



WASTE MANAGEMENT PLAN

Change of Use and Public Administration
Building Fitout
2 Biripi Way, Taree South NSW 2430

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Address: 2 Biripi Way, Taree South NSW 2430

Proposal: Change of use and public administration building fitout.

INTRODUCTION

This Waste Management Plan pertains to the proposed fit out and future operations at 121 Manning River Drive, Taree South. It addresses all phases of the proposed development, including site preparation works, construction and ongoing management of waste for the building.

OBJECTIVES FOR THE WASTE MANAGEMENT ON THIS SITE

- + To ensure that reuse and recycling of building materials, demolition and construction waste is maximised to reduce waste going to landfill.
- + To ensure that demolition and construction waste is appropriately and effectively managed.
- + To assist in achieving federal and state government waste minimisation targets.
- + To encourage building design and construction techniques that minimise waste generation.

1 DEMOLITION AND CONSTRUCTION STAGE

The demolition phase of the development is minimal, specifically noting the building is currently vacant and disposal of shelves, packaging etc. from the previous use is not required. The construction waste generated will be minimal, and predominantly in the form of packaging from new furniture etc. and minor offcuts from internal walls and sub-flooring. All internal construction works will be made to measure.

Materials on Site		Destination		
Type of waste generated	Estimates Volume in m ³ or area m ² or weight in tonne 9(t)	Reuse and Recycling		Disposal
		On-Site	Off-Site	
Excavation Material	<2m ³	Minimal soil excavation will occur during landscaping only and reused on site.	N/A	N/A
Wood	<5m ³	N/A	Appropriate recycling contractor.	N/A
Glass	<0.5m ³	N/A	Appropriate recycling contractor.	If applicable, appropriate waste facility.
Metal	<0.5m ³	N/A	Sent to local metal recycler.	N/A
Packaging	<10m ³	N/A	Sent to local recycler	N/A
Miscellaneous	<1m ³	N/A	Appropriate contractors.	N/A

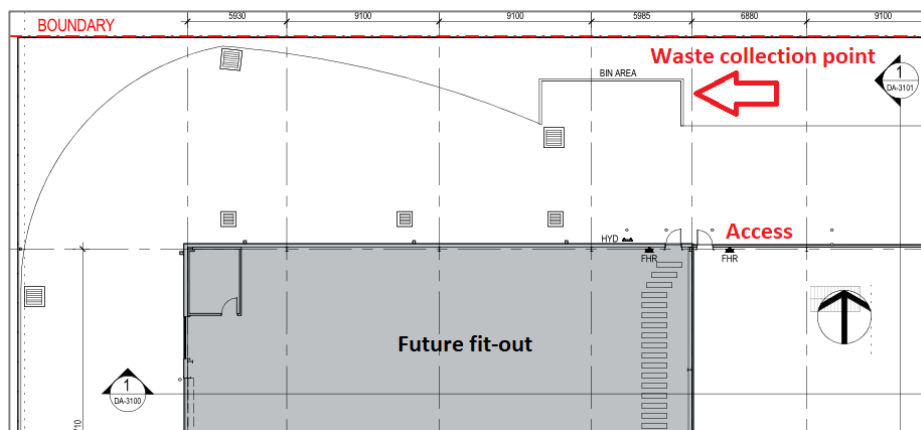
Notes

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

2 OPERATION STAGE

MidCoast Council will continue to operate under the existing Plan of Management in relation to operational waste disposal. Bins for recyclables, general waste and food scrapes will be located throughout the office space and kitchen areas. Bins will be emptied by cleaners on a regular basis and taken to the main collection point shown in Figure 1 below. Access is via the staff only door on the north facade, collection will then occur on a regular basis. The approved collection path allows up to a 12.5m ridged vehicle to access the collection point.

Figure 1 - Waste collection point



The estimated waste generated by the previous use, which was a retail premises over 100m², is approximately ten times the overall estimated waste generation of an office space¹, therefore the existing bins storage area, as approved, provides adequate space for the change of use and ongoing office operations and a small café. Table 2 below provides the relevant excerpt from Council’s waste management DCP (Appendix J: Template) and shows the compliance with site waste management.

Table 1 - Excerpt from SWMMP (Commercial developments and change of use)

Submitted plans detail...	Check if 'yes'
Location of appropriately-sized waste/recycling storage room (or rooms).	<input checked="" type="checkbox"/>
Location of temporary waste/recycling storage areas within each tenancy (of a sufficient size to store one day worth of waste).	<input checked="" type="checkbox"/>
Collection point for the Council waste, recycling and green waste bins.	<input checked="" type="checkbox"/>
Path of travel between storage area and collection point.	<input checked="" type="checkbox"/>
On site path of travel for collection vehicles (if applicable).	<input checked="" type="checkbox"/>
Convenient access from each tenancy to waste/recycling storage area and convenient step-free access between waste/recycling storage area and collection point.	<input checked="" type="checkbox"/>
Where applicable, development design considers...	
Depending on size and type of development, separate waste/recycling for each tenancy may be necessary.	<input checked="" type="checkbox"/>
Arrangements for the separation of recyclables from general waste and for the movement of these to waste/recyclable storage area.	<input checked="" type="checkbox"/>
The waste/recycling storage room (or rooms) is of sufficient size to accommodate required number of bins.	<input checked="" type="checkbox"/>
Clearly signed containers are provided in the waste/recycling storage area for the separation of recyclable materials from general waste.	<input checked="" type="checkbox"/>
Enclosure, covering and maintenance of waste/recycling storage area to prevent polluted wastewater runoff.	<input checked="" type="checkbox"/>
The size and layout of the waste/recycling storage room (or rooms) must be capable of accommodating reasonable future changes in the use of the development.	<input checked="" type="checkbox"/>
Each kitchen in the development includes a waste/recycling cupboard to separate recyclables from general waste and to hold a minimum of a single day’s waste.	<input checked="" type="checkbox"/>
Any garbage chutes are designed in accordance with the <i>Building Code of Australia and Better Practice Guide for Waste Management in Multi-Unit Dwellings</i> and are labelled as inappropriate for recyclables.	<input type="checkbox"/> N/A

¹ Better Practice Guidelines for Waste Management and Recycling in Commercial and Industrial Facilities, December 2012, NSW EPA

CONCLUSION

The proposal can operate in accordance with the relevant waste management objectives and will rely on the existing waste infrastructure as approved for the previous retail use.