA as soon as practicable after servicing has been completed, but no later than 12 hours after collection.

#### **4.6.7 Servicing Arrangements – Recycling Collections**

All recycling services will be provided by Port Stephens Shire Council.

On the evening prior to collection, no earlier than 4.00pm, the Building Manager or their authorised representative, will transfer the bins from the BSA to a kerbside collection point on the eastern side of the driveway, where they will be presented for collection.

Upon the arrival of the collection vehicle to the site, a member of the contractor's collection team will transport the waste bins from the kerb to a waiting collection vehicle stationed at the Phillip Street roadside, and place the bins onto the rear lifting device, where the contents of each bin will be deposited into the collection vehicle.

The recycling bins will be serviced one (1) day a week, on a day to be determined by Council.

All 4 x 240-litre mobile waste bins will be serviced on each collection day.

The Building Manager or their authorised representative will return the bins to the BSA as soon as practicable after servicing has been completed, but no later than 12 hours after collection.

#### **4.6.8 Servicing Arrangements – Green Waste Collections**

All recycling services will be provided by Port Stephens Shire Council.

On the evening prior to collection, no earlier than 4.00pm, the Building Manager or their authorised representative, will transfer the bins from the BSA to a kerbside collection point on the eastern side of the driveway, where they will be presented for collection.

Upon the arrival of the collection vehicle to the site, a member of the contractor's collection team will transport the waste bins from the kerb to a waiting collection vehicle stationed at the Phillip Street roadside, and place the bins onto the rear lifting device, where the contents of each bin will be deposited into the collection vehicle.

The green waste bins will be serviced one (1) day a week, on a day to be determined

by Council. The 2 x 240-litre mobile waste bins will be serviced on each collection day.

The Building Manager or their authorised representative will return the bins to the BSA as soon as practicable after servicing has been completed, but no later than 12 hours after collection.

#### **4.6.9 Bulky Waste**

All bulky waste generated from the use and activities associated with the buildings will be stored within an appropriate location within the confines of each dwelling's entitled private open space.

It will be the responsibility of Hume Housing to liaise with Council in relation to the provision of any bulky waste clean-up collection services that the development is entitled to.



## **4.7 PROVISION OF WASTE & RECYCLING SERVICES – LOT 2 (BLOCK B)**

### **4.7.1 Overview**

This Part (Part 4.7) applies to all waste management storage and collection activities associated with the 6 x 2 bed-room units to be constructed on Lot 2 of the development – Block B.

### **4.7.2 Waste and Recycling Collection Service Provider Details**

Port Stephens Council all provide all waste and recycling services to the development.

### **4.7.3 Details of Mobile Containers**

In relation to the size and design of the waste and recycling mobile bins, the following technical information is provided: -

CONTAINER TYPE	HEIGHT (metres)	DEPTH (metres)	WIDTH (metres)
240-litre mobile container	1.070	1.070	1.240

### **4.7.4 Waste & Recycling Arrangements**

Waste and recycling requirements are provided in the table below.

**TABLE 6 – PROPOSED SERVICING ARRANGEMENTS**

SERVICE	NUMBER OF CONTAINERS	COLLECTION FREQUENCY
<b>Waste Service</b>	3 x 240-litre mobile containers	One (1) Service per week
<b>Recycling Service</b>	3 x 240-litre mobile containers	One (1) Service per fortnight
<b>Green Waste</b>	2 x 240-litre mobile containers	One (1) Service per fortnight

### **4.7.5 Location, Design, and Construction of Bin Storage Area (BSA)**

All waste and recycling bins be stored within the confines of the BSA which is located on the southern side of Unit L6 at the in the eastern end of the driveway as indicated on the Architectural Drawings. It is a partially enclosed structure, with an area of approximately 6sqm.

Within the confines of the BSA is storage space for: -

- 3 x 240-litre mobile waste bins,
- 3 x 240-litre mobile recycling bins,
- 2 x 240-litre mobile recycling bins, and,
- Appropriate waste management infrastructure, washing and cleaning equipment, etc.

All mobile bins will be stored within the confines of the BSA at all times.

Bins will be transferred from this area for servicing by the Building Manager or their authorised representative.

### **4.7.6 Servicing Arrangements – Waste Collections**

All waste services will be provided by Port Stephens Shire Council.

On the evening prior to collection, no earlier than 4.00pm, the Building Manager or their authorised representative will transfer the bins from the BSA to a kerbside

collection point on Windsor Street, where they will be presented for collection.

Upon the arrival of the collection vehicle to the site, a member of the contractor's collection team will transport the waste bins from the kerb to a waiting collection vehicle stationed at the Windsor Street roadside, and place the bins onto the rear lifting device, where the contents of each bin will be deposited into the collection vehicle.

The waste bins will be serviced one (1) day a week, on a day to be determined by Council.

All 3 x 240-litre mobile waste bins will be serviced on each collection day.

The Building Manager or their authorised representative will return the bins to the BSA as soon as practicable after servicing has been completed, but no later than 12 hours after collection.

#### **4.7.7 Servicing Arrangements – Recycling Collections**

All recycling services will be provided by Port Stephens Shire Council.

On the evening prior to collection, no earlier than 4.00pm, the Building Manager or their authorised representative will transfer the bins from the BSA to a kerbside collection point on Windsor Street, where they will be presented for collection.

Upon the arrival of the collection vehicle to the site, a member of the contractor's collection team will transport the waste bins from the kerb to a waiting collection vehicle stationed at the Windsor Street roadside, and place the bins onto the rear lifting device, where the contents of each bin will be deposited into the collection vehicle.

The recycling bins will be serviced one (1) day a week, on a day to be determined by Council.

All 3 x 240-litre mobile waste bins will be serviced on each collection day.

The Building Manager or their authorised representative will return the bins to the BSA as soon as practicable after servicing has been completed, but no later than 12 hours after collection.

#### **4.7.8 Green Waste Collections**

All FOGO services will be provided by Port Stephens Shire Council.

On the evening prior to collection, no earlier than 4.00pm, the Building Manager or their authorised representative, will transfer the bins from the BSA to a kerbside collection point on the eastern boundary, where they will be presented for collection.

Upon the arrival of the collection vehicle to the site, a member of the contractor's collection team will transport the waste bins from the kerb to a waiting collection vehicle stationed at the Windsor Street roadside, and place the bins onto the rear lifting device, where the contents of each bin will be deposited into the collection vehicle.

The FOGO bins will be serviced one (1) day a fortnight, on a day to be determined by the Council.

The 2 x 240-litre mobile waste bins will be serviced on each collection day.

The Building Manager or their authorised representative will return the bins to the BSA as soon as practicable after servicing has been completed, but no later than 12 hours after collection.

#### **4.7.9 Bulky Waste**

All bulky waste generated from the use and activities associated with the buildings will be stored within an appropriate location within the confines of each dwelling's entitled private open space.

It will be the responsibility of Hume Housing to liaise with Council in relation to the provision of any bulky waste clean-up collection services that the development is entitled to.

#### **4.8 ON GOING OPERATION, USE & MAINTENANCE OF WASTE MANAGEMENT FACILITIES**

All waste management facilities will be maintained in a clean and hygienic condition that will promote the principles of health, safety and convenience.

In order to achieve these objectives, the following facilities and devices will be required: -

1. The walls and floors of both Bin Storage Areas are to be constructed of smooth faced masonry or concrete, and all walls will be painted with light coloured and washable paint.
2. 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.
3. A floor waste, connected to the water drainage system in accordance with the relevant water authority's requirements, will be provided to the bin areas, and the respective floors will be graded to drain into them.
4. Appropriate washing facilities will be provided to both bin areas, including appropriate plumbing and drainage fixtures and fittings, and the provision of running water.
5. The bin areas are to be washed and cleaned on a regular basis.
6. All mobile bins will be washed and cleaned on a regular basis.
7. Appropriate signage will be erected in a prominent place within both buildings providing instruction to employees on how to use waste and recycling facilities, including what is and what is not recyclable.

## **PART 5 – SUMMARY**

### **5.1 SUMMARY**

In summarising this proposal, the following information is provided:

1. This Waste Management Plan (WMP) has been developed and documented in to ensure that all waste management activities will be conducted in accordance with Councils waste management guidelines, and The Better Practice Resource Recovery Guide for Residential Buildings (April 2019).
2. All waste and recycling services to the serviced apartments will be provided by Port Stephens Shire Council.
3. Hume Housing will be responsible for ensuring that all ongoing waste management activities are carried out in accordance with the provisions of this WMP.
4. The WMP aims to 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.
5. The WMP aims to ensure that the provision of waste and recycling services to the completed buildings are carried out in an efficient manner, which will promote the principles of health, safety and convenience.

The measures set out in this WMP aim to demonstrate that all such activities will be carried out effectively and efficiently, in a healthy, safe and convenient manner, to acceptable community standards, and to the requirements of Port Stephens Shire Council.

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