**SLR Consulting Australia**
10 Kings Road, New Lambton NSW 2305, Australia

## Waste Management Plan

**Address:** 10 River Road & 16 Denton Close, Windella NSW 2320

**Proposal:**

Construction of a manufactured home estate at 10 River Road and 16 Denton Close, Windella NSW 2320. Specifically, the proposed development includes:

- Demolition of all existing structures across both lots;
- Removal of trees;
- Earthworks
- Construction of a 282 lot manufactured home estate including:
    - Construction of internal roads;
    - Construction of community facilities including community clubhouse building, swimming pool, lawn bowls green and pickleball courts;
    - Establishment of site landscaping incorporating walking tracks;
- Other minor works identified on the Master Plan at **Appendix A** and Architectural Plans attached at **Appendix B**.

# Objectives for the Waste Management on Site

- To minimise resource requirements and construction waste through reuse and recycling;
- The efficient selection and ordering of resources; and
- To ensure the waste management systems are compatible with the relevant waste collection services.

The management of waste is addressed in this Waste Management Plan (WMP) in the following sections, according to the stages of the development which include:

- Demolition;
- Construction; and
- Ongoing operation.

# 1.0 Demolition Stage

The proposal includes demolition of all existing structures across the two lots including:

- Dwelling house, swimming pool, 2 x sheds/farm buildings and fencing on Lot 1; and
- Dwelling house, 3 x sheds/farm buildings and fencing on Lot 9.

Please refer to the Demolition Plan at **Appendix B** for details.

Structures shall be deconstructed to aid in material salvage and reuse across the site. demolition waste will be separated on site by the demolition contractor. The site shall be checked on a regular basis to proper separation of materials.

| Type of Waste Generated | Estimates Volume in $m^3$ or Area $m^2$ or Weight in Tonne (t)[1] | Reuse and Recycling | | Disposal |
|---|---|---|---|---|
| | | On-Site | Off-Site | |
| Fittings | ~2T | N/A | Sold or taken to recycling facility. | Items unable to be reused or recycled to be disposed of at licensed landfill facility. |
| Roof tiles | ~12T | Crush and use for backfill on-site | Dispose of at local recycling facility. | Contaminated material to be disposed of at licensed landfill facility. |
| Plasterboard | ~4.5T | N/A | Recycle uncontaminated plasterboard products. | Dispose of contaminated or rotten plasterboard at licensed landfill facility |
| Timber | ~15T | N/A | Recycle untreated or unpainted timber off-site. | Dispose painted or finished timber at licensed landfill facility. |
| Concrete/bricks | ~100T | Use for backfill on site where suitable | Provided to local waste facility by contractor | Disposed at local waste facility by contractor |
| Metal | ~10T | N/A | Provided to local waste facility by contractor | Disposed of at local waste facility by contractor |
| Miscellaneous | ~2T | N/A | N/A | Disposed of at local waste facility by contractor |
| Asbestos | TBA | | | Disposed of a licensed landfill facility |

**Notes**

1. Details of the exact quantities to be confirmed upon detailed site investigation during Construction Certificate process.

2. The site contractor, prior to commencement of any works, will erect a suitable 1.8 metre high fence on the site to enclose the work area.

# 2.0 Construction Stage

Construction waste will be separated on site by the builder's contractors and laborers during

the construction stage. The site shall be checked on a regular basis to make sure no recyclable materials are mixed with non-recyclable materials, and to set aside on site an area to store the recyclable materials for transportation to local recycling facilities.

The site manager will erect a sign on site for waste areas and will inform the builder's staff where material is to be collected for recycling. The site manager and/or builder will impose the implementation of the waste separation policy on a regular basis.

Stockpiles shall be located and managed appropriately to prevent sediment runoff and ensure minimal environmental impact from the building site.

A suitable all-weather vehicular access point shall be provided for the construction phase, and all sediment and erosion control devices implemented on site prior to commencement of construction works.

| Type of waste generated | Estimates Volume in $m^3$ or area $m^2$ or weight in tonne (t) | Reuse and Recycling | | Disposal |
|---|---|---|---|---|
| | | **On-Site** | **Off-Site** | |
| Metal | < $10m^3$ | N/A | Sent to local metal recycler | Dispose of small offcuts at licensed landfill facility |
| Bricks | <$10m^3$ | Reused for backfill where appropriate. | Disposed of at local recycler by contractor. | N/A |
| Concrete | <$10m^3$ | Reused for backfill where appropriate. | Disposed of at local recycler by contractor. | N/A |
| Plasterboard | <$5m^3$ | N/A | Unused sheet returned to supplier. Offcuts sent to local recycling facility. | Disposed of at local waste facility by contractor |
| Packaging (used pallets and pallet wrap) | <$30m^3$ | N/A | Pallets returned to supplier for reuse where possible | Disposed of at local waste facility by contractor |
| Other waste e.g. pvc plastics, paint, paper / cardboard | <$25m^3$ | - | Separated for recycling where possible | Disposed of at local waste facility |

**Notes**

1. The location of construction waste facility will be finalised upon engagement of site contractor and tendering process.

2. Quantities to be confirmed upon engagement of site contractor.

3. The site will be fenced off during the construction phase.

# 3.0 Operational Stage

## 3.1 Waste generation

Waste generation rates for the development have been determined in accordance with the EPAs *Better practice guide for resource recovery in residential developments*.

On average, each dwelling is expected to generate waste at the following rates:

**Table 1 Residential waste volumes**

| Waste Type | Volume L/week | Volume L / fortnight |
|---|---|---|
| Recycling | 100 | 200 |
| General waste (incl. food waste) | 125 | 250 |

No commercial activities are proposed within the community clubhouse building. Waste will be limited to general office waste generated in the reception office and incidental waste generated by residents through the general use of the internal spaces and recreation facilities. This is expected to constitute fairly low volumes as indicated below:

| Waste Type | Volume L/week | Volume L / fortnight |
|---|---|---|
| Recycling | 700 | 1400 |
| General waste (incl. food waste) | 450 | 900 |

## 3.2 Waste storage

Following occupation each dwelling will be provided with individual 140L or 240L general waste and recycling bins which will be stored within the curtilage of their dwelling.

Waste collection bins will be distributed throughout the community clubhouse building with waste being transported to the bin store by staff daily or as required. Waste generated at the community clubhouse will be stored in the designated bin store adjacent to loading bay at the western side of the building. The bin store will have an area of approximately 21m$^2$ (3m x 7m) which will allow for storage of at least 11 x 240L bins. It is considered unlikely that the total capacity of the bin store will be required based on the anticipated waste generation and collection frequency. The waste store will be screened and regularly cleaned by staff to ensure there is no build up of waste or odour.

**Figure 1 Bin dimensions (Source: EPA *Better practice guide for resource recovery in residential developments***

Wheelie bin

| Bin capacity | 80L | 120L | | 140L | | 240L | 360L |
|---|---|---|---|---|---|---|---|
| Height (mm) | 870 | 940 | 1065 | 1080 | 1100 | | |
| Depth (mm) | 530 | 530 | | 540 | | 735 | 820 |
| Width (mm) | 450 | 485 | | 500 | | 580 | 600 |
| Approximate footprint ($m^2$) | 0.24 | 0.26–0.33 | | 0.27-0.33 | | 0.41–0.43 | 0.49 |
| Approximate weight (kg) | 8.5 | 9.5 | | 10.4 | | 15.5 | 23 |
| Approximate maximum load (kg) | 32 | 48 | | 56 | | 96 | Not known |

Sources include Sulo, Single Waste, Cleanaway, SUEZ, just wheelie bins and Perth Waste for two-wheel mobile bins

## 3.3 Waste collection

A private waste contractor will be engaged to provide on-going waste collection services to the site. The perimeter circulation road has been designed to facilitate use by a 12.5m waste collection vehicle.

The site shall be serviced weekly for general waste and fortnightly for recyclables. Residents will be responsible for moving bins to the perimeter circulation road on collection day.