



WASTE MANAGEMENT PLAN

PROPOSED COMMUNITY HOUSING
DEVELOPMENT

January 2024

Prepared for: Momentum Collective

Lot 155-158 DP 834821
146-152 Johnston Street
Casino NSW

HMC2023.633

RE: Lots 155-158 DP 834821, 146-152 Johnston Street, Casino NSW.

HMC Environmental Consulting Pty Ltd is pleased to present our Waste Management Plan for the abovementioned development. We trust this report meets with your requirements. If you require further information, please contact HMC Environmental Consulting directly on the numbers provided.

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Title:	Waste Management Plan
Job No:	2023.633
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KEY CONTACTS

Company/Name	Contact Details	Phone Number/contacts	Available:
HMC Environmental Consulting	Mark Tunks	0408 279212	Business Hours
Richmond Valley Council	Evans Head Service Centre	02 6660 0365 After hours emergency 02 6660 0300	Mon- Fri 8.30am - 4.30pm Sat 9am – 12pm
Nammoona Waste and Resource Recovery Facility	Weighbridge Dargaville Drive Casino	02 6662 6580	8.30am – 4.30pm Mon-Sun (excluding PH)
Richmond Waste	Tony Martin	(02) 6621 7431	Mon-Fri 9am-5pm
Project Manager	TBA	TBA	TBA
Maintenance Manager	TBA	TBA	TBA

ENVIRONMENTAL EMERGENCY RESPONSE CONTACTS

Organisation	Incident	Contact
Ambulance	Injury/Illness	000 land line 112 mobile
Fire Brigade – Emergencies	Fire Chemical/hazardous waste spill	000
NSW Environment Protection Agency	Pollution	1300 130 372
Richmond Valley Council	Pollution (Environmental Health)	02 6660 0365 After hours emergency 02 6660 0300

Abbreviations

ACM	Asbestos containing material
EPA	NSW Environmental Protection Authority
HMC	HMC Environmental Consulting Pty Ltd
MGB	Mobile Garbage Bin
OEH	NSW Office of Environment & Heritage
RVDCP	Richmond Valley Development Control Plan 2021
RVC	Richmond Valley Council
Site	Lots 155-158 DP 834821, 146-152 Johnston Street, Casino NSW
SMF	Synthetic Mineral Fibres
TBA	To be advised
WMP	Waste Management Plan
Proponent	Momentum Collective
Guidelines:	
NSW EPA, 2012	<i>Better Practice Guidelines for Waste Management in Commercial and Industrial Facilities</i>

1 INTRODUCTION

HMC Environmental Consulting (HMC) has been engaged by Abode2 on behalf of Momentum Collective (proponent), to provide a Waste Management Plan (WMP) for a community housing development on vacant land located Lots 155-158 DP 834821, 146-152 Johnston Street, Casino NSW. The proposed development would include the construction of a mix of community housing (both long-term and short-term housing) and associated facilities across the site. The property is currently vacant with no demolition proposed.

The WMP is to be used to assist in the management of waste storage and collection for the purpose of maximising reuse/recycling, improving the services and safety of the contractors, improving the amenity of the area, and to reduce costs of waste management.

1.1 PROJECT DESCRIPTION

Table 1 Project Summary

Address	146-152 Johnston Street, Casino NSW
Property Description	Lots 155-158 DP 834821
Existing buildings and other structures currently on the site	Vacant Site
Description of proposed development	<p>Proposed community housing development including: 6 x long term residential units, 3 x cluster housing units, two-storey core building with site office, communal areas and 4 x short-term stay units.</p> <p>Waste would be generated during the construction, and occupation stages of the development.</p> <p>The location of the site, its topographic features and relationship with adjoining development is shown on the map and aerial photograph in Appendix 1.</p>
<p>This development achieves the waste objectives set out in Richmond Valley DCP 2021. 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 RVC, NSW EPA or Safework NSW.</p>	

1.2 AIM

The principal aim of managing this activity is to maximise resource recovery and minimise residual waste from demolition, construction and operation activities associated with the proposed mixed use development and facilitate effective ongoing waste management practices consistent with the principles of Ecologically Sustainable Development (ESD).

1.3 OBJECTIVES

1. To maximise resource recovery and minimise residual waste
2. To maximise reuse and recycling of materials
3. To minimise waste generation
4. To ensure appropriate storage and collection of waste
5. To minimise the environmental impacts associated with waste management
6. To avoid illegal dumping
7. To promote improved project management.

2 STATUTES AND POLICY

2.1 RELEVANT LEGISLATION & GUIDELINES

Table 2 Environmental Legislation and Policy Specific to Waste Management

Legislation	Details	Approvals/Permits Required
<i>Waste Avoidance and Resource Recovery Act 2001</i>	Repeals the Waste Minimisation and Management Act and replaces a target of 60% reduction in waste to landfill with a process for the preparation of waste strategies which identify more specific targets and objectives for waste reduction.	Compliance must be achieved in relation to waste management during construction. Permits may be required for offsite disposal of hazardous or contaminated material.
<i>Contaminated Land Management Act 1997</i>	Provides for the investigation and remediation of contaminated land.	Specific approvals are not required however, construction works must comply.
<i>Environmentally Hazardous Chemicals Act 1985</i>	Provides for the control of the effect on the environment of chemicals and chemical waste. Scheduled chemicals would not be used in the proposed development.	
<i>Protection of the Environment Operations Act 1997</i>	This Act is the primary NSW environment protection legislation that covers air, noise, water, land, and waste management. It provides a framework to regulate and enforce pollution control in NSW. The Act identifies mechanisms for preventing environmental degradation including, pollution prevention, cleaner production, reduction in discharge levels likely to cause harm to the environment, recycling, and progressive environmental improvement. The proposed development would adhere to the requirements of this legislation.	
<i>Protection of the Environment Operations (Waste) Regulation 2014</i>	The Waste Regulation 2014 provides for contributions to be paid by occupiers of scheduled waste facilities for each tonne of waste received at the facility or generated in a particular area; exempts certain occupiers or types of waste from these contributions; and allows deductions to be claimed in relation to certain types of waste. It sets out provisions covering: <ul style="list-style-type: none"> ● record-keeping requirements, measurement of waste and monitoring for waste facilities ● tracking of certain waste ● reporting ● transportation of waste ● transportation and management of asbestos waste 	

	<ul style="list-style-type: none"> ● recycling of consumer packaging ● classification of waste containing immobilised contaminants ● miscellaneous topics.
<i>Richmond Valley Council – Policy 15.3 – Construction Site Waste Minimisation and Management – July 2015</i>	Identifies requirement for Waste Management Plan and the information to be provided within the WMP regarding waste storage and collection facilities and controls. Appendix I within the policy describes waste generation rates. This WMP has been prepared to meet the objectives of this Policy.
NSW Environment Protection Authority <i>Better Practice Guide for Waste Management and Recycling in Commercial and Industrial Facilities 2012</i>	Identifies installation and maintenance practices for services and infrastructure for waste handling and collection systems. The systems are aiming to achieve the best possible waste minimisation and resource recovery outcome. The waste management systems identified include effective, efficient, and safe systems for both their ease of use by residents and their ability to be serviced by collection crews.
<i>Construction and Demolition Waste Guide – Recycling and Reuse Across the Supply Chain Department of Sustainability, Environment, Water Population and Communities 2011</i>	The aim of this guide is to help develop effective markets for materials diverted or derived from the construction and demolition waste stream.

3 WASTE GENERATION

3.1 CONSTRUCTION STAGE

The proposed development would include the construction of a community housing development.

- Site stripping including removal of vegetative material and topsoil (topsoil stockpiled for use in landscaping).
- Earthworks including excavation for footings and services.
- Construction of the housing development including building shells, fitouts, carparking and landscaping.

The following typical waste generation figures have been provided based on similar construction sites. As discussed in the previous section, resource recovery centres indicate that 80-90% by volume (95% by weight) of construction waste is able to be recycled (see Table 3).

Table 3 Estimated Waste Generation – Construction

Type of Waste	Reuse	Recycling	Disposal	Method of Reuse/Recycling or Waste Depot
	<i>Estimated Volume or Weight</i>	<i>Estimated Volume or Weight</i>	<i>Estimated Volume or Weight</i>	
Excavated Material	TBC	-	TBC	Topsoil to be stripped and stockpiled for use in landscaping Waste classification of excavated material in accordance with the NSW EPA Waste Classification Guidelines would be required prior to removal off-site.

Timber Concrete Bricks/pavers Tiles Metal Glass Furniture Fixtures/fittings Floor coverings	Limited on construction sites.	80-90% construction and demolition waste recycled by resource recovery centres	10-20% Including site office general waste and packaging & debris/offcuts that cannot be recycled	<ul style="list-style-type: none"> Nammoona Waste and Resource Recovery Facility
Packaging Green waste organics Containers (cans/glass/plastic) Paper/cardboard Residual waste		<100m ³	<40m ³	80-90% recycled/reused: <ul style="list-style-type: none"> Nammoona Waste and Resource Recovery Facility

3.2 OCCUPATION STAGE

Waste generating activities during operation would comprise:

- Occupation of long-term residential units on the eastern portion of the site (clusters 2 & 3 - 6 units).
- Occupation of the boarding units on the northeastern portion of the site (cluster 1 - 3 units).
- Occupation of the short-term housing units on the second floor of the core building (4 units).
- Occupation of the site office and communal spaces on the ground floor of the core building.

For the purposes of the proposed development, the waste will be sorted into general waste, recyclables, and organic waste. The generation rate is based on a conservative ultimate capacity including full occupation of all housing, as well as the operation of the site office and use of the communal spaces 7 days a week, which in reality may not be the case. All units have been conservatively designed as full-time residential units where in reality they may only be occupied for short periods, particularly within the core building. In order to accurately design, the estimated generation rates for domestic units outlined in Table F2 within Appendix F of the NSW EPA Better Practice Guide for Resource Recovery in Residential Developments has been used, which gives estimated waste generation rates based on the number of bedrooms in each unit. The short-term stay units on the second floor of the core building have been conservatively designed based on the generation rates for multi-unit dwellings outlined within the Richmond Valley Council – *Policy 15.3 – Construction Site Waste Minimisation and Management – July 2015*. The generation rates for the site office and communal spaces have been designed based on the generation rates for offices within the same RVC policy.

Table 4 Estimated Waste Generation – Occupation

Location	Waste Generation Rates		Waste Generation Volume	
	General (L/Unit/Week)	Recycling (L/Unit/Week)	General (L/Week)	Recycling (L/Week)
Long-term Units (6 Units)	100	100	600	600
	General (L/Unit/Week)	Recycling (L/Unit/Week)	General (L/Week)	Recycling (L/Week)
Boarding Units (3 units)	80 (1-BR)	80 (1-BR)	280	280
	100 (2-BR)	100 (2-BR)		
	General	Recycling	General	Recycling

(4 Units)	(L/Unit/Week)	(L/Unit/Week)	(L/Week)	(L/Week)
	80	40	320	160
Site Office (127m ² floor area)	General (L/100m ² /day)	Recycling (L/100m ² /day)	General (L/Week)	Recycling (L/Week)
	10	10	89	89

While organics is not a requirement under the current council DCP, there are opportunities to capture the organics/green waste stream. The provision of organic waste collection reduces the general waste to landfill. It is noted the State Government is currently implementing a future zero organic waste to landfill policy.

4 WASTE STORAGE REQUIREMENTS

The following design storage volume recommendations have been based on the waste generation rates as detailed in the previous section and are provided to establish site suitability.

Adequate space is available within the site for the storage of waste during the construction, and operation stages. Refer to site plans in Appendices 3 & 4.

4.1 CONSTRUCTION STAGE

Adequate space is available onsite to provide temporary waste storage and recyclable building waste storage during construction stage of the development. Refer to site plan in Appendix 3.

Table 5 Recommended Waste Storage Bins - Construction

Waste Type	Required Service	Proposed Industrial Bin Size at Collection Point
Recycling & General Waste Service	<ul style="list-style-type: none"> 1 x 6m³ skip bin for general waste (includes site office) 1 x 10m³ skip bin for co-mingled building waste to be sorted at facility 	<ul style="list-style-type: none"> 1 x 6m³ skip bin serviced on demand for general waste. 1 x 10m³ skip bin serviced on demand for co-mingled building waste

4.2 OCCUPATION STAGE

Waste would be sorted within units, and the site office. Each occupied space will be provided with a bin storage cupboard as temporary waste storage. All waste will be transported and deposited into the appropriately signed bins in the waste storage area located in near the carpark entrances by tenants and staff.

It is recommended that the waste management system be monitored in the initial stages to ensure that sufficient bins and servicing have been provided to handle the waste generated. The estimated waste storage is based on ultimate capacity. As stated within section 4.4 of Richmond Valley Council's *policy 15.3 – Construction Site Waste Minimisation and Management 2015*, residential and non-residential waste should be separate self-contained waste management systems. Given the nature of the proposed development, a separate waste storage are for the long-term residential on the eastern portion of the site has been provided, while the site office, communal areas and shorter-term residential on the western portion have been combined as it will act as a single operation.

The proposed arrangement will satisfy the waste requirements for the proposed development based on the waste generation rates as outlined in *RVC policy 15.3 – Construction Site Waste Minimisation and Management 2015* and within the NSW EPA. It is noted the State Government is currently implementing a future zero organic waste to landfill policy. The provision of organic waste collection would reduce the general waste to landfill. There are no outlined estimated waste generation rates provided in either the

RVC policy or the NSW EPA guidelines for the proposed communal areas within the proposed core building. As such, the estimated generation rates for offices have been used for the entire ground floor operation of the core building, with increased waste receptacle sizes provided in order to capture any additional waste generated from these communal areas above the estimated generation. In addition, there are opportunities to increase the waste receptacle sizes and servicing after initial monitoring of the operational waste generation. The client has advised that the communal areas will be used by staff and people staying within the housing, particularly the short-term housing on the 2nd floor, which have already been accounted for within the waste generation in those units themselves.

A private landscaper/garden maintenance contractor will be hired to maintain and lawns and gardens. It has been confirmed that they will remove all green waste from the site and dispose of outside of the proposed waste servicing.

Table 6 Recommended Waste Storage Bins – Occupation – Johnston Street Portion

Waste Type	Estimated Waste Generation	Proposed Receptacle Size at Collection Point*
General Waste	690 L/Week	1 x 660L MGB serviced weekly & 1 x 240L MGB serviced fortnightly
Co-Mingled Recycled Waste	530 L/Week	1 x 660L MGB serviced weekly
Organic Waste	175 L/Week	1 x 240L MGB serviced weekly

Table 7 Recommended Waste Storage Bins – Occupation – Clarke Street Portion

Waste Type	Estimated Waste Generation	Proposed Receptacle Size at Collection Point*
General Waste	600 L/Week	1 x 660L MGB serviced weekly
Co-Mingled Recycled Waste	600 L/Week	1 x 660L MGB serviced weekly
Organic Waste	150 L/Week	1 x 240L MGB serviced weekly

Construction of the waste storage areas would be generally in accordance with *RVC policy 15.3 – Construction Site Waste Minimisation and Management 2015*. A shared waste storage area for the core building and cluster 1 units (western portion of the development) has been proposed on the southwest of the site adjacent to the carpark and access from Johnston Street, while a shared waste storage area for the residential units (eastern portion of the development) has been proposed on the northeast of the site adjacent to the carpark and access from Clarke Street. The waste servicing would be closely monitored by a nominated maintenance person with feedback from all residents and staff. Both waste storage areas have been sufficiently sized to house all proposed receptacles, with room to increase both bin sizes and numbers if required.

The client has confirmed that a private waste contracting agreement will be organised with Richmond Waste for the servicing of all receptacles. Conversations with Richmond Waste has confirmed that they can service the proposed waste storage system, with both street side servicing or the vehicle nosing into the site and servicing adjacent to the waste storage area. If they street side servicing is undertaken, Richmond Waste would pull out the bin and return it to the waste storage area so that the bins will not be left on the street for long periods of time.

The storage area has been designed to ensure that all floor wastewater is collected and discharged into the sewer, with cold water supply provided for cleaning purposes.

Appendix 4 details the location of the waste storage areas.

5 BIN IDENTIFICATION AND SIGNAGE

5.1 SIGNAGE

All bins, collection facilities will be clearly marked with labels, colour coding, symbols, and words. Signs will be highly visible. Signage should be consistent with those used at garbage storage areas.

6 EDUCATION & EVALUATION

6.1 INFORMATION & AWARENESS

It is good practice for all sub-contractors, project staff, residents, staff, patrons, and visitors to be made aware of the aims and benefits of the waste minimisation program to encourage maximum participation.

During construction, the induction would include information on waste streams, waste storage receptacles and recycling.

Several strategies can be used to avoid mistakes when separating waste and recyclables and make sure bins and equipment are used correctly. These include:

- using clear signage with consistent design and colours in waste storage rooms and on bins (standard signage)
- ensuring the appointment of a waste supervisor responsible for the proper separation of waste, waste storage area and collection. The waste supervisor is to be also responsible for having the receptacles out for collection at the nominated collection point.

7 REVIEW & MONITORING

7.1 MONITORING OF WASTE MANAGEMENT

Waste monitoring is necessary to assess whether the strategies implemented have been effective in achieving the WMP's aims.

7.1.1 Demolition and Construction

Monitoring would be carried out on a weekly basis by the project Site Manager during demolition and construction.

The monitoring process would include:

- Site Manager to oversee waste collection activities to assess compliance with WMP.
- Waste volume monitoring carried out by the waste contractor during collection and servicing procedures.

7.1.2 Occupation

Ongoing regular monitoring would be undertaken by the body corporate, residents, tenants and waste contractors.

7.2 REVIEW OF WMP

This WMP will be reviewed and updated, if necessary, using the results of monitoring of the waste volume and type being generated during the development stages.

The review will also address and reflect:

- changes in the development management process.
- changes in design or sequence of development staging.
- changes in access to the Project Site.
- changes or requests directed by local or state authorities i.e., Richmond Valley Council, State Government Departments;
- changes in the environment.
- changes in generally accepted environmental management practices.
- changes in legislation,
- new risks to the environment or public health.
- any pollution or contamination events.

8 RECOMMENDATIONS

The waste storage and servicing recommendations, as detailed in this report, are summarised below:

Table 8 Summary of Waste Management Recommendations

Project Stage	Activity	Waste Storage/Servicing
Construction	Building Servicing/trenching Waste offcuts, packaging, excess materials, Site office	<ul style="list-style-type: none"> ● 1 x 6m³ skip bin serviced on demand for general waste. ● 1 x 10m³ skip bin serviced on demand for co-mingled building waste.
Occupation	Community Housing Development: Long-term residential units (Clusters 2 & 3 - 6 units) Boarding units (Cluster 1 - 3 units) Short-term housing (Core building – 4 units) Site Office and Communal spaces (Core building)	Waste sorting & storage areas in each tenancy. <u>Johnston Street:</u> <ul style="list-style-type: none"> ● General Waste – 1 x 660L MGB serviced weekly and 1 x 240L MGB serviced fortnightly. ● Recyclable Waste – 1 x 660L MGB serviced weekly. ● Organics – 1 x 240L MGB serviced weekly. <u>Clarke Street:</u> <ul style="list-style-type: none"> ● General Waste – 1 x 660L MGB serviced weekly. ● Recyclable Waste – 1 x 660L MGB serviced weekly. ● Organics – 1 x 240L MGB serviced weekly.

9 CONCLUSION

A review of the plans shows there is adequate area available on the site to provide suitable storage facilities for waste generated during the demolition, construction, and occupation stages of the proposed community housing development.

Tables 3-7 in Sections 3 & 4 of this report demonstrate that the expected waste storage and collection service is generally compliant with the waste storage volumes estimates within the *Policy 15.3 – Construction Site Waste Minimisation and Management (RVC 2015)*.

The proposed waste management arrangements within this report are considered adequate for the purposes of the construction and occupation associated with the proposed community housing development of the vacant land located Lots 155-158 DP 834821, 146-152 Johnston Street, Casino NSW.

10 LIMITATIONS

The information within this document is and shall remain the property of HMC Environmental Consulting Pty Ltd.

This document was prepared for the sole use of client and the regulatory agencies that are directly involved in this project, the only intended beneficiaries of our work. No other party should rely on the information contained herein without the prior written consent of HMC Environmental Pty Ltd and client.

Your report is based on the assumption that the site conditions as revealed are indicative of actual conditions throughout an area. This assumption cannot be substantiated until project implementation has commenced and therefore your report recommendations can only be regarded as preliminary.

11 SIGNATURE

This report has been prepared by Mark Tunks, Principal of HMC Environmental Consulting Pty. Ltd. Note that HMC Environmental Consulting holds current Professional Indemnity Insurance to 4th August 2024.



Mark Tunks
Principal

8 January 2024
Completion Date

12 APPENDICES

See following pages.

APPENDIX 1 - LOCATION MAPS

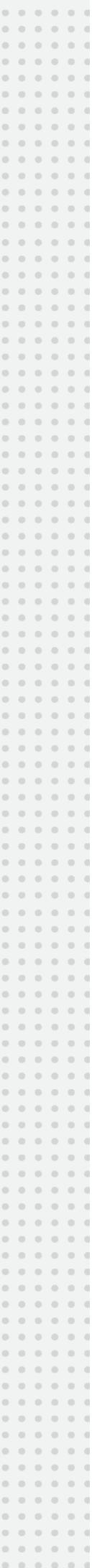




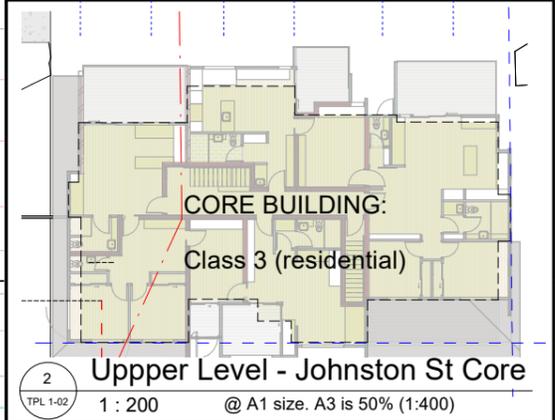
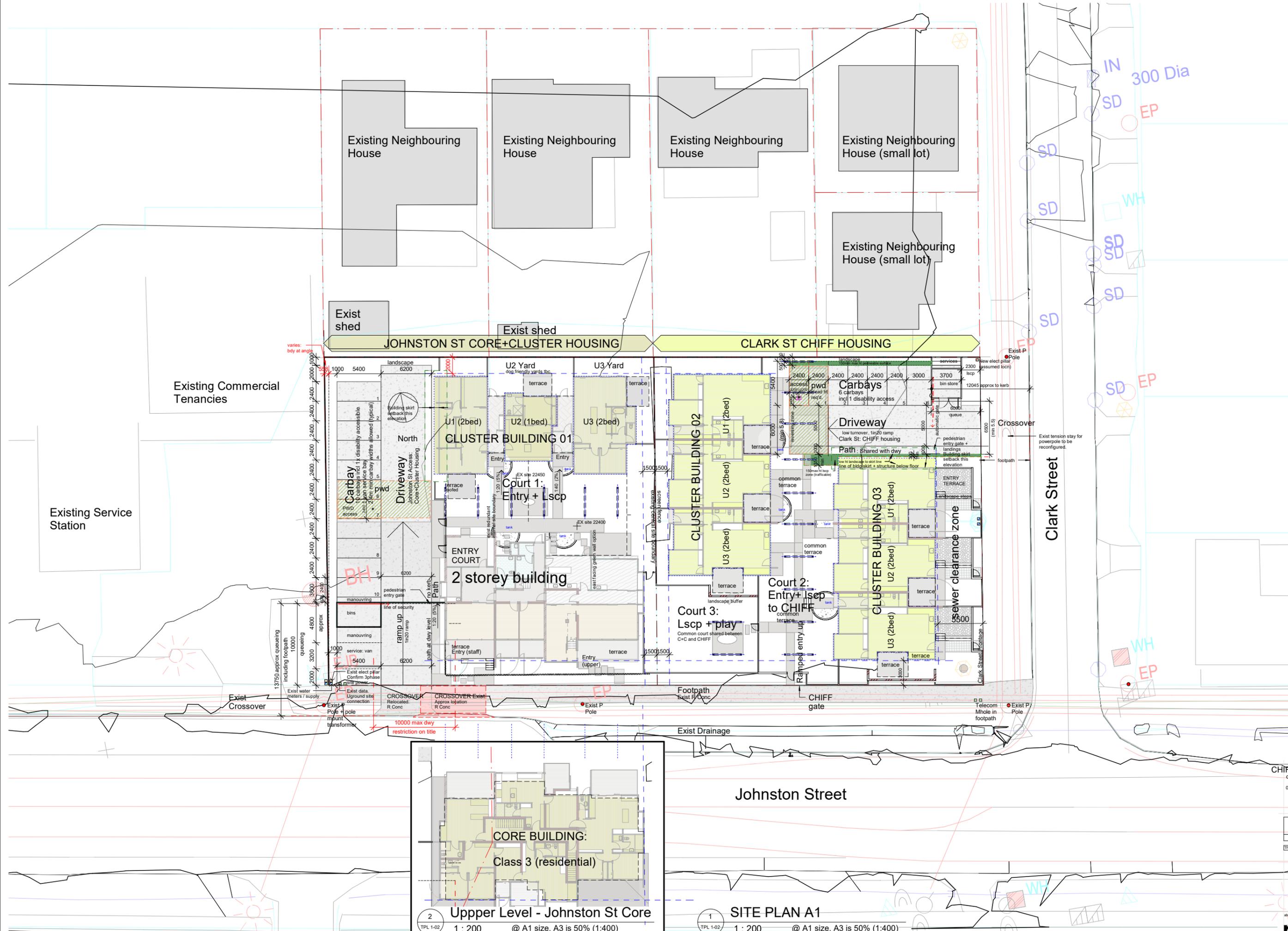
Figure 1 - Surrounding Area (Source: Nearmap 2023)



Figure 2 - Site Boundary (Source: Nearthmap 2023)

APPENDIX 2 - SITE PLAN PROPOSED DEVELOPMENT





Johnston Street

Clark Street

Momentum Collective
 CHIFF + Core+Cluster
 cnr Johnston St + Clark St
 CASINO
 0197.001.1
 TPL 1-02
 Site Plan A1

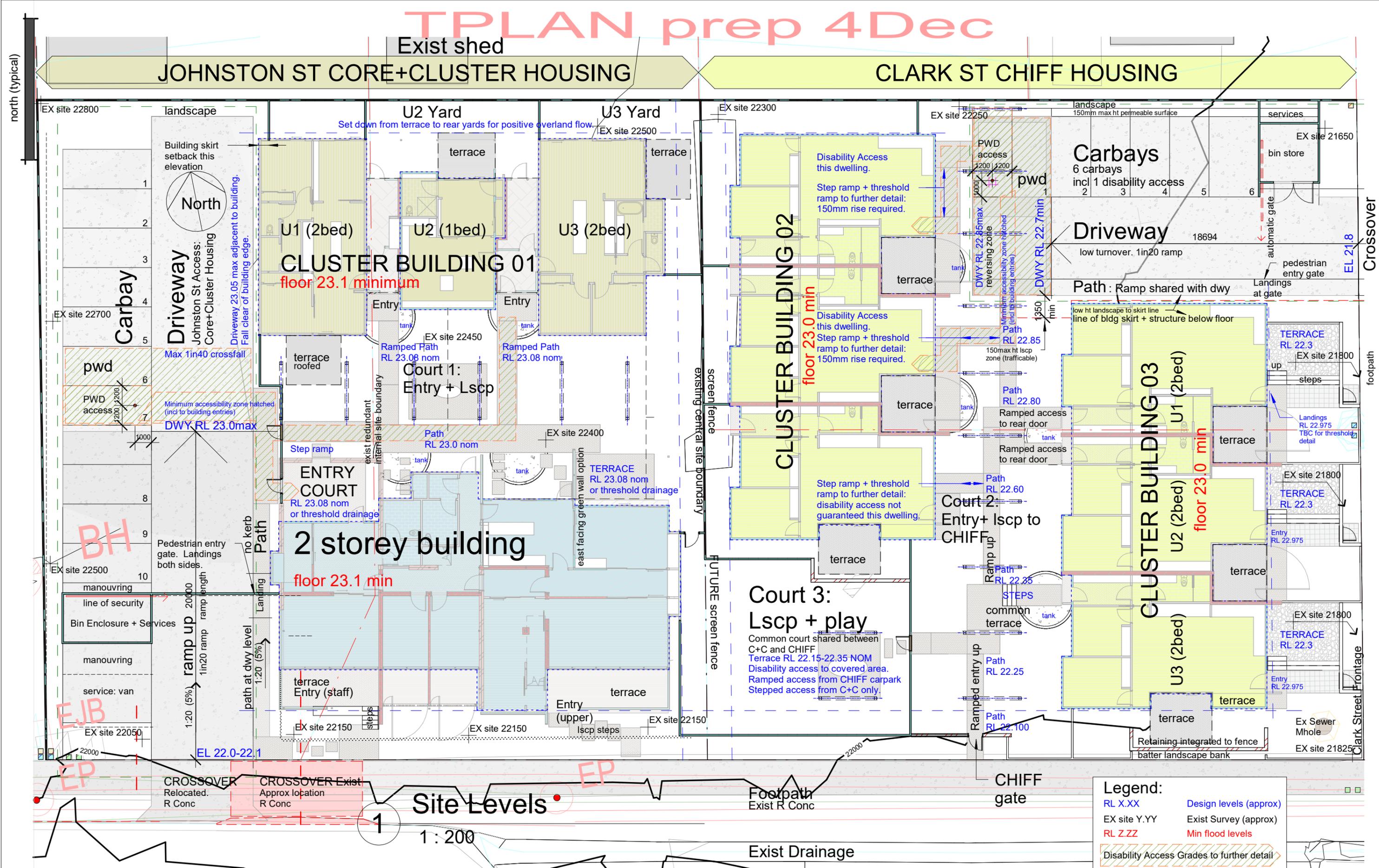
Revision Schedule		
Description	No	Date
TPLAN prep	4Dec	P1 4Dec23

2 Uppper Level - Johnston St Core
 TPL 1-02 1 : 200 @ A1 size. A3 is 50% (1:400)

1 SITE PLAN A1
 TPL 1-02 1 : 200 @ A1 size. A3 is 50% (1:400)

JOHNSTON ST CORE+CLUSTER HOUSING

CLARK ST CHIFF HOUSING



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 ptmaARCHITECTURE acknowledges the
 traditional custodians, the Galbal people of
 the Bundjalung Nation & recognise their
 continuing connection to land, water &
 community.
 We pay our respect to elders past, present
 & emerging & extend that respect to all
 Aboriginal & Torres Strait Islander People.

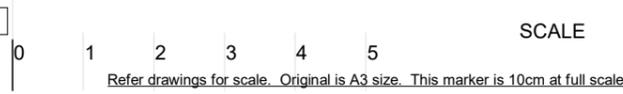
REV SCHEDULE printed 04/12/2023 9:00:37 AM

rev no	date	Description
P1	4Dec23	TPLAN prep 4Dec

PROJECT
 CHIFF + Core+Cluster

CLIENT
 Momentum Collective
 cnr Johnston St + Clark St CASINO

SHEET NAME
 Site Plan - Levels



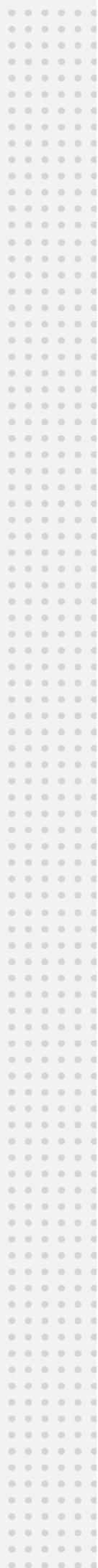
SCALE
 1 : 200
 10cm

PROJECT NO.
 0197:001-B

Dwg Revision
 P1

TPL 1-03
 DRAWING NO.

APPENDIX 3 - TEMPORARY WASTE STORAGE AREA - CONSTRUCTION



WASTE MANAGEMENT PLAN

TEMPORARY WASTE STORAGE AREA DURING CONSTRUCTION

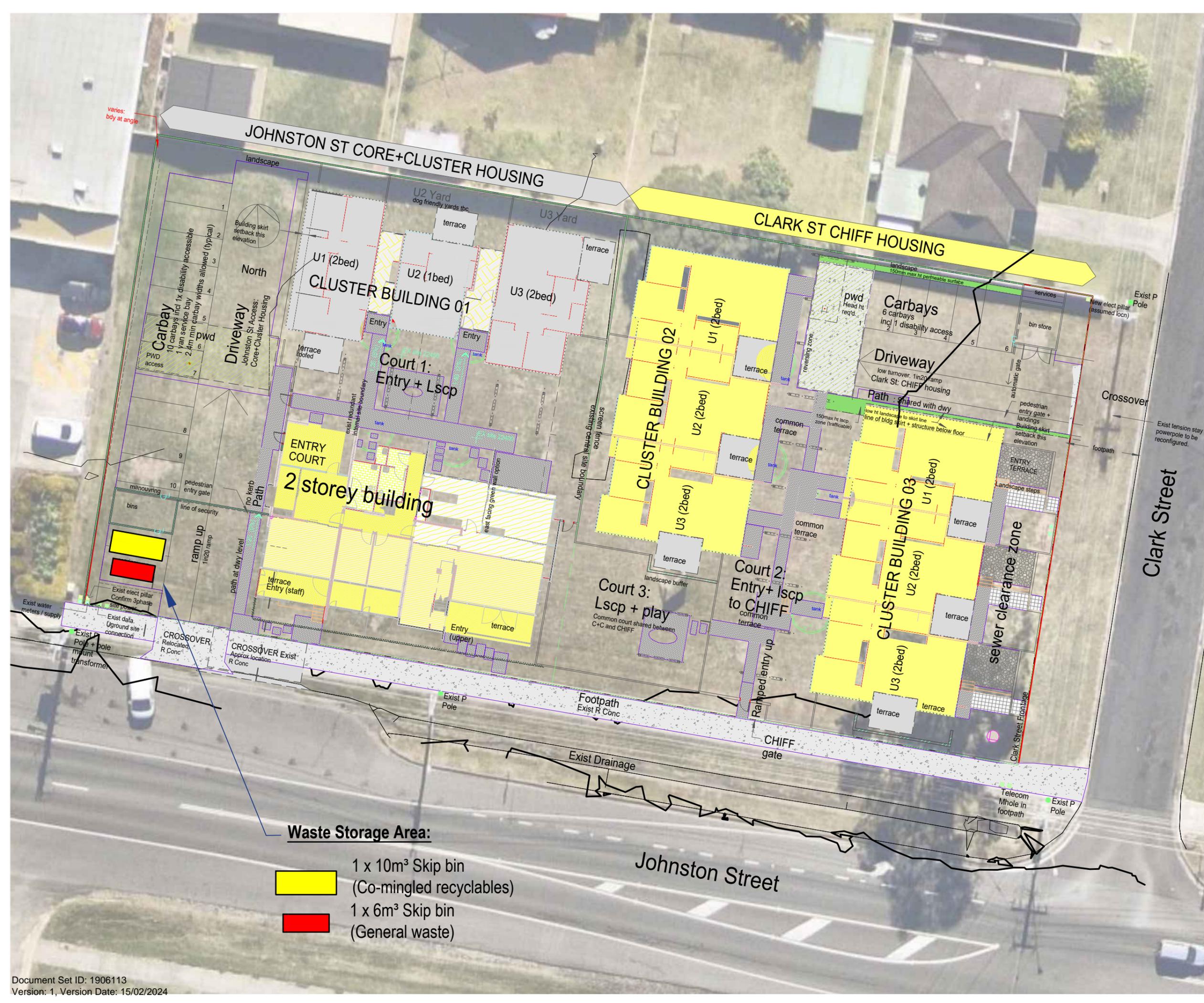
Lot 155-158 DP 834821
146-152 Johnston Street
Casino NSW

HMC2023.633
Date: December 2023
VERSION: 18/12/2023
DRAWN: MF
BASE: ptma Architecture
- Site Plan

PROPOSED LAYOUT OF WASTE STORAGE AREA IS GENERAL ONLY AND IS TO BE CONFIRMED ON SITE BY SITE MANAGER



ENVIRONMENTAL CONSULTING Pty Ltd
HMC Environmental Consulting Pty Ltd
Tweed Heads NSW
0755368863
www.hmcenvironment.com.au
admin@hmcenvironment.com.au



- Waste Storage Area:**
- 1 x 10m³ Skip bin (Co-mingled recyclables)
 - 1 x 6m³ Skip bin (General waste)

APPENDIX 4 - WASTE STORAGE AREA - OCCUPATION



WASTE MANAGEMENT PLAN

WASTE STORAGE AREA DURING OCCUPATION

Construction of the waste storage area would be generally in accordance with the Richmond Valley DCP. The waste storage area is to be of weatherproof construction and easy to clean, with provision of cold water supply and wastewater discharged to sewer.

Lot 155-158 DP 834821
146-152 Johnston Street
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Date: December 2023
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BASE: ptma Architecture
- Site Plan

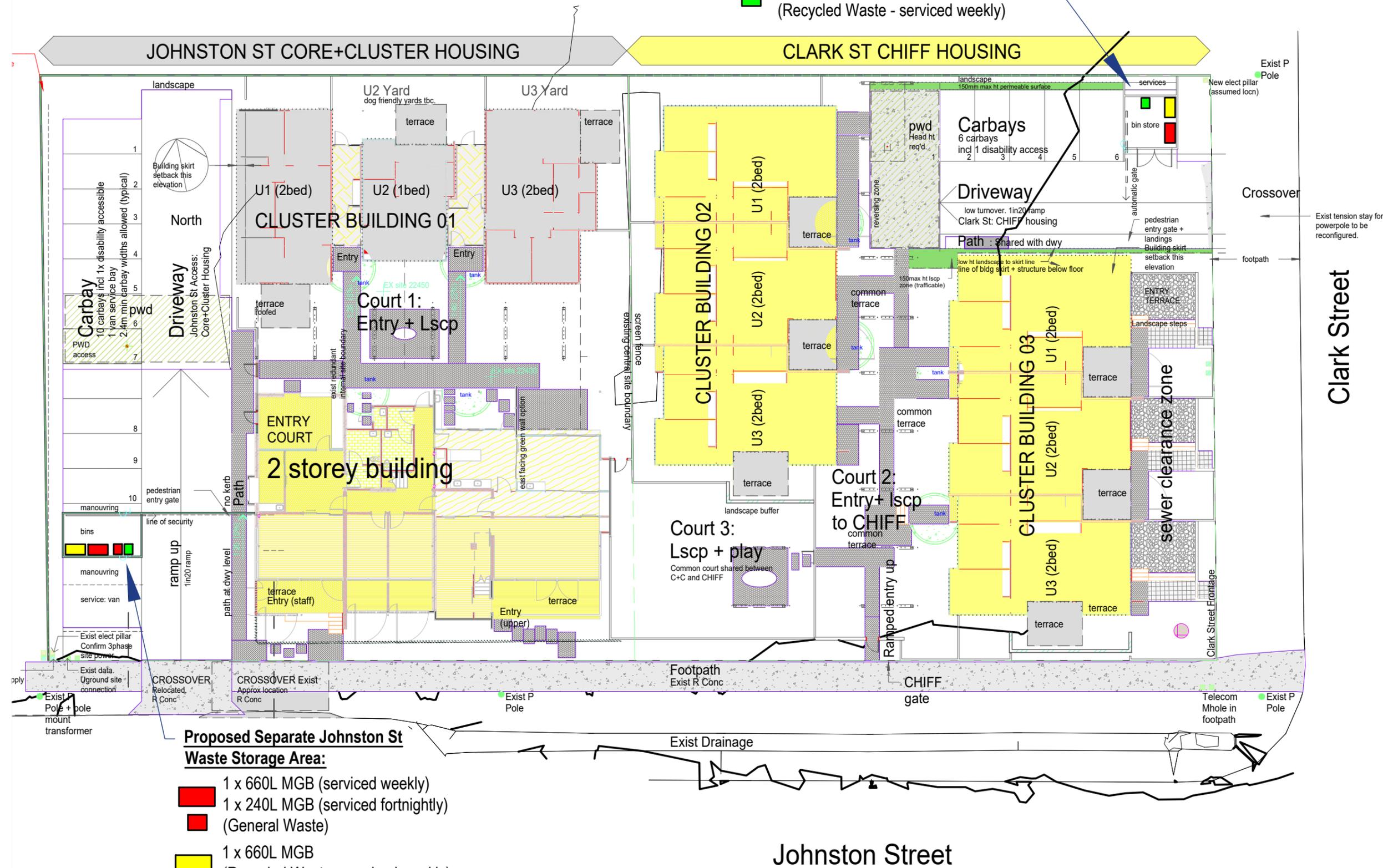
PROPOSED LAYOUT OF WASTE STORAGE AREA IS GENERAL ONLY AND IS TO BE CONFIRMED ON SITE BY SITE MANAGER

Proposed Separate Clarke St Waste Storage Area:

- 1 x 660L MGB (General Waste - serviced weekly)
- 1 x 660L MGB (Recycled Waste - serviced weekly)
- 1 x 240L MGB (Recycled Waste - serviced weekly)

Proposed Separate Johnston St Waste Storage Area:

- 1 x 660L MGB (serviced weekly)
- 1 x 240L MGB (serviced fortnightly)
- (General Waste)
- 1 x 660L MGB (Recycled Waste - serviced weekly)
- 1 x 240L MGB (Recycled Waste - serviced weekly)



Clark Street

Johnston Street

APPENDIX 5 - TYPICAL BIN SIZES (PROSKIPS)



CONTAINER SPECIFICATIONS

Plastic (polyethelene)

Capacity	120L	240L	660L	1100L
Height	0.92m	1.075m	1.235m	1.485m
Width	0.54m	0.58m	1.36m	1.36m
Length	0.62m	0.715m	0.765m	1.07m
Weight	9.5kg	13.5kg	45kg	65kg

**Availability of the complete suite of bin sizes varies across states. Sizes are approximate measurements and may vary by location.*



Figure 3 Typical Rear Lift Collection Receptacle Sizes (SUEZ Environment)

BIN SIZES

2m³ Skip Bin

Height: 0.86m
Length: 1.8m
Width: 1.4m

4m³ Skip Bin

Height: 1m
Length: 3.1m
Width: 1.75m

7m³ Skip Bin

Height: 1.2m
Length: 4.1m
Width: 1.85m

Safe working load: 2 tonne Safe working load: 4 tonne Safe working load: 7 tonne



10m³ Skip Bin

Height: 1.6m
Length: 4.5m
Width: 1.85m

16m Hook Lift

Height: 1.2m
Length: 6m
Width: 2m

Safe working load: 10 tonne Safe working load: 13 tonne



*16m bins have an opening at one end of the skip for easy access
e.g. wheelbarrows, labourers etc.

Figure 4 Typical Skip Bin Sizes (ProSkips)

APPENDIX 6 - PROSKIPS CONSTRUCTION RESOURCE RECOVERY

Environmental Policy

Proskips is one of the Gold Coasts leading waste management and recycling companies. We specialise in construction and demolition waste. The company is locally owned and operates it's own waste transfer station. As a responsible corporate citizen we have chosen to work closely with the Environmental protection agency to adopt it's best business practice methods of dealing with all our C&D waste.

The EPA classify all waste transfer stations with a capacity of 20,000t or more a year to be an ERA-82 (environmentally relevant activity) and as such are required to be licensed by the EPA. Proskips engaged a national environmental planning agency "Planit Consulting" to lodge both the development application to the Gold Coast City Council and the ERA-82 (waste transfer station) to the EPA

The reason we have chosen to go to the expense and time of operating our own waste transfer station is one of economics, which at the same time is good for the environment. We have taken what we believe are the best methods from both European and Australia companies to develop our methods of dealing with C&D waste.

Our goal is to recycle 95% of all waste that comes into the transfer station, with only 5% going to landfill. The break up of our waste is as follows:-

- 20% Concrete and Hardcore
- 20% Wood
- 20% Soil
- 10% Green waste
- 10% Metal
- 10% Plastic
- 4% Cardboard & Paper
- 3% Gyprock
- 3% Other

Recycling Methods

Concrete: All concrete and hardcore is crushed through an impact crusher and screened to several small aggregates and roadbase and is sold back to the building industry for drainage, walls, under slabs etc.

Wood/Green waste: The wood is transported to Rocky Point power station which is then used to generate power for the sugar mill with the excess power being sold to the national grid.

Soil: The soil is screen through a 10mm trommel and sold to landscape gardeners and builders.



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Metal: The metal is separated into copper, aluminium, heavy gauge steel and pig metal then sold to One Steel to be melted down.

Cardboard: All cardboard is transported to Amcor recycling at Molendinar.

Gyprock: The gyprock is transported to Marlyn Compost at Jacobs Well where it is grinded down and added to garden soil and mulches.

Plastic: Landfill

Other: Landfill

This has been a brief outline of our recycling practices, as you can see when using the services of Pro Skips you can be confident of an environmentally conscious business.

These methods of collecting and recycling C&D waste will be adopted for all Constructions jobs on the Gold Coast. I have read through all the criteria for the Green Star rating system, where they are looking for 80% recycling by weight. We can easily achieve this for you as we currently recycle 80-90% by volume – in real terms this would amount to 95% recycling by weight as the only waste we send to landfill is very light after we have taken sand, soil, metal & concrete out of the equation.

To comply with the green star rating system we can give you a monthly environmental report to show the breakdown of waste generated from each job and percentage of waste recycled.

I trust this meets with your approval and assuring you of our best attention at all times

Yours sincerely

John Sheerin
Director