Coho Property

38 Stockton Street & 8A Tomaree Street, Nelson Bay

WASTE MANAGEMENT PLAN

WGA241958

WGA241958-RP-WM-0001_B

13 February 2025

Revision History

REV	DATE	ISSUE	ORIGINATOR	CHECKER	APPROVER
A	23/10/2024	FINAL	JR	MV	MV
B	13/02/2024	UPDATED FINAL	JR	MV	MV

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1 INTRODUCTION

1.1 General

WGA has been engaged by Coho Property Pty Ltd to prepare an operational Waste Management Plan (WMP) to accompany the DA submission for a proposed mixed-use development located 38 Stockton Street and 8A Tomaree Street, Nelson Bay.

1.2 Documents Referenced

Whilst preparing this WMP, the following information and documentation has been referenced:

- Development plans prepared by Holdsworth Design dated January 2025.
- Port Stephens Council Waste Management Strategy 2021-2031.
- Nearmap aerial imagery and Google Streetview imagery as required.
- Port Stephens Development Control Plan 2024.
- Port Stephens Local Environmental Plan 2013.
- NSW EPA - Better Practice Guide for Resource Recovery in Residential Developments.
- NSW EPA - Better Practice Guidelines for Waste Management and Recycling in Commercial and Industrial Facilities.

1.3 Included Within This Report

The subsequent section of this WMP include details regarding:

- The proposal.
- Waste generation.
- Waste systems.
- Bin quality, size and colour.
- Collection frequency and location.
- Bin storage areas.
- Transfer paths.
- Collection arrangements.
- Signage and education material.
- Additional waste requirements.

2 DEVELOPMENT PROPOSAL

The proposal seeks to permit the construction of a ten (10) storey mixed-use development located at 38 Stockton Street and 8A Tomaree Street, Nelson Bay.

Plans of the proposal prepared by Holdsworth Design dated January 2025 indicate that the proposed development will comprise the following key components:

- 48 apartment dwellings.
  - 4 one-bedroom apartments.
  - 36 two-bedroom apartments.
  - 5 three-bedroom apartments.
  - 3 four-bedroom apartments.
- Approx 180 sqm of ground floor commercial space.
- 83 on-site car parking spaces.

An overview of the proposed development is illustrated in Figure 2.1.

Figure 2.1: Overview of Proposed Development

3 WASTE MANAGEMENT

3.1 Objectives of this Waste Management Plan

The primary objectives of this WMP are to:

- Identify all potential waste streams likely to be generated on site.
- Provide a description of how waste is likely to be stored, handled, processed and disposed of (or reused and recycled).

3.2 Waste Management Hierarchy & Better Practice

The Port Stephens Council Waste Management Strategy describes the waste management hierarchy from most to least preferred as shown in Figure 3.1.

Figure 3.1: Port Stephens Waste Management Hierarchy

This WMP has considered the above target waste hierarchy to encourage sustainable waste management practices for the development.

3.2.1 Better Practice

The term ‘better practice’ identifies techniques, methods and advice that would typically be considered more environmentally conscious than those that might have been previously proposed (or currently adopted) for a development.

Better practice waste management systems for the development are likely to incorporate the following:

- General (landfill waste) services to manage residual wastes, being those not collected by a dedicated recycling, glass, organics, etc. collection service.
- Recycling services to manage recyclable materials within classifiable streams. These materials may vary from development to development, but generally cover paper and cardboard, glass bottles and jars, plastic film, metals (i.e., aluminium and steel cans) and recyclable containers.

Better practice waste management systems are effective and safe. Cleaners and/ or authorised staff can use them with ease and collection contractors can easily service them. The design, installation and ongoing management of better practice systems encourages tenants and cleaners to use the services appropriately. This increases participation in waste management which helps to minimise waste generation, increase resource recovery, and reduce contamination of recyclables and organics.

3.3 Responsibilities

It is the responsibility of the Building Manager (or similar) to implement this plan and coordinate any necessary revisions as listed within Section 4.

Appointed waste collection contractors will be responsible for providing the waste collection service.

3.4 Anticipated Waste Generation

The following waste streams are proposed to be targeted for regular collection:

- General waste.
- Comingled recycling.

The Port Stephens Development Control Plan does not provide guidance on waste generation rates for residential or commercial uses. Consequently, reference is made to the NSW EPA Better Practice Guide for Resource Recovery in Residential Developments and the NSW EPA Better Practice Guidelines for Waste Management and Recycling in Commercial and Industrial Facilities.

The Better Practice guidelines give estimated residential and commercial waste generation rates for a number of land uses. For residential uses the guidelines detail average weekly waste generation rates for waste (landfill garbage) and recycling waste streams. Accordingly, the Better Practice guidelines specifies average daily waste generation rates as specified within Table 3.1. It is noted that the organics waste rates included within the Better Practice rates have been added to the general waste rate as organic waste is not targeted for separate collection.

Table 3.1: Average Weekly Residential Waste Generation Rate

APARTMENT SIZE	AVERAGE WASTE GENERATION RATES	
	GENERAL (L/WEEK)	RECYCLING (L/WEEK)
1 Bedroom or Studio	105	80
2 Bedroom Apartment	125	100
3 Bedroom Apartment or Greater	170	120

Regarding the anticipated commercial waste generation, reference is made to the NSW EPA Better Practice Guide for Resource Recovery in Residential Developments which specifies average daily waste generation rates for a number of commercial uses. It is expected that the commercial component will generate waste similar to an office-based retail development as shown in Table 3.2.

Table 3.2: Average Daily Commercial Waste Generation Rates

USE	AVERAGE WASTE GENERATION RATES	
	GARBAGE (L/100SQM/DAY)	RECYCLING (L/100SQM/DAY)
Office-Based Retail	30	40

Application of the above rates to the proposed development schedule results in the projected weekly waste generation volumes as shown in Table 3.3. Noting at this stage it is conservatively assumed that the commercial component will operate seven (7) days a week.

Table 3.3: Weekly Waste Generation Estimate – Overall Development

USE	TARGET WASTE STREAM	
	GENERAL (L/WEEK)	RECYCLING (L/WEEK)
Residential	6,280	4,880
Commercial	380	507

3.5 Waste Storage Requirements

3.5.1 Waste Equipment & Processing Systems

Commercial - Waste Bin Room

It is proposed to separate commercial waste and residential waste areas, preventing residential and commercial tenants from using each other's waste facilities.

Residential - Waste Bin Rooms

The residential waste management system includes two (2) separate waste rooms, including a:

- Bulky waste room.
- Residential bin rooms with chutes and carousels.

The development plans show the use of two (2) separate chute and carousel systems for each side of the building. The chute systems are to work independently from one another, therefore, consideration is made to the waste generation and equipment for each chute system. The chute system is to target general waste only; recycling mobile bins are to be provided on each floor.

For the purposes of the following sections, chutes are referenced as the 'east chute' and 'west chute'.

The location of each waste room is shown in Figure 3.2.

Table 3.4: Weekly Waste Generation Per Waste Chute and/or System

WASTE SYSTEM	TARGET WASTE STREAM	
	GENERAL (L/WEEK)	RECYCLING (L/WEEK)
Residential – East Chute	3,655	N/A
Residential – West Chute	2,625	N/A
Residential – Other	N/A	4,880
Commercial	380	507

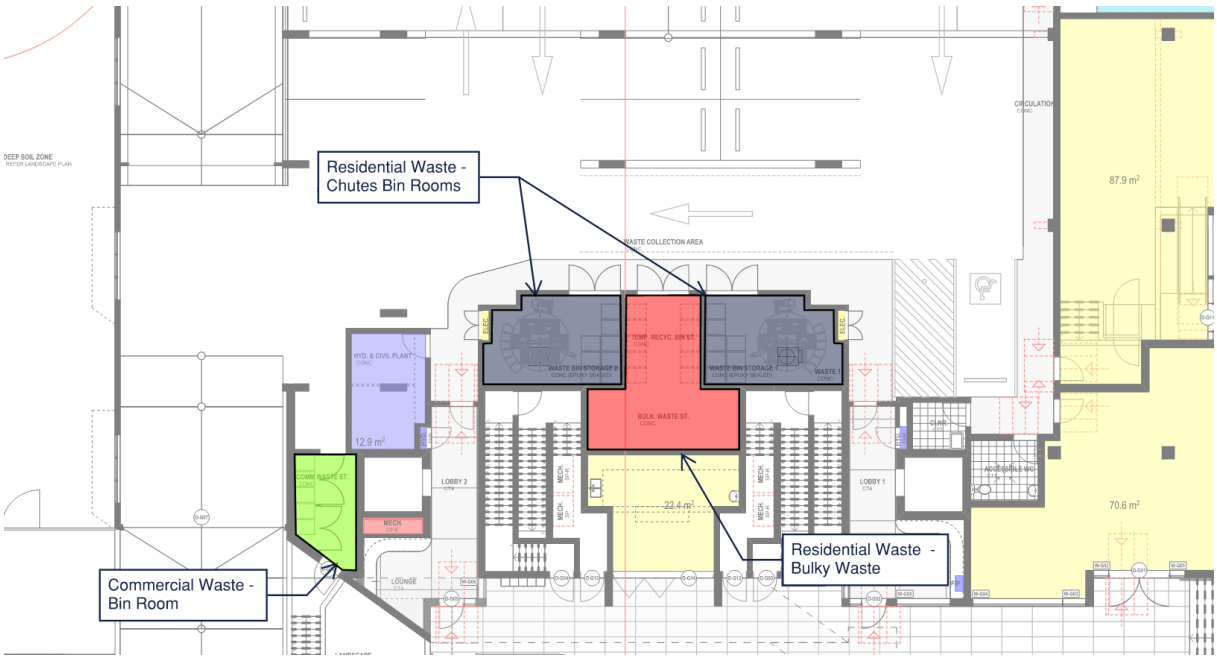


Figure 3.2: Location of Waste Systems

3.5.2 Bin Composition & Collection Frequency

The breakdown of proposed bin compositions and collection frequency intended to be provided to service the development is listed in Table 3.5 for each waste chute system.

Table 3.5: Bin Composition and Collection Frequency

SYSTEM	WASTE STREAM	WEEKLY WASTE GENERATION	BIN SIZE	NUMBER OF BINS	NUMBER OF COLLECTIONS	INFERRED WEEKLY BIN CAPACITY
East Chute	Garbage	3,655 L	240 L	8	2 a week	3,840 L
West Chute	Garbage	2,625 L	240 L	6	2 a week	2,880 L
Residential	Recycling	4,880	240 L	14	2 a week	6,720 L
Commercial	Garbage	380 L	240 L	2	1 a week	480 L
	Commingled Recycling	507 L	240 L	2	2 a week	960 L

As is detailed above, the proposed development will only require both garbage and commingled recycling to be collected twice per week separate waste collection vehicles required to collect each waste stream.

Space is allowed for additional bins should they be provided in the waste room in the case that changeover is required. Noting provision is made for the expected weekly recycling waste for each core via a 240L bin to be collected twice a week.

3.5.2.1 Waste Bins

Typical bin dimensions for the nominated mobile garbage bins proposed to be provided are shown in Table 3.6, with dimensions referenced from Appendix G of the NSW EPA- Better Practice Guide for Resource Recovery in Residential Apartments.

It is noted that dimensions may differ slightly from the below and are dependent on the supplier.

Table 3.6 Typical Bin Specifications.

WASTE STREAM	BIN SIZE	HEIGHT	DEPTH	WIDTH	BIN LID COLOUR
Garbage	240 L	1,100mm	735mm	580mm	Red
Commingled Recycling	240 L	1,100mm	735mm	580mm	Yellow

3.5.3 Recycling Considerations

Two (2) 240L recycling mobile bins are to be provided on each floor as part of the waste strategy as shown in Figure 3.3. This is to be changed over twice a week to allow for the expected waste generation per area serviced (maximum of 480L). Provision is made for the temporary storage or recycling bins and or additional changeover of the recycling bins on each floor should this be required.

The waste storage area is detailed in the following report section (Section 3.5.4).

Figure 3.3: Typical Residential Floor with 240L Recycling Bin

3.5.4 Waste Equipment Storage Area

It is proposed to store general waste bins within the waste room as part of the carousel system, accommodating six (6) 240L bins each as indicated within Figure 3.4, which has generally been prepared to scale. Space for the temporary storage of recycling bins and or additional bins (should they be required) is provided as part of the bulky waste store room.

The bin storage location has been determined as to not detract from the visual amenity of the site and its surroundings nor, cause disruptions to on-site operations.

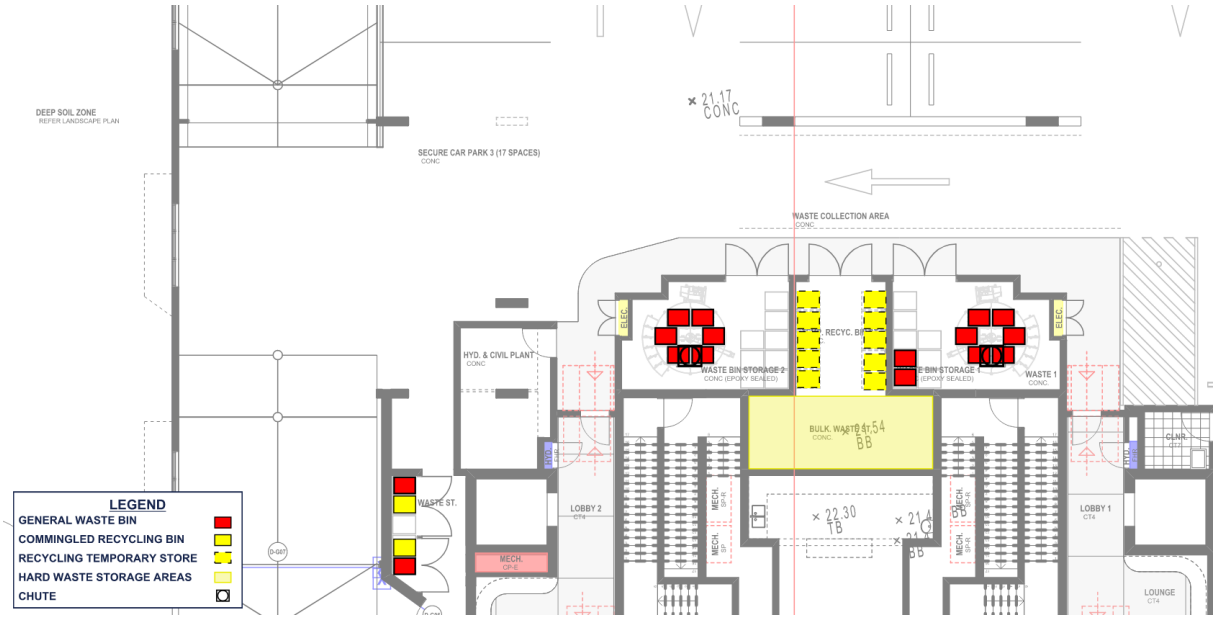


Figure 3.4: Proposed Waste Room layout

3.6 Internal Waste Disposal

Each dwelling is to be furnished with internal waste receptacles to temporarily store waste before transferring waste to either the chutes, mobile bins for recycling waste on each apartment level or to the various bin rooms manually.

Clear signage is to be appropriately displayed to identify the separation of waste streams and the correct use of chutes.

The recycling bins are to be manually changed over by the Building Manager (or similar) when reaching capacity.

3.7 Waste Collection Strategy

Provisions are made for waste to be collected by either a ute and trailer combination or a 'mini' rear-loader truck (such as the WasteWise mini (or similar) – see Appendix A for context).

The waste collection vehicle will enter the car park via the vehicle entry ramp and prop in front of the waste room. Waste collection contractors will then access the waste rooms and collect and or empty bins into the waste collection vehicles and replace empty bins into the waste rooms.

It is recommended that waste collection be scheduled outside of the expected peak hours of the car park to ensure potential conflicts between waste vehicles and passenger vehicles or pedestrians are minimised. The bin transport route is shown within Figure 3.5.

Swept path analysis sketches have been prepared and are attached within Appendix A detailing appropriate waste vehicle access to the loading area. The swept paths demonstrate the collection vehicle can enter and exit the site in a forward direction, utilising the loading area and car parking aisle to turn around.

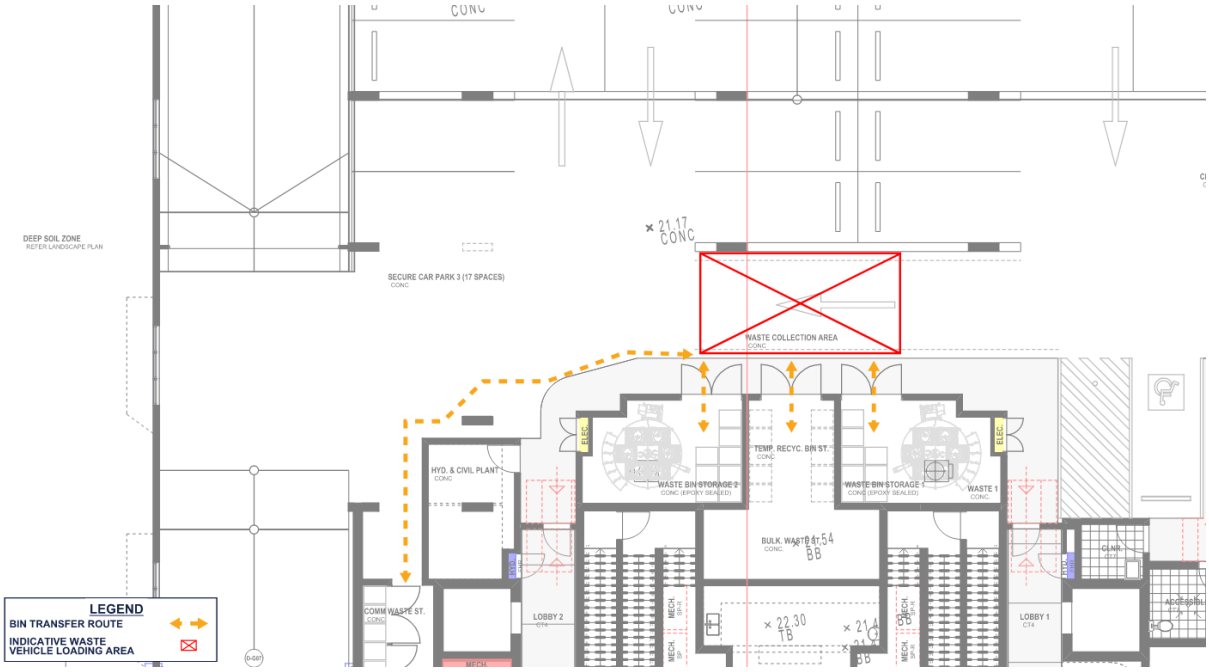


Figure 3.5: Bin Transfer Routes - Waste Rooms to Vehicle Loading Area

Figure 3.6: Typical Residential Waste Transfer Paths to Chutes and Recycling bins

3.8 Amenity Management

3.8.1 Washing, Ventilation and Vermin-Prevention Measures

The Building Manager (or similar) shall arrange for waste bins and storage areas to be washed, sanitised / deodorised and arrange vermin prevention measures as required with the appropriate contractor.

3.8.2 Noise Reduction Measures

The hours of waste collections shall be as specified in Council's local laws and / or in accordance with the NSW EPA noise control guidelines.

3.8.3 Stormwater Pollution Prevention

To prevent stormwater pollution, the proposed development will be required to:

- Ensure all waste is disposed into bins.
- Make sure any bin spillage is cleaned up using dry absorbent materials (such as sand, sawdust or paper towel, as required).

3.9 Other Waste Streams

3.9.1 Hard Waste, E-Waste & Miscellaneous Items

It is expected that, under the guidance of the Building Manager (or similar), residents and commercial tenants will arrange for the disposal of hard waste and other miscellaneous waste items as required, with a private contractor to be engaged for an agreed cost prior to collection.

A bulky waste storage area is provided within the waste room.

3.10 Communication and Engagement

3.10.1 Signage

Signage and education are critical to assist with promoting the intended waste management system.

Signage and education are important as they:

- Inform cleaners, staff and other users of the system why it is important to recycle (raise awareness and perceived importance of resource recovery and the environment).
- Provide clear instructions on how to recycle using the services provided.

Education and communication must be regular and ongoing. The main signage aspects to consider are:

- Garbage and commingled recycling bins must be clearly and correctly labelled at all times.
- Waste storage areas must have clear signage instructing cleaners / staff / residents how to correctly separate various waste streams being collected.
- Should it be required, the location of, and directions to, waste storage areas must be well signposted, with directional signs, arrows or lines on the floor showing the most direct routes for cleaners and tenants.
- All hazards or potential dangers associated with the waste facilities should be clearly identified.
- Emergency contact information should be displayed in case there are any issues with the waste and recycling systems / services in the waste room.

Waste storage areas and bins will be clearly marked and signed with the industry standard signage specified in the relevant Australian Standard and the NSW EPA, as illustrated in Figure 3.7.

Figure 3.7 Example General Waste and Commingled Recycling Signage

3.10.2 Education

Education and communication must be regular and ongoing. The main aspects of education to consider are:

- All waste bins must be clearly and correctly labelled at all times.
- Waste storage areas must have clear signage instructing cleaners how to correctly separate various waste streams being collected.
- All hazards or potential dangers associated with the waste facilities should be clearly identified.
- Emergency contact information should be displayed in case there are any issues with the waste management system and services in the waste storage area.

3.11 Key Contact Information

3.11.1 Council

• Port Stephens Council	02 4988 0255

3.11.2 Key Suppliers & Contractors

• Veolia – Private waste collector	03 9626 2222
• Waste Wise Environmental – Private waste collector	1300 550 408
• Cleanaway – Private waste collector	13 13 39
• JJ Richards & Sons Pty Ltd – Bin supplier / private waste collector	03 9794 5722

3.11.3 Other Useful Contacts

• NSW EPA	131 555

4 LIMITATIONS

This WMP is intended to inform and accompany a Development Application.

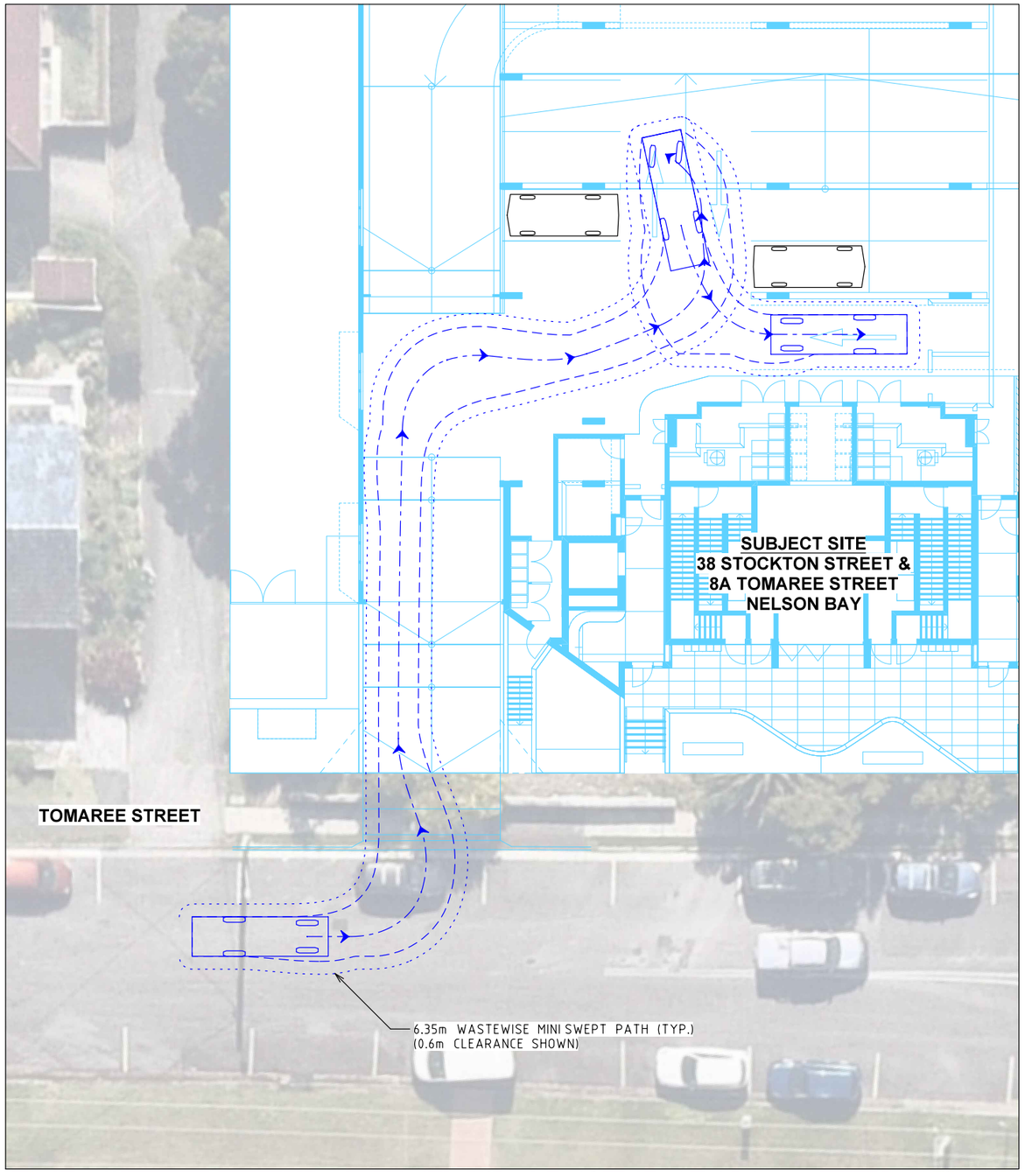
It is our expectation that the Building Manager (or similar) will adjust the recommended strategy to respond to actual operating conditions, should these fail to be in line with those observed at comparable developments. These adjustments could include, but are not limited to, increasing the number of bins and or increasing the collection frequency – subject to Council approval.

To this end, subject to council request, changes in legal requirements changes in the developments needs and or waste patterns (waste streams, volumes or distributions), or to address unforeseen operational issues, the Building Manager (or similar) shall be responsible for coordinating the necessary Waste Management Plan revisions, including (if required):

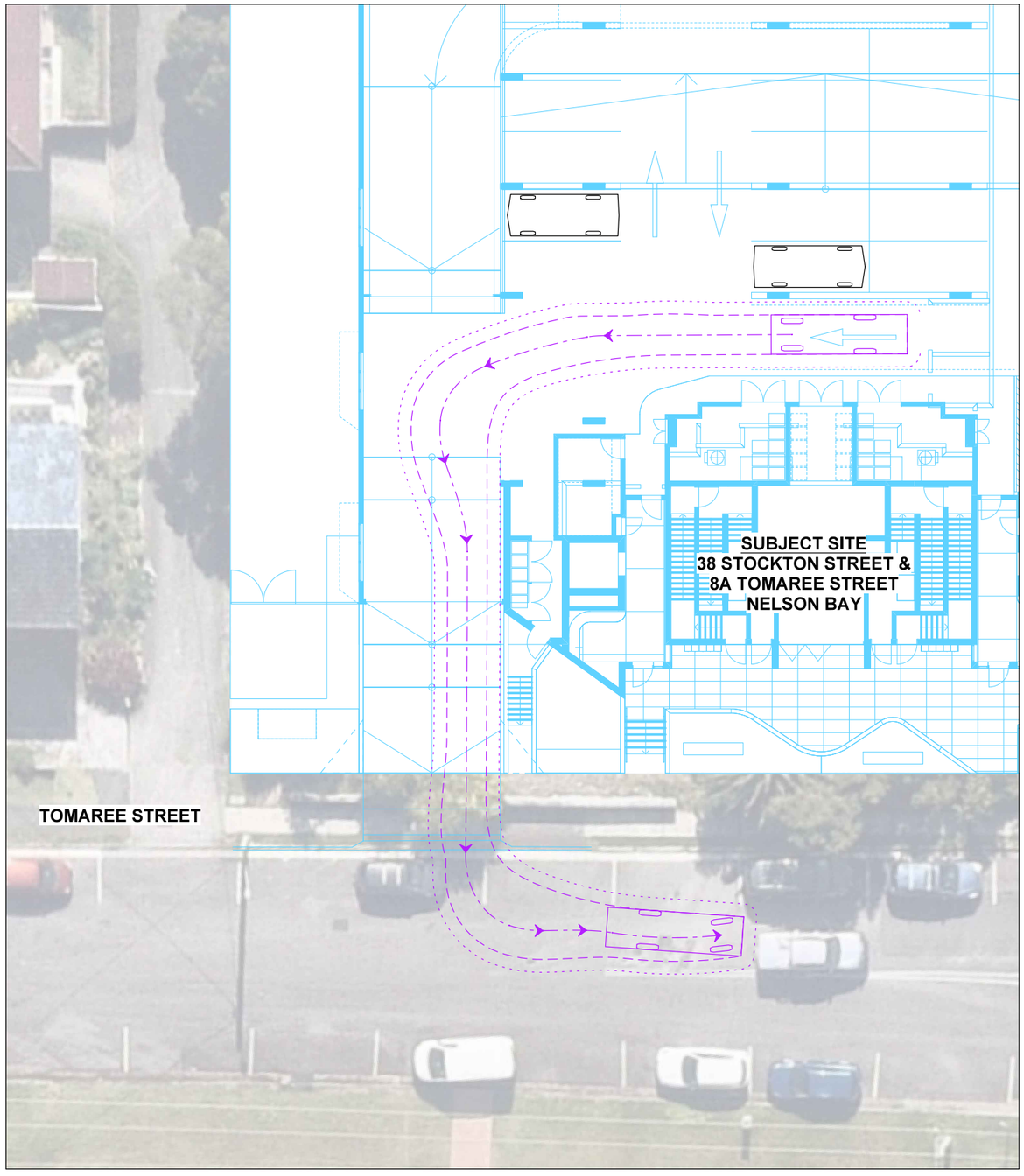
- A waste audit and new waste strategy.
- Revision of the waste system (bin size, quantity, streams, collection frequency).
- Re-education of users and staff.
- Revision of the services provided by the waste collector(s).
- Any necessary statutory approval(s).

APPENDIX A
SWEPT PATH ANALYSIS

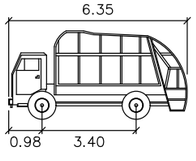
INGRESS MOVEMENT



EGRESS MOVEMENT



DESIGN VEHICLE



WASTEWISE MINI

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Track	: 1.84
Lock to Lock Time	: 6.0
Steering Angle	: 45.4

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SCALE BAR (m)
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INFORMATION ISSUE
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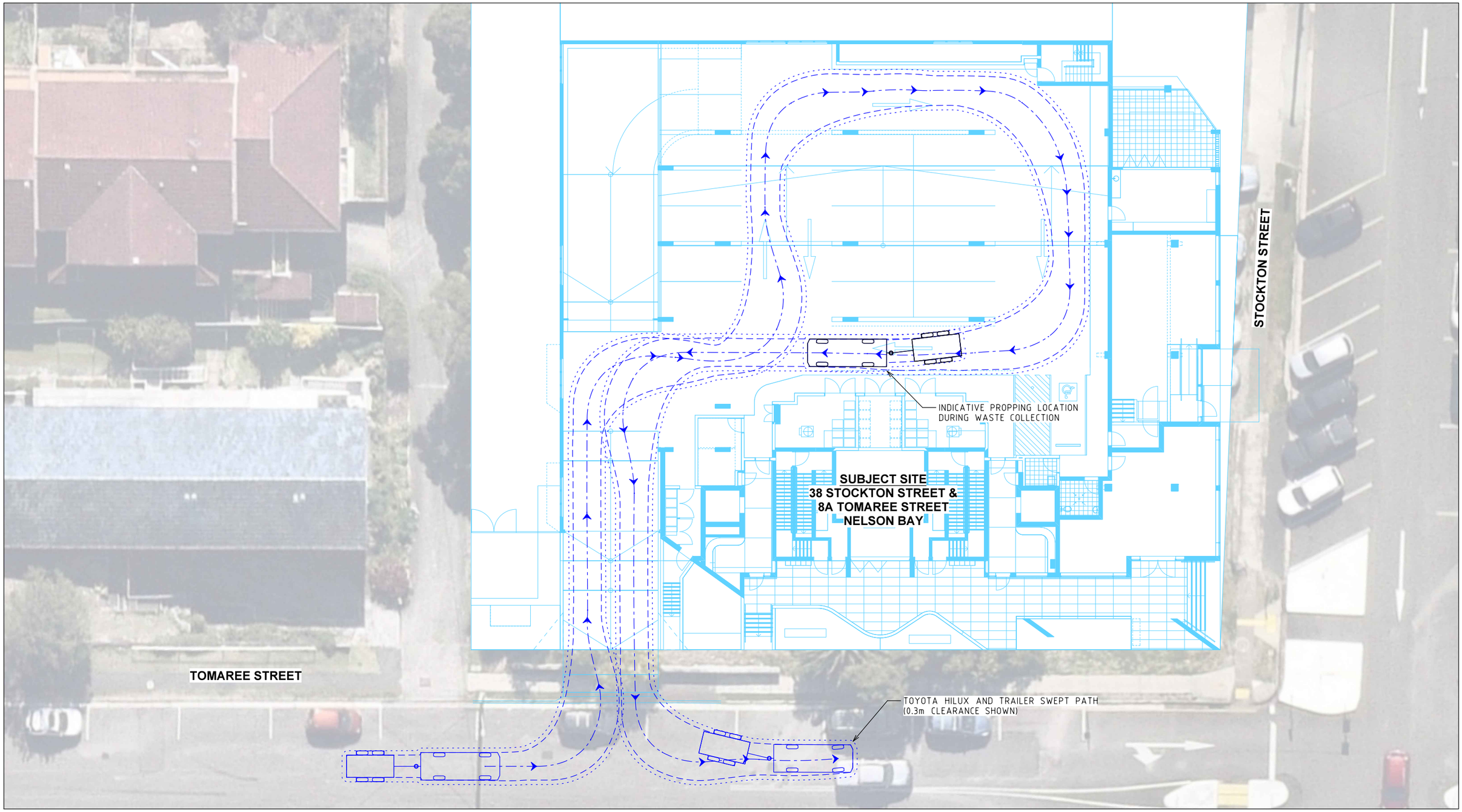
REV.	DATE	DESCRIPTION	DRAFT	ENG.	CHKD
A	23.10.2024	ISSUED FOR INFORMATION	J.M	J.M	P.N
B	01.11.2024	BASE UPDATE	J.M	J.M	P.N
C	12.02.2025	BASE UPDATE	J.M	J.M	M.V

WGA

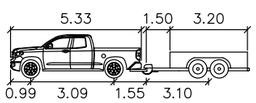
38 STOCKTON STREET & 8A TOMAREE STREET
NELSON BAY, NSW
GROUND LEVEL
6.35m WASTE COLLECTION VEHICLE ACCESS & EGRESS

DOCUMENT NUMBER

Design	Drawn	Job Number	Sheet No.	Rev.
J.M	J.M	WGA241958-DR-TT-1003		C



DESIGN VEHICLE



Toyota Hilux SR5 and 10x5 Trailer

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Car Track	: 1.82	Steering Angle	: 36.3
Trailer Width	: 1.50	Articulating Angle	: 70.0
Trailer Track	: 2.07		

When sheet printed full size, the scale bar is 50mm.

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SCALE BAR (m)
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INFORMATION ISSUE
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REV.	DATE	DESCRIPTION	DRAFT	ENG.	CHKD
A	12.02.2025	ISSUED FOR INFORMATION	J.M	J.M	M.V

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38 STOCKTON STREET & 8A TOMAREE STREET
NELSON BAY, NSW
GROUND LEVEL
UTE & TRAILER CIRCULATION

DOCUMENT NUMBER
Job Number Sheet No. Rev.

Design J.M Drawn J.M WGA241958-DR-TT-1005 A

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