

1. Waste Management Plan (All Developments)

Applicant Details	
Application No.	TBA
Name	Newton Denny Chapelle
Address	PO Box 1138 Lismore NSW 2480
Phone Number(s)	(02) 6622 1011
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Project Details	
Address of Development	65 & 69 Woodlark Street, Lismore 21 & 29 Larkin Lane, Lismore 7, 15, 15A, 15B, & 17 Eggins Lane, Lismore
Existing Buildings & Structures on Land	The site has historically been utilised for various commercial tenancies and most recently comprised of Betta Home Living on the ground floor both on the northern and southern side of Larkin Lane. Spotlight encompassed the upper level of the premises occupying both to the north and south of Larkin Lane and also the connecting overhead walkway. We understand that the airspace above Larkin Lane is leased from Lismore City Council. Historically the site was constructed and used by Brown & Jolly for a furniture showroom in the early 1900's.
Description of Development	<p>The proposal involves the redevelopment of the subject site to enable an Educational Establishment. Consent is sought for the following components:</p> <ul style="list-style-type: none"> • Change of use to enable an Educational Establishment; • Building works (alterations & additions); • Landscaping and greenspace works; • Signage; • Ancillary civil works for the construction of internal stormwater drainage.
<p>This development achieves the waste objectives set out in the DCP. The details on this form are the provisions and intentions for minimising waste relating to this project. All records demonstrating lawful disposal of waste may be retained and kept readily accessible for inspection by regulatory authorities such as Council, DECC or WorkCover NSW.</p>	

Name and telephone contact for principal person nominated for implementation of SWMMP (if different to above)	Name: To be advised Telephone Contact: To be advised
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2. Construction Phase (All Types of Developments)

This part of the WMP providing details may be completed and submitted with the Construction Certificate associated with the Development Application. In this regard, following approval of the Development Application, the required Construction Certificate drawings can then be prepared to enable the inclusion of information within the WMP concerning the *reuse, recycling, and disposal* of materials during the construction phase of the development.

The WMP is also dependant on appointing a contractor to carry out the construction works to enable inclusion of details with reference to *'Specific method of on-site reuse, contractor and recycling outlet and/or waste depot to be used'*.

Accordingly, it is respectfully requested that Council place an appropriately worded condition on the development consent notice requiring the submission of an updated Waste Management Plan to be submitted with the Construction Certificate that addresses both the operational and construction phases of the development.

The following construction phase information will also be required to be provided in the updated WMP lodged with the Construction Certificate:

- Size and location of waste storage area;
- Access for waste collection vehicles;
- Type and number of storage bins likely to be required;
- Signage required to facilitate correct use of storage facilities.

3. Ongoing Operation Phase

The below Section 3 provides information including a relevant table showing the total volume of waste expected to be generated by the development and the associated waste storage requirements.

3.1 Proposed Development Summary

The proposal involves the redevelopment of the subject site to enable an Educational Establishment. Consent is sought for the following components:

- Change of use to enable an Educational Establishment;
- Building works (alterations & additions);
- Landscaping and greenspace works;
- Signage;
- Ancillary civil works for the construction of internal stormwater drainage.

The facility is proposed to operate between Monday to Friday 6.30am – 6.30pm. The facility will not operate on weekends, or public holidays.

No cooking is proposed to be undertaken at the facility, therefore there will be no need to install a grease arrestor.

With respect to the operational phase of the development, a bin storage area is available within the building to the south of Larkin Lane adjacent to the Eggins Lane access doors (as outlined red on **Plate 1**). This will enable the transport of refuse collection to the collection point located within Eggins Lane, which correlates with the recommendation within the Traffic Impact Assessment Report prepared by ABTT.

It is proposed that waste will be collected in the proximity of the site with the school transferring the bins within the travel route of a waste travel path shown below in **Plate 2**. A swept path analysis of a typical rear loading waste collection vehicle is contained within Attachment B2 of the TIA. Waste collection service may be provided either by Lismore City Council or a private contractor.

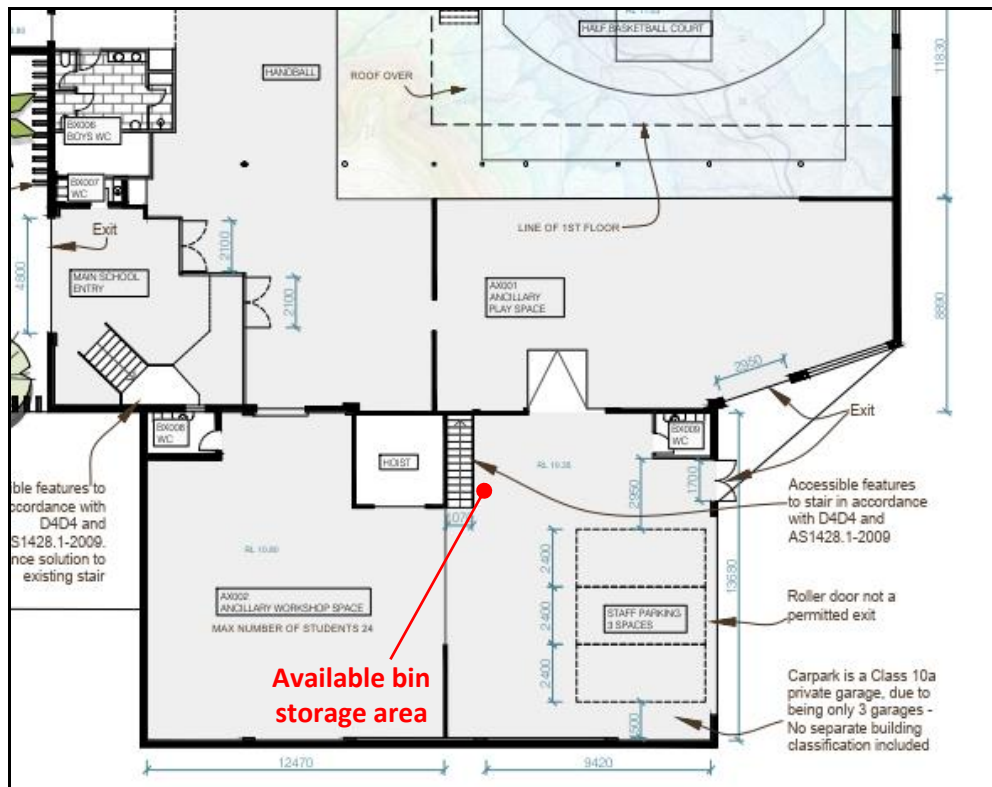


Plate 1 – Waste Bin Storage Area

Source – Architectural Dwg No. 05 prepared by Cave Urban (date: 25/04/24)



Plate 2 – Waste Collection Vehicle Access Route



Source – Figure 7.3 of the TIA prepared by ABTT (Ref: P025.01R)



3.2 Total Volume of Waste Expected (Estimated)

Chapter 15 of the Lismore DCP does not specify waste generation rates for Educational Establishments. Accordingly, the following rates have been adopted from Randwick City Council 'Waste Management Guidelines for Proposed Developments – Appendix A: Waste generation rates', and therefore considered an appropriate representation for this proposal.

Educational Facilities		
Typical waste generation rates for educational facilities are as follows:		
Type of Premises	Garbage	Recycling
Primary/High School	1.5 L/day/student	0.5 L/day/student recyclable paper
Tertiary Education Facility	Dependant on the subjects taught at the educational facility. Development applicants should consult existing facilities and industry standards to determine appropriate estimates for waste generation.	

The below table provides details as to the expected total volume of waste expected to be generated by the proposed development and the associated waste storage requirements.

Educational Establishment	
Amount of Waste Generated (L per unit/day)	Waste
Adopted Rates: Amount generated Total:(Approx) 1.5L/day/student - garbage 0.5L/day/student recyclable paper – recycling	Development Proposal: <u>General Waste</u> $1.5\text{L/day} \times 200 = 300\text{L / day - General Waste}$ $1500\text{L/ week based on 5 days}$ <u>Recyclables</u> $0.5\text{L/day} \times 200 = 100\text{L / day – Recyclables}$ $500\text{L/ week based on 5 days}$ Note: The above amounts are based on 200 students.
Any reduction due to compacting equipment	Nil
Frequency of collections	1 collection/week (adjusted as required)
Number and size of storage bins proposed	Garbage 7 x 240L wheelie bins, or  2 x 660L wheelie bins, plus 1 x 240L bin 

	<p>Note: One of the 660L wheelie bins may be substituted with an 1,100L wheelie bin to achieve 1,500L collection.</p> <p>Recycling 3 x 240L wheelie bins, or</p>  <p>1 x 660L wheelie bins</p> 
Floor area required for storage bins (m ²)	Dedicated bin storage area provided on site. Refer Plate 1 within this WMP.
Floor area required for manoeuvrability (m ²)	Waste storage/collection bins will be placed in Eggins Lane for collection service on a weekly basis (adjusted as required) by Council or private contractor.
Height required for manoeuvrability (m ²)	Waste storage/collection bins will be placed in Eggins Lane for collection service on a weekly basis (adjusted as required) by Council or private contractor.

3.3 Construction Details (All types of development)

Details concerning the measures (materials/lifecycle etc) for waste avoidance that have/will be incorporated into the design, material purchasing and construction techniques of the development will be provided to Council with the Construction Certificate.

As per Section 2 of this WMP, this part of the WMP may be completed and submitted with the Construction Certificate following approval of the Development Application. The WMP is dependent on the preparation of Construction Certificate drawings and the appointment of a contractor to carry out the construction works to enable inclusion of details within this section.

Accordingly, it is respectfully requested that Council place an appropriately worded condition on the development consent notice requiring the submission of an updated Waste Management Plan to be submitted with the Construction Certificate that addresses the construction phase of the development.

3.4 Detail the arrangement that would be appropriate for the ongoing use of waste facilities as provided in the development. Identify each stage of waste transfer and loading into the collection vehicle, detailing the responsibility for and location and frequency of, transfer and collection

Ongoing Waste Management will occur via the following Management Plan:

- a) Quantum of waste generated will be monitored by staff and waste collection service adjusted as required.
- b) The waste storage area on site will be suitably located and clearly labelled. Location of the bin storage area is identified above in **Plate 1**.
- c) All bins are to be clearly labelled.
- d) With respect to general waste, staff will be responsible for:
 - the collection and storage of waste on site;
 - maintenance of the waste storage area in a clean and tidy manner;
 - ensuring bins are placed in Eggins Lane for collection as required.

4. Plans and Drawings

4.1 Construction

The following construction phase plan information will be required to be provided in the updated WMP with the Construction Certificate.

- Size and location of waste storage area;
- Access for waste collection vehicles;
- Type and number of storage bins likely to be required;
- Signage required to facilitate correct use of storage facilities.

4.2 Ongoing Operation

The following ongoing operation information is provided in respect to the proposed development.

Component	Comment
Space	
Size and locations(s) of waste storage areas	Dedicated bin storage area provided on site. Refer Plate 1 within this WMP.
Recycling bins placed next to waste bins	Recycling bins are to be placed together with waste bins in the designated bin enclosure area.
Space provided for access to and the manoeuvring of bins/equipment	Bin collection will occur within Eggins Lane which will negate the need for garbage trucks to enter the site.
Any additional facilities	N/A.
Access	
Access route(s) to deposit waste in storage room/area	Waste bins will be placed in Eggins Lane for collection. A pedestrian access route will be available from the identified waste storage area to the Eggins Lane collection point.
Access route(s) to collect waste from storage room/area	Waste bins will be placed in Eggins Lane for collection. A pedestrian access route will be available from the identified waste storage area to the Eggins Lane collection point.
Bin carting grade	The subject land is not constrained by excessive slopes.
Location of final collection point	Bins are to be collected from Eggins Lane.

Clearance, geometric design and strength of internal access driveways and roads	Bins are to be collected from Eggins Lane as provided earlier in Section 3.1.
Direction of traffic flow for internal access driveways and roads	Bins are to be collected from Eggins Lane as provided earlier in Section 3.1.
Amenity	
Aesthetic design of waste storage areas	The bin storage area will be adequately screened from all public areas.
Signage – type and location	No specific signage proposed unless otherwise required by Council within the development consent conditions.
Construction details of storage rooms/areas (including floor, walls, doors, ceiling design, sewer connection, lighting, ventilation, security, wash down provisions etc)	The design plans submitted with the Development Application indicate design and construction material detail to Development Application standard.