BARKER RYAN STEWART

Eagers Automotive

Waste Management Plan

Alterations & Additions to Workshop & Vehicle Sales Premises

Maitland Heritage

February 2024

ENGINEERING
PLANNING
SURVEYING
CERTIFICATION
PROJECT MANAGEMENT

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Project No.	221081
Author	MB / LW
Checked	LW
Approved	AR

Rev No.	Status	Date	Comments
1	Draft	19.02.2024	For Review
2	Final	22.02.2024	Final Issue

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This report is for development application purposes only and is not to be relied upon for construction purposes. The waste calculations included in the report are an estimate only, based on the plans and documents supplied by the client and waste generation guidelines from Council, the EPA and other third parties. This report is a guideline only and should not be used as a basis for feasibility studies, safety procedures, operational costs, demolition / construction estimates or bills of quantities. Should waste generation be higher than expected, the site manager shall make appropriate adjustments to accommodate additional waste. Any equipment recommended in this report shall be assessed by the supplier and site manager to determine it is fit for the intended purpose.

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1 Author and Project Details

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Development Details	
Project Details	Alterations and Additions to Vehicle Body Repair Workshop and Vehicle Sales Premises
Address of Development	19 Bungaree Street, Maitland (Lot 19, DP746311, Lot 20, DP746311, Lot 21, DP746311, Lot 22, DP746311, Lot 23, DP746311, Lot 26, DP74631)
Existing Buildings and other structures currently on the site	The site currently contains a vehicle body repair workshop, a vehicle sales premises and ancillary storage shed.
Description of proposed development	The proposed development seeks the following: • Demolition of the existing storage shed. • Vegetation clearing for the suspended slab. • Construction of two additional vehicle sales premises, to the north of the existing premises and in place of the existing storage shed to the south. • Alterations and additions to the vehicle body repair workshop, facilitating the addition of a second vehicle body repair shop and two external carwash bays. • Alterations and additions to the existing car park.

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 will be retained and kept readily accessible for inspection by regulatory authorities such as council, OEH or WorkCover NSW.

Contact Name Lisa Wrightson

Date 22 February 2024

2 Council Requirements

The proposed development will be consistent with the guiding waste management principles of:

- Reduce;
- Reuse;
- Recycle.

This Waste Management Plan (WMP) has been prepared having regard for the specific waste management objectives of the Maitland Development Control Plan 2011 (MDCP2011), which are:

- *To minimise resource requirements and construction waste through reuse and recycling and the efficient selection and use of resources.*
- *To encourage building designs, construction and demolition techniques in general which minimise waste generation.*
- *To assist applicants in planning for sustainable waste management, through the preparation of a site waste minimisation and management plan. This plan is to be completed in the planning stages of a development.*
- *To facilitate effective waste minimisation and management for development in a manner consistent with the principles of ESD.*

Table 1 illustrates how this WMP addresses the Council controls included in Section B.6 of the DCP.

Table 1: Council controls included in Section B.6

DCP Control	Comment
Site Preparation Phase	
An area shall be allocated for the storage of materials for use, recycling and disposal, giving consideration to slope, drainage, location of waterways, stormwater outlets, vegetation and access and handling requirements.	Appropriately allocated space will be provided for the use, recycling and disposal of materials.
Waste and recycling materials are to be separated.	Waste to be reused, recycled and disposed will be managed as discussed in Sections 3 and 4 below, and adequately separated.
Measures are to be implemented to prevent damage, minimise health and order risks, and windborne litter.	Measures in alignment with the construction management plan are to be provided, minimising risk to Telarah Lagoon
Construction Phase	
An area shall be allocated for the storage of materials for use, recycling and disposal, giving consideration to slope, drainage, location of waterways, stormwater outlets, vegetation and access and handling requirements. Signage is to be incorporated into this area in order for the clear definition of the space.	During demolition and construction, an appropriate space will be provided for the use, recycling and disposal of materials. Signage will be incorporated to ensure a clear definition of space.
Waste and recycling materials are to be separated. Signage shall clearly indicate which bins or disposal units are for waste and those for recycling.	Waste to be reused, recycled and disposed will be managed as discussed in Sections 3 and 4 below, and adequately separated.

DCP Control	Comment
Measures are to be implemented to prevent health and odour risks, and windborne litter.	Waste areas on site will provide appropriate coverage to prevent windborne litter. Measures in alignment with the construction management plan are to be provided during construction.
The use of prefabricated components and recycled materials should be considered when possible.	Prefabricated components and recycled materials will be utilised where available to reduce onsite waste.
Operational Phase	
The waste area should provide separate containers for the separation of general waste from recyclables.	Two waste areas are shown on the plans.
If Council is not the provided waste contractor, then a valid contract with a licensed waste facility is to be kept by the premises or the body corporate managing the site for the collection of waste and recyclables.	The existing waste contract with Cleanaway Waste Management Services will remain unaffected by the proposed development and will be supplemented as required by additional bins.

3 Demolition

3.1 Waste Generation

Table 2 includes details of the demolition waste generation for the proposed alterations and additions to the dealership.

Table 2: Demolition waste generation

Type of Waste Generated	Reuse	Recycle	Disposal	Comment
	Estimate Volume (m^3)	Estimate Volume (m^3)	Estimate Volume (m^3)	Specify method of on-site reuse, contractor and recycling outlet and/or waste depot to be used
Excavation material	-	-	-	Excavation is at construction stage.
Timber (Side façade / dressed)	-	208m^3	-	Transferred to a Material Recovery Facility or Council Waste Transfer Station.
Gyprock / Cladding	-	125m^3	-	Transferred to a Material Recovery Facility or Council Waste Transfer Station.
Concrete	-	1,195m^3	-	Any concrete waste will be crushed and transported to other construction sites or through a Material Recovery Facility.
Masonry (Hebel Block/Fibre cement sheeting/ Pavers / bricks)	42m^3	166m^3	-	Transferred to a Material Recovery Facility.
Tiles (roof)	-	-	-	No roof tiles.
Metal (roofing / framing / façade)	-	208m^3	-	Transferred to a Material Recovery Facility
Glass	-	52m^3	-	Transferred to a Material Recovery Facility
Furniture	-	-	-	Furniture will be removed prior to demolition.
Fixtures / Fittings	-	33m^3	8m^3	Transferred to a Material Recovery Facility or Council Waste Transfer Station.
Floor coverings	-	52m^3	35m^3	Transferred to waste management facility or recycling facility.
Packaging (used pallets / pallet wrap)	-	-	-	No packaging will be used during the demolition.
Garden organics	33m^3	33m^3	-	Reused as mulch on site or recycled through private contractor or through Council's green waste.

Type of Waste Generated	Reuse	Recycle	Disposal	Comment
	Estimate Volume (m^3)	**Estimate Volume (m^3)**	**Estimate Volume (m^3)**	**Specify method of on-site reuse, contractor and recycling outlet and/or waste depot to be used**
Containers (cans / plastic / glass)	-	17m^3	-	Containers to be sorted and transferred to Council Waste Transfer Station
Paper / cardboard	-	9m^3	-	Transferred to a Material Recovery Facility
Residual waste		14m^3	55m^3	Transferred to a Council Waste Management Facility.
Hazardous / special waste (specify)	-	-	-	Should any asbestos or other hazardous materials (such as old fuel tanks or the like) be found on the site they will be removed and disposed of by a qualified demolition removalist in accordance with the relevant standards.
Other	-	-	-	Transferred to a Council Waste Management Facility.

3.2 Waste Management

Waste management during demolition and construction will be provided as part of a construction management plan included as part of the construction certificate process. Reuse/ recycling contractor and landfill site for disposal to be determined at Construction Certificate stage.

3.3 Waste Avoidance and Reduction

- Only demolish the necessary parts of the buildings on site and reuse where possible the existing structures;
- Salvage materials for recycling and reuse during the demolition process; and
- The remaining waste to be transported to a recognised builders recycling yard or waste facility.

4 Construction

4.1 Waste Generation

Table 3 includes details of the construction waste generation for the proposed dealership.

Table 3: Construction waste generation

Type of Waste Generated	Reuse	Recycle	Disposal	Comment
	Estimate Volume (m^3)	**Estimate Volume (m^3)**	**Estimate Volume (m^3)**	**Specify method of on-site reuse, contractor and recycling outlet and/or waste depot to be used**
Excavation material	12,000m^3	-	-	Excavated materials will be reused as fill on other developments or on-site.
Timber (Side façade / dressed)	7m^3	17m^3	-	Transferred to waste management facility or recycling facility.
Gyprock / Cladding	-	14m^3	-	Transferred to waste management facility or recycling facility.
Concrete	2m^3	14m^3	-	Any excess concrete will be retained in the truck and used elsewhere.
Masonry (Hebel Block/Fibre cement sheeting/ Pavers)	7m^3	13m^3	-	Transferred to waste management facility or recycling facility.
Tiles (roof)	-	-	-	No roof tiles proposed.
Metal (roofing / framing / façade)	6m^3	23m^3	-	Transferred to waste management facility or recycling facility.
Glass	-	-	-	All glass will be made to order
Furniture	-	-	-	Not at this stage.
Fixtures / fittings	14m^3	-	-	Fixtures will be made to order.
Floor coverings	5m^3	7m^3	10m^3	Transferred to waste management facility or recycling facility.
Packaging (used pallets / pallet wrap)	-	22m^3	-	Pallets will be transferred to a Material Recovery Facility. Wrap and packaging will be a transferred to Councils Waste Management Facility.
Garden organics	3m^3	-	-	Organics will be ordered to size in accordance with the quantity survey.
Containers (cans / plastic / glass)	-	14m^3	-	Containers will be a transferred to Councils Waste Management Facility.
Paper / cardboard	-	8m^3	-	Transferred to waste management facility or recycling facility.
Residual waste	-	10m^3	18m^3	Residual waste will be transferred to Councils Waste Management Facility.

Type of Waste Generated	Reuse	Recycle	Disposal	Comment
	Estimate Volume (m^3)	Estimate Volume (m^3)	Estimate Volume (m^3)	Specify method of on-site reuse, contractor and recycling outlet and/or waste depot to be used
Hazardous / special waste (specify)	-	-	-	No hazardous materials will be utilised in the construction.
Other	-	-	-	N/A

4.2 Waste Management

Waste management during demolition and construction will be provided as part of a construction management plan included as part of the construction certificate process.

4.3 Waste Avoidance and Reduction

- All fixtures and fittings will be made to measure;
- All materials will be ordered in accordance with a bill of quantities;
- Recycled materials will be utilised where ever possible;
- Measures will be taken to ensure the construction contractor is aware of the waste management procedures and adheres to appropriate guidelines.
- Salvage materials for recycling and reuse during the construction process; and
- The remaining waste to be transported to a recognised builders recycling yard or waste facility.

5 Ongoing Operation

5.1 Waste Generation

Table 4 shows the expected waste generation from the proposed development. It should be noted that the showroom waste generation rate has been used for the car showroom components and industrial generation rates (from another DCP) for workshop components.

Table 4: Ongoing Waste Generation – Recycling and General Waste

DCP Requirements	Recyclables	General Waste	Green Waste
Showroom and Workshop areas			
Amount generated (L per day)	505.2L	1,320.2L	Green waste will be removed by a landscape contractor.
Amount generated (L per week)	3,536.3L	9,241.7L	
Number and size of bins	1 x 3,500L bulk waste bin	2 x 3,500L bulk waste bin	
Frequency of Collection	Weekly	Twice a week	As needed

Other waste types are detailed in table 5 below.

Table 5: Ongoing Waste Generation – Other Waste Types

Waste Type	Waste Bin Type	Collection Frequency	Special Notes
Confidential Paperwork	Shredding Bins x 240L	2 bins collected upon request	
Scrap Metal	Skip bin x 1	Collected upon request	
Oils and Liquid Waste	Double bunded waste oil tank	As required	Removed by specialist contractor

5.2 Waste Storage

Table 6 below includes details about waste storage requirements for the proposed development.

Table 6: Waste Storage

Waste Storage Area	
Green Waste	Green waste will be removed by a landscape contractor.
Bulky Waste	An area has been provided for the storage of bulky waste.
Special Waste	Scrap metal / confidential / Oils and liquid waste as detailed above.

Floor area required for manoeuvrability (m^2)	The storage areas are wide enough for bins to move pass each other while leaving enough space for human passage between bins. Note detailed design of waste bin areas will be undertaken at Construction Certificate stage.
Height required for manoeuvrability (m)	Waste storage areas provide sufficient overhead clearance for bin lifters to transfer waste to large bins.
Comment	**Recycle:** This development will provide adequate recycling bins to meet the minimum recycle requirements. **Waste:** This development will provide adequate waste bins to meet the minimum waste requirements. **Other:** other specialist waste will be collected as required upon request.

5.3 On-going Waste Removal Procedures

- A private contractor will collect waste and recycling from the site.
- Specialist waste will also be removed as required by private contractors relating to scrap metal, confidential documents and oil and liquid waste products on an as need basis.
- **Maintenance**: Management shall be responsible for the maintenance of signage, the security of the waste storage areas.
- **Hygiene:** An arrangement will be made with a bin cleaning contractor for regular bin cleaning. The bin contractor will provide a specialised filtration service to ensure pollutants are collected by the mobile unit and appropriately disposed in accordance with EPA Guidelines. A cleaning area should be provided.

5.4 Education

- Staff will be supplied with a copy of the WMP to inform them on the concepts of waste minimisation and recycling.
- Appointed staff members will monitor the waste areas and report to management on any issues that require rectification.

6 Plans and Drawings

The following checklist in Table 7 is designed to help ensure WMP are accompanied by sufficient information to allow assessment of the application.

Drawings are to be submitted to scale, clearly indicating the location of and provisions for the storage and collection of waste and recyclables during:

- Demolition;
- Construction; and
- Ongoing operation.

Table 7: Checklist

Demolition	Tick Yes
Size and location(s) of waste storage area(s)	✓
Access for waste collection vehicles	✓
Areas to be excavated	✓
Types and numbers of storage bins likely to be required	✓
Signage required to facilitate correct use of storage facilities	✓
Construction	**Tick Yes**
Size and location(s) of waste storage area(s)	✓
Access for waste collection vehicles	✓
Areas to be excavated	✓
Types and numbers of storage bins likely to be required	✓
Signage required to facilitate correct use of storage facilities	✓
On-going Operation	**Tick Yes**
Space	
Size and location of waste storage areas	✓
Recycling bins placed next to residual waste bins	✓
Space provided for access to and the manoeuvring of bins	✓
Any additional facilities	✓
Access	
Access route(s) to deposit waste in storage room/area	✓
Access route(s) to collect waste from storage room/area	✓

Bin carting grade not to exceed 10% and travel distance no greater than 100m	✓
Location of final collection point	✓
Clearance, geometric design and strength of internal access driveways and roads	✓
Direction of traffic flow for internal access driveways and roads	✓
Amenity	
Aesthetic design of waste storage areas, including being compatible with the main building/s and adequately screened and visually unobtrusive from the street	✓
Signage – type and location	✓
Construction details of storage rooms/areas (including floor, walls, doors, ceiling design, sewer connection, lighting, ventilation, security, wash down provisions, cross & longitudinal section showing clear internal dimensions between engaged piers and other obstructions, etc)	✓

*Details provided at construction certificate stage.

Refer to the architectural plans for further detail.