



Operational Waste Management Plan

**34 Wyndella Road,
Lochinvar NSW**

April 2025

This report contains confidential information. It has been compiled by Tandem Solutions Pty Ltd for the 34 Wyndella Road, Lochinvar New South Wales development.

This Waste Management Plan is not a substitute for legal advice on the relevant environmental legislation, which applies to this development. Accordingly, Tandem Solutions Pty Ltd will not be liable for any loss or damage that may arise out of this project, other than loss or damage caused as a direct result of Tandem Solutions Pty Ltd's negligence.

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1 Introduction

This Waste Management Plan (WMP) has been prepared on behalf of Essence Project Management Pty Ltd to accompany a Development Application for the 34 Wyndella Road, Lochinvar New South Wales development.

The project consists of the development of 182 residential premises, a Central Facility and associated infrastructure.

Development of this WMP has referred to Maitland City Council's *Maitland Development Control Plan 2011* (various Sections including B.6 – Waste Not – Site Waste Minimisation & Management)

Management strategies reflect current best-practice requirements, and relevant Sections of the *Protection of the Environment Operations Act 1997*, *Protection of the Environment Operations (Waste) Regulation 2014*, *Waste Avoidance and Resource Recovery Act 2001*, and the NSW Environment Protection Authority *Waste Classification Guidelines, Part 1: Classifying Waste*, as well as consideration of industry best practice for this type of development.

In addition, the following publications have been consulted for guidance as to waste management for this type of development:

- City of Sydney *Guidelines for Waste Management in New Developments 2018*
- NSW EPA *Better practice guide for resource recovery in residential developments 2019*

To assist in achieving effective waste and recycling management, this waste management plan has three key objectives:

- i. **to minimise the environmental impacts of the operations of the development** – this will be achieved by ensuring maximum diversion of waste from landfill; correct containerisation and transport of materials; correct segregation of materials into appropriate management streams; awareness among tenants of waste avoidance practices.
- ii. **to minimise the impact of the management of waste within the development on the community** – this will be achieved by ensuring waste is managed so as to avoid odour and litter and collected during suitable times.
- iii. **to ensure waste is managed so as to reduce the amount landfilled and to minimise the overall quantity generated** – this will be achieved by implementing systems that assist tenants to segregate appropriate materials that can be recycled.

2 Waste Generation

2.1 Waste Streams

Based on the development profile the following are the waste streams that would be expected on a regular basis from the residential premises:

- General waste; and
- Comingled recycling (eg., cardboard/paper, glass and plastic containers).

Similar materials will be generated from the Central Facility but on an *ad hoc* basis.

Organic waste from the gardens for each residence will be managed by the appointed gardening contractor, who as part of their contract will collect and transport all garden organics to a suitable licenced composting facility (eg., Australian Native Landscapes composting facility).

In addition, what is termed “Hard Waste” may be generated on an intermittent basis as residents depart or arrive. This waste consists of bedding, clothing, furniture and other assorted personal effects. This will be managed by the site manager by disposing off to charities, recycling facilities and other options prior to landfill.

Council also provides on its website additional advice/information to assist residents to dispose of materials so that avoidance to landfill can occur. This information can be found at: <https://www.maitland.nsw.gov.au/services/waste-recycling/waste-disposal-guide>.

2.2 Waste Generation

Each residence will be provided with

- 1 x 120 litre - Garbage Mobile Garbage Bins
- 1 x 240 litre - Recycling Mobile Garbage Bins

The Central Facility¹ is provided with:

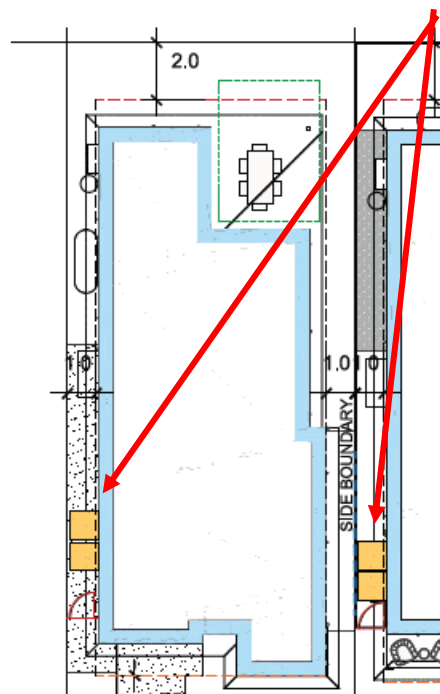
- 3 x 240 litre - Recycling Mobile Garbage Bins
- 3 x 240 litre - Recycling Mobile Garbage Bins

¹ This also includes 1 x waste and 1 x recycling bins for the workshop.

3 Waste Management Systems

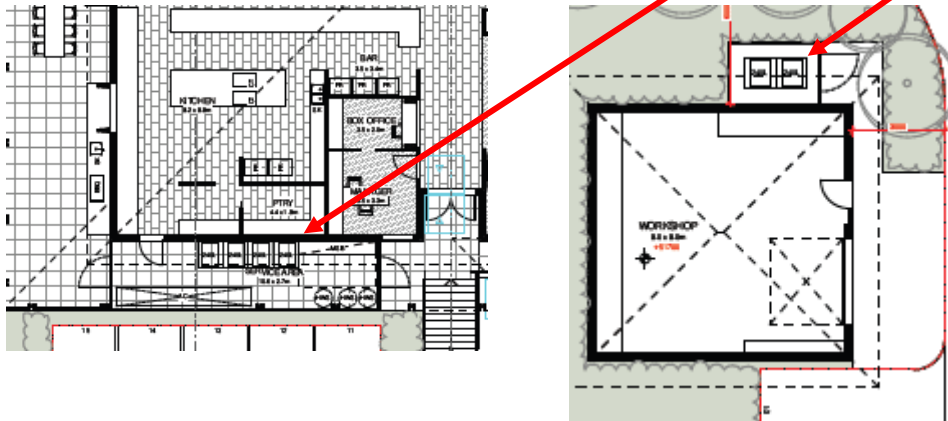
The following summarises the recommended waste and recycling systems that will be implemented. These recommendations are based on Maitland City Council's requirements and systems implemented for similar developments.

- i. The servicing of the waste and recycling bins will be undertaken by a private contractor. This allows for the servicing of bins from the residence's "bin storage area" should that be required.
- ii. All bin storage areas will be screened so as to ensure the bins cannot be viewed from external to each property.
- iii. Management of garden organics will be undertaken by the appointed gardener as part of their contractual obligations (the gardener will be responsible for all external gardens for each residence and any communal areas).
- iv. The internal road system allows for the collection vehicles to always drive in a forward direction – this includes entering and exiting the development onto Wyndella Road. Drawings of turning templates will be provided in the Engineering Plans or Traffic Report.
- v. All residents/staff/contractors will be provided with information on the proper use of the waste management systems.
- vi. Residents will dispose of waste and recyclables into the designated bins located in their residential property as per the below example.



- vii. The following Council website provide information on what can/cannot be deposited into the waste and recycling streams:
<https://www.maitland.nsw.gov.au/residents/bins/help-with-my-bins#what-goes-in-my-bins>.

- viii. Residents will be provided with space for two small (15 litre) bins for both waste and recyclables in each unit.
- ix. Residents, staff and contractors will be provided with information on the proper use of the waste management system (eg., segregation of materials and collection days), and all will be encouraged to maximise the separation of general waste and mixed recyclables within their residences to aid the proper disposal of all materials.
- x. Residents will transport the waste and recyclables bins to the kerbside the day prior to collection and then return them to the storage area following this service.
- xi. Appointed cleaners will be responsible for emptying internal waste/recycling bins into the designated MGB's located in the storage area. The following illustrates the location of the storage area for the Central Facility and Workshop.



- xii. Maintenance staff will be responsible for managing waste/recyclables within their area of responsibility.
- xiii. Cleaners and maintenance staff will transport MGB's to the collection points on the day of servicing and return them to the storage areas following this.
- xiv. The MGB's will at all times be located in the designated storage area unless placed at the kerbside for servicing.

Signage will be located in the waste storage area to advise as to the correct segregation of waste/recyclables as per the following examples.



3.1 Mobile Garbage Bin

The MGB that are provided by Council have the following coloured lids to enable residents, staff and contractors to identify where to deposit materials:

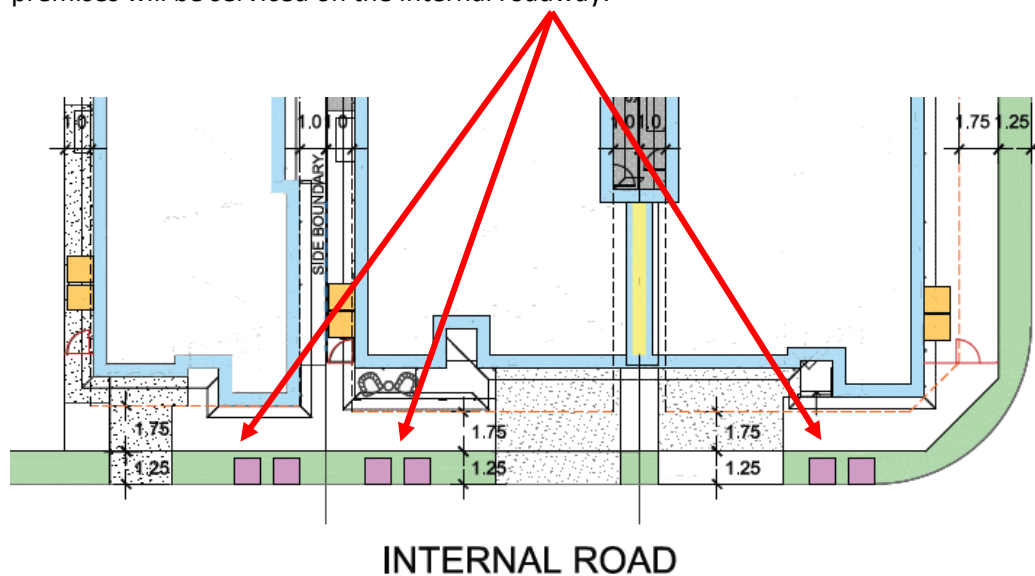
- General waste – red lid
- Recyclables – yellow lid

The following illustrates the MGB:



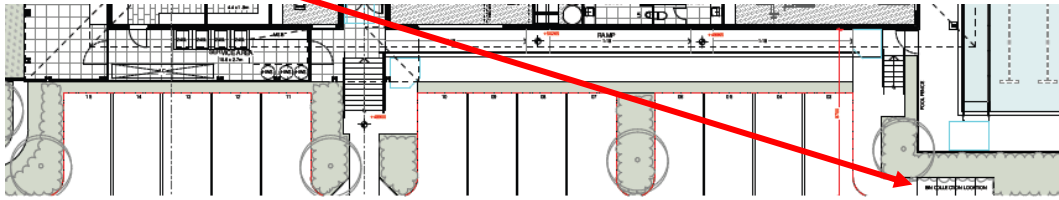
3.2 Bin Presentation Area & Movement

The following illustrates an indicative location from where the bins from the residential premises will be serviced on the internal roadway.

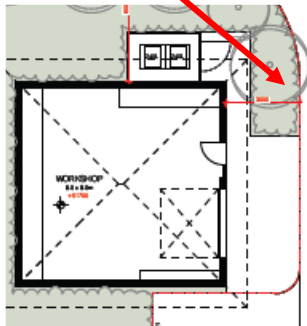


For the Central Facility and Workshop, the following illustrates the location of the collection points.

Central Facility



Workshop



3.3 Bulky Waste

Bulky waste will be stored in each resident's own property and assistance for managing this will be provided by the development management.

4 Education

All residents, staff and contractors of the development will receive information regarding the waste collection systems including how to use the system, which items are appropriate for each stream and collection times.

Appropriate signage and updated information will also be provided, as well as receiving feedback on issues such as contamination of the recycling stream or leakage of the recyclables into the general waste – this will be provided by the appointed waste/recycling contractor.

It is recommended that all signs should:

- Clearly identify the waste/recycling stream;
- Use correct waste/recycling stream colour coding;
- Identify what can and cannot be disposed of in the receptacle; and
- Include highly visual elements to accommodate for individuals with inadequate English literacy.
- As part of the resident welcoming process, a waste and recycling toolkit will be provided. This toolkit will include the details of each of the systems in place; acceptance criteria for each stream and how each stream is managed.

All waste receptacles will be appropriately signed, and additional signage is usually provided from most waste contractors during implementation of the waste contract.

Outline of Proposal

Site Address _____

Applicant Name _____

Applicant Address _____

Building and other structures currently on the site

Brief description of the proposal

Construction Phase

| DESTINATION | | | | | |
|-------------------------------------|-----------------------|--------|---|--|---|
| Waste materials on site | Vol (m ³) | Wt (t) | ON SITE | OFF SITE | DISPOSAL |
| | | | <i>Specify proposed reuse or on-site recycling methods</i> | <i>Specify contractor and recycling outlet</i> | <i>Specify Contractor and Landfill Site</i> |
| Excavation Material | | | | | |
| Garden Waste | | | | | |
| Bricks | | | | | |
| Tiles | | | | | |
| Concrete | | | | | |
| Timber – pine, particle board | | | | | |
| Plasterboard | | | | | |
| Metal – copper, aluminium | | | | | |
| Asbestos – cement, roof and wall | | | | | |
| Other – including glass, doors, etc | 70 | | Various other materials that will be assessed for reuse onsite or disposal at a recycling facility prior to landfill disposal | | |



Ongoing Operations Phase

Ongoing Operations - Option 1

(applies to the following types of development)

- Single dwellings
- Dual Occupancy and Medium Density Housing – Individual Storage Areas
- Construction of outbuildings, such as garages, carports and sheds
- Dwelling alterations and additions
- Fences and retaining walls
- Swimming Pools
- Water Tanks
- Proposals involving minor construction
- Change of use applications involving minimal construction

Who is going to collect the waste and recycling generated by this development?
(tick applicable)

- ☐ Council General Waste Collection (Green bin)
- ☐ Council Recycling Collection (Yellow bin)
- ☐ Private Contractor Council

Ongoing Operations - Option 2

(applies to all development excluding those categories nominated under Option 1 above)

Describe how you intend to ensure ongoing management of waste on site

1. _____

2. _____

3. _____

4. _____

5. _____

6. _____
