

# Comprehensive Waste Management Plan

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Site Address: 34 Melbourne Street, East Maitland

Description: Commercial Premise Development

Prepared by: GHT Holdings Pty Ltd.

This document combines the construction phase and operational phase waste management plans for the proposed development.



> MELBOURNE STREET VIEW

# Construction Waste Management Plan

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## 1. Introduction

To minimise waste and promote ecologically sustainable development, this Waste Management Plan (WMP) outlines procedures to recycle, reuse, and dispose of waste materials generated during the demolition and construction phase. This plan incorporates the principles of pollution prevention, the waste minimisation hierarchy, and the 'polluter pays' principle—ensuring those responsible for generating waste bear the cost of its management.

## 2. Waste Minimisation Hierarchy

This plan follows the waste management hierarchy as outlined in environmental best practices:

1. Prevention
2. Source Reduction
3. Minimisation
4. Treatment
5. Disposal

## 3. Waste Management Roles and Responsibilities

A Waste Management Officer (WMO) shall be appointed for the duration of the construction project. The WMO will:

- Identify waste types prior to construction.
- Consider waste from site offices, staff, and sub-contractors.
- Coordinate with waste contractors and maintain documentation.
- Specify bin types and waste container requirements.
- Designate signage and locations for bins, skips, and materials.
- Separate and label areas for reusables, recyclables, and returnables.
- Keep waste streams clean and free from cross-contamination.
- Provide ongoing training and awareness for all personnel.
- Arrange for scheduled and on-call waste pick-up.
- Ensure new subcontractors comply with the WMP.

## 4. Asbestos Management

If asbestos is present or suspected, it must be managed in strict compliance with applicable legislation and codes, including:

- Work Health and Safety Act 2011 and Regulations
- Your Guide to Working with Asbestos – Workcover NSW
- NOHSC Code of Practice for the Safe Removal of Asbestos (2002)
- EPA Protection of the Environment Operations (Waste) Regulation 1996
- AS/NZS 1715/1716 – Respiratory Protection

- AS/NZS 2210.1 – Protective Footwear
- AS/NZS 2161.1 – Protective Gloves
- AS/NZS 1319 – Safety Signage

A Job Safety and Environmental Analysis (JSEA) shall be undertaken by a qualified professional prior to any disturbance of asbestos-containing material.

## 5. Demolition & Construction Phase Waste Minimisation Strategy

Type of Material	Estimated Volume	Reuse (On-site)	Reuse/Recycling (Off-site)	Disposal
Green Waste / Topsoil	3.0 m <sup>3</sup>	N/A	Sent to Waste Management Facility	No onsite disposal
Concrete and Brick	8 m <sup>3</sup>	Crushed for temporary access road	Recycled at concrete recycling centre	None
Metal Sheetting	2.0 m <sup>3</sup>	N/A	Recycled at metal recyclers	None
Gutters	0.5 m <sup>3</sup>	N/A	Recycled at metal recyclers	None
Copper	0 m <sup>3</sup>	N/A	N/A	None
Timber	9 m <sup>3</sup>	N/A	Mulched at Benedicts Recycling	None
Doors/Windows	0 m <sup>3</sup>	N/A	Sent to second-hand building suppliers	None
Fittings	0 m <sup>3</sup>	N/A	N/A	None
Glass	0 m <sup>3</sup>	N/A	Recycled at glass facilities	None

## 6. Staff Training and Communication

All site personnel and subcontractors will receive an induction covering the waste management strategy. Tool-box talks will reinforce the principles of waste reduction and separation. New subcontractors will be briefed upon arrival.

## 7. Waste Reporting and Monitoring

The WMO will keep records of waste types, volumes, and disposal/reuse destinations. Monthly reviews will assess compliance with recycling targets and waste minimisation goals. Adjustments to the WMP will be made based on performance and unforeseen conditions.

## 8. Compliance

This plan complies with the following:

- NSW Waste Planning Guide for Development Applications

- Environmental Planning and Assessment Act
- Protection of the Environment Operations Act 1997

## Appendix A – Site Plan

Refer to the attached demolition plan (PDF) for the site layout.

### 1. Project Description

Development:

Proposed construction of a commercial premises comprising:

- 2 x retail shops on the ground floor
- 3 x office suites on the first floor

Waste Facilities:

- A dedicated bin storage bay is provided within the carpark area for waste and recycling bins.
- The development will use standard 240-litre council-issued bins for both general waste and recycling.

### 2. Objectives of the Plan

This Waste Management Plan aims to:

- Ensure efficient and responsible management of waste generated during the operational phase.
- Comply with environmental regulations and council waste service requirements.
- Encourage the avoidance, reuse, and recycling of materials.
- Prevent pollution and adhere to the 'polluter pays' principle.

### 3. Waste Management Strategy

#### 3.1 Waste Generation Estimates

Use	Estimated Waste Volume	Bin Type	Frequency
2 x Ground Floor Shops	240–480 L/week	2 x 240L General Waste 2 x 240L Recycling	Weekly
3 x Office Suites	240–360 L/week	2 x 240L General Waste 2 x 240L Recycling	Weekly

#### 3.2 Waste Storage & Collection

- All bins will be stored in the dedicated bin storage bay in the carpark.
- The storage bay will be clearly signed, fully enclosed, and accessible for council collection.
- Bins will be moved to the kerb or designated pickup point on collection day and returned promptly afterward.

### 3.3 Bin Types and Allocation

- General Waste: Red-lidded 240L council bins
- Recycling: Yellow-lidded 240L council bins
- Optional Food Organics/Garden Organics (FOGO) bin if required by council

Total Proposed Bins:

- 4 x 240L General Waste Bins
- 4 x 240L Recycling Bins

### 3.4 Ongoing Waste Management Procedures

- Tenants will be provided with guidelines for appropriate waste separation and disposal.
- The property manager will oversee:
  - Bin allocation and maintenance
  - Communication with council or private waste services
  - Bin storage area cleaning and hygiene
  - Compliance with council collection requirements

## 4. Summary of Responsibilities

Responsibility	Party
Bin storage & maintenance	Building Manager / Property Owner
Tenant waste sorting	Tenants (Retail & Office)
Collection coordination	Council (or contracted waste provider)

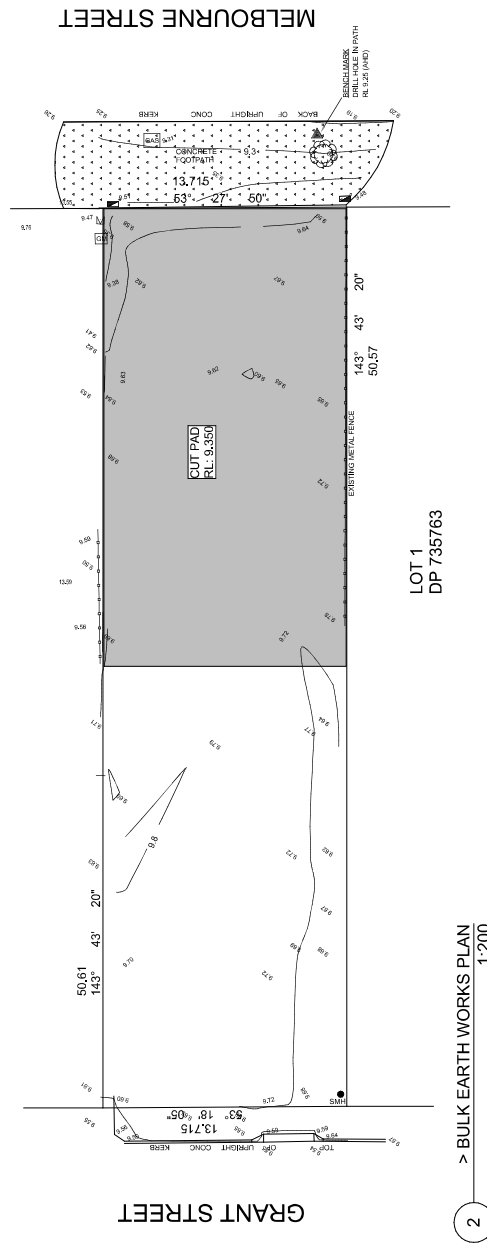
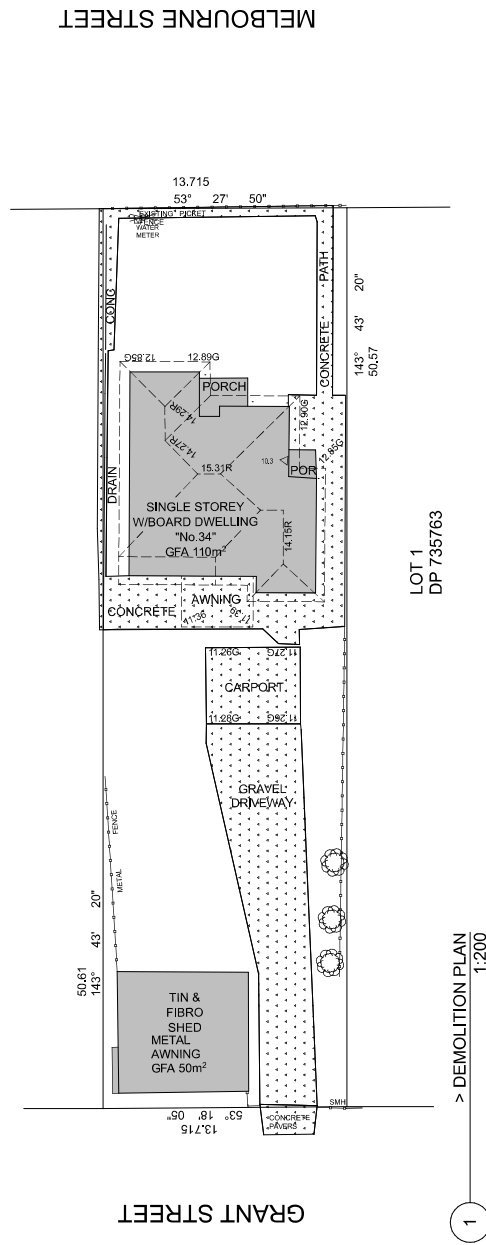
## 5. Compliance

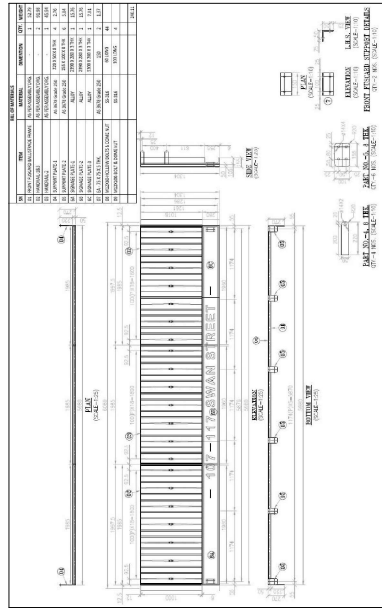
This plan has been prepared in accordance with:

- Local Council Waste Management Guidelines
- NSW Waste Avoidance and Resource Recovery Strategy
- EPA and Protection of the Environment Operations Act 1997

## 6. Appendix B – Bin Storage Bay Layout

Refer to the site plan for the location of the bin storage bay in the carpark.





## LEGEND

- CONTOUR  
 - - - FENCE  
 ——— TELSTRA PIT  
 TELSTRA  
 ——— SEWER  
 ——— ELECTRICITY  
 ——— WATER MAIN  
 ——— TEL COMMUNICATIONS

EXISTING SHRUB/ TREE TO REMAIN

EXISTING SHRUB/ TREE TO BE REMOVED

REV A	06-01-2025 - RFI
REV B	20-05-2025 - CHANGE OF USE

**PROJECT: PROPOSED CLASS 2 DEVELOPMENT AT  
34 MELBOURNE STREET, EAST MAITLAND**



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