



zone

Planning Group

Site Waste Minimisation & Management Plan

DEMOLITION & MULTI DWELLING HOUSING

Comprising 24 Dwellings - 5 Dwellings as Affordable Housing

Prepared for Propel Byron Villa Development Pty Ltd

November 2023

N23038

58-60 Bangalow Road &
Portion of 56B Bangalow Road,
Byron Bay



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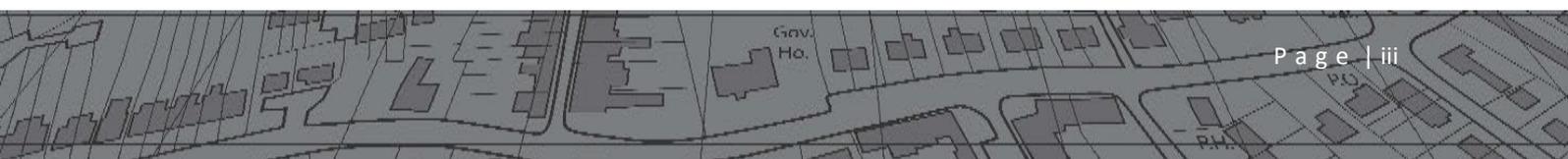
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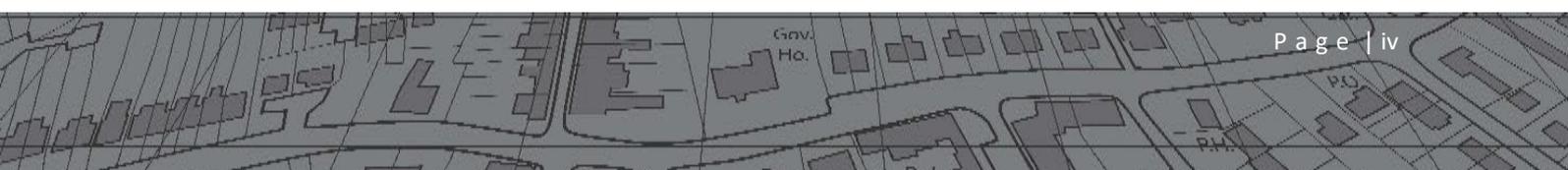
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1.0 Introduction

1.1 Site Details

Table 1: Site Details

Address	58-60 & Portion of 56B Bangalow Road, Byron Bay
Real Property Description	Lot 1 DP525896, Lot 11 DP593328 & Portion of Lot 14 DP792128
Site Area	~4,066m ²
Land Owner	Propel Byron Villa Development Pty Ltd

1.2 Site Location & Characteristics

The following information is provided in response to desktop and on-site investigations. The site is identified in **Figure 1**.

Topography	The topography of the site slopes from the east to the west of the site, with the townhouses currently located to the north-eastern portion. The north-eastern portion has a development pad of between 1.85-2.2m AHD.
Vegetation & Waterways	The rear portion of the site includes Coastal Swamp Forest also mapped as Swamp Sclerophyll Forest on Coastal Floodplains. The site does not include a classified watercourse. However, a watercourse is located 65m to the west of the site (and railway line).
Availability of Services	A services search reveals the site is serviced by typical urban services including water, sewer electricity and access is also provided. A 400mm vitrified clay sewer main encumbers the site and traverses through the centre of the allotment. Appropriate easements have been noted for all services within the site.
Allotment Dimensions	The site provides for a frontage to Bangalow Road of 44.2m and provides for a varied depth due to the allotment configuration. The site provides for a total area of 4,066m ² .
Current Use & Improvements	Townhouses are currently provided on 56B Bangalow Road, Byron Bay approved through DA20.2019.20.1. The development includes a portion of this land in the southern section of the site. Dwelling Houses occupy 58-60 Bangalow Road. Access is provided vis Bangalow Road.

Table 2: Site location & characteristics

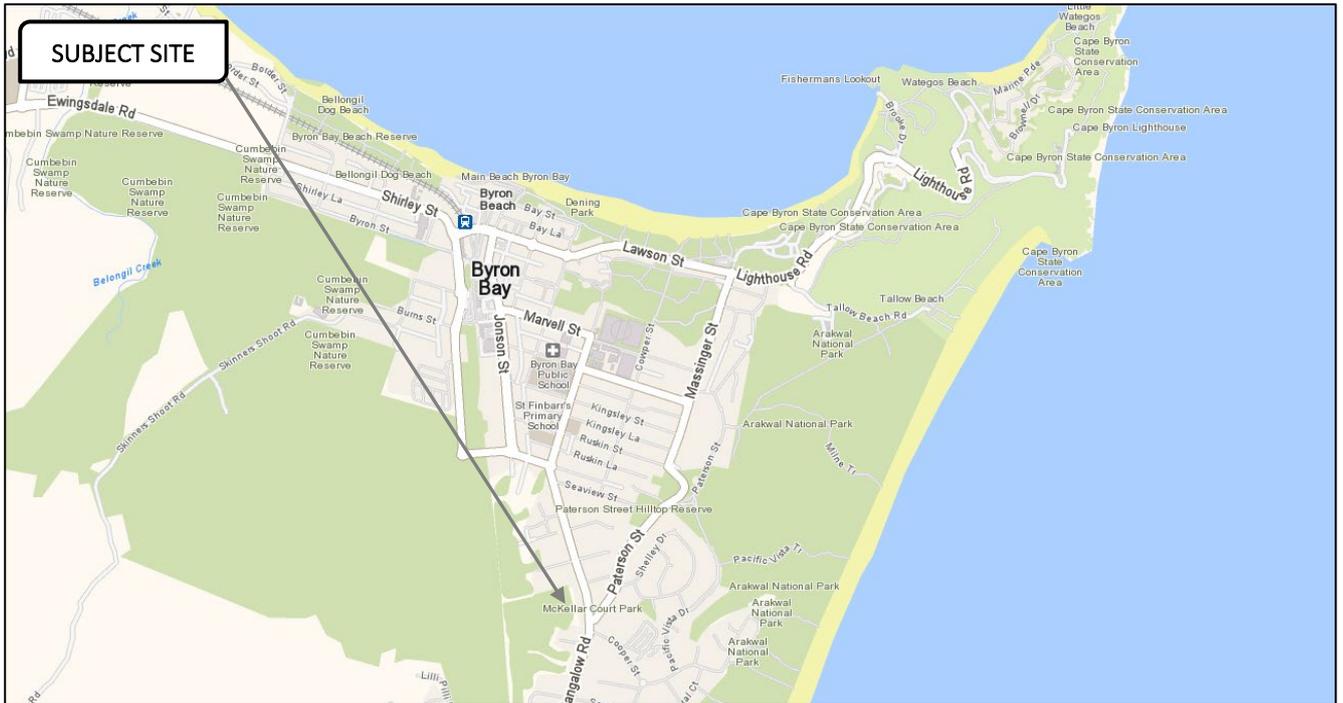


Figure 1: Locality Map of Subject Site (Source: Whereis)



Figure 2: Aerial image of Subject Site (Source: Nearmap)



1.3 Proposed Development

The proposed development seeks consent for a Multi Dwelling Housing development comprising of 24 Dwellings. Five of the Dwellings (Dwellings 1-5) will be affordable consistent with the definition within SEPP (Housing) 2021. Dwelling type A consists of partially affordable Dwelling (not meeting the definition of Affordable in the Housing SEPP) with Dwelling types D and E being adaptable product.

The parking spaces are concealed behind the building setback and are not visible from the public domain. Site access is to be obtained via the unnamed road in which adjoins Bangalow Road to the north. This road construction is not included in this application and is the subject of DA10.2019.20.1, however additional road widening and parking is included as part of this application. Similarly, road intersection upgrades are to occur on Bangalow Road for a safer access to the site, this part of the proposal is further detailed in the Statement of Environmental Effects that accompanies the application.

1.4 Scope of Report

This Waste Management Plan has been structured into waste management procedures for:

- Construction works; and
- Operation.

As the proposed development does not include demolition, demolition waste management procedures have been excluded in this report. A separate Demolition Plan has been prepared for this development application.

1.5 Waste Management Controls

As per the Byron Development Control Plan (DCP) Chapter B8 – Waste Minimisation and Management, the following is an assessment of the proposed development against the requirements of the plan.

This WMP sets a generic guideline to be followed as a minimum for waste generating activities during the construction and operational phases and has been prepared in accordance with Waste Classification Guidelines issued by the Department of Environment, Climate Change and Water (DECCW, 2008) and Development Control Plan (DCP), Chapter B8 – Waste Minimisation and Management.

The aim of this WMP is to outline measures to minimise and manage waste generated during the construction and ongoing operation of the site/premises and to document:

- Volume and type of waste and recyclables to be generated;
- Storage and treatment of waste and recyclables on site; and
- Disposal of residual waste and recyclables.

Waste Management will follow the preferred hierarchy of avoidance/reduction, re-use, recycle, treat and dispose. Best Practice will be adopted wherever possible, to achieve waste minimisation and reduction.



3.0 Construction Waste Management

This section of the waste management plan provides an estimate of quantities and types of construction waste, including excavation, as outlined in **Table 3**. Waste generation from construction works will be reused or recycled, where applicable.

The anticipated waste material is expected to be lessened as the proposal is to utilise pre-fabricated dwelling construction style. Waste and construction time is ultimately lessened with this construction method. In any case, the anticipated waste materials from the construction phase will be concrete, timber, glass, plasterboard and gyprock, metals, general waste (including plastic plumbing works), and excavated material. Separate bins will be used on site for recyclable and non-recyclable construction waste materials. Additional bins will be provided where possible to further separate waste for example plasterboard and timber, general waste etc. Signs will be located on each bin, indicating type of bin and what waste may be placed in that bin.

Construction waste that cannot be recycled will be deposited into a skip bin that will be located close to the construction works, accessible to the removal transport and sensitive to visual impact. A minimal number of bins will seek to minimise visual impact. A licensed disposal contractor is to administer the removal and certified disposal of site generated waste. All solid waste timber, brick, concrete, rock and soil and metals that cannot be recycled will be taken to an appropriate landfill site and disposed of in an approved manner. General waste will be stored in mobile garbage bins and emptied into appropriate skip bins or picked up by the site waste transport vehicle.

Please note, the below table is the total construction waste over all stages. It is expected waste generated for each stage will be less than those quantities here but provides for a 'worst case' waste volumes.

Table 3: Construction Waste Management

Waste Type	Reuse	Recycling	Disposal	Method Of On-Site Reuse, Recycling or Disposal
	Waste Estimate (m ³ or t)			
Excavation material	100m ³	70m ³	N/A	Material will be reused on site as fill where required.
Timber	N/A	2m ³	N/A	Timber to be ordered in accordance with quantity survey
Concrete	N/A	7m ³	N/A	Concrete to be ordered in accordance with quantity survey and any excess will be returned in the truck for another site.
Bricks/pavers	N/A	N/A	N/A	No quantities of bricks/pavers to be ordered.
Tiles (interior)	10m ²	N/A	N/A	Tiles to be ordered in accordance with quantity survey and any waste retained for future use/repairs
Metal	N/A	2m ³	N/A	Metal to be ordered to size and any waste will be transferred to a material recovery facility or waster transfer station.
Glass	N/A	N/A	N/A	All glass will be made to order
Plasterboard (offcuts)	N/A	1m ³	0.2m ³	Plasterboard to be ordered to size and any waste will be transferred to a material recovery facility or waster transfer station.
Fixtures and fittings	N/A	N/A	N/A	Made to order
Floor coverings	N/A	2m ³	N/A	Ordered to size and any waste retained for future use/repairs



Waste Type	Reuse	Recycling	Disposal	Method Of On-Site Reuse, Recycling or Disposal
	Waste Estimate (m ³ or t)			
Packaging (used pallets, pallet wrap)	N/A	6.5m ³	3m ³	Pallets will be transferred to a material recovery facility. Wrap and packaging to Council's waste transfer station.
Garden organics	N/A	N/A	N/A	Ordered to size in accordance with quantity survey
Containers (cans, plastic, glass)	N/A	N/A	N/A	N/A
Paper/cardboard	N/A	3m ³	2m ³	Transferred to a Material Recovery facility
Residual waste	N/A	N/A	7m ³	Transferred to a Material Recovery facility
Hazardous/special waste (specify)	N/A	N/A	N/A	No hazardous materials are to be utilised in the construction

Shown on plans: Construction Waste	Yes/No
Size and location(s) of waste storage area(s)	N/A*
Access for waste collection vehicles	✓
Areas to be excavated	✓
Types and numbers of storage bins likely to be required	✓
Signage required to facilitate use of storage facilities	N/A*

*Details provided at Construction Certificate Stage

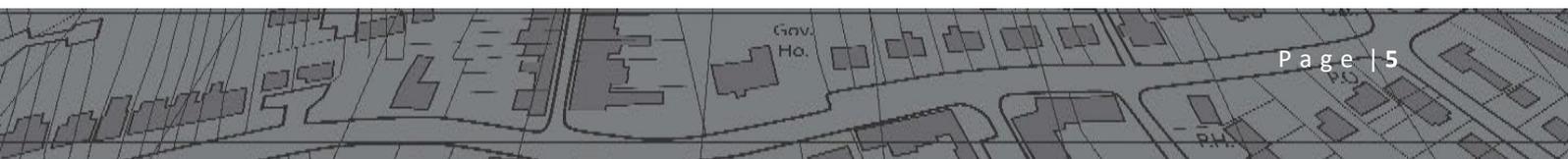
3.1 Waste Minimisation

Large amounts of construction related waste is often generated as a result of poor materials selection and ordering. To minimise this situation the following measures will be adopted:-

- Material requirements will be accurately calculated to minimise waste from over ordering;
- The materials ordering process will aim to minimise packaging;
- Bringing material to site in bulk to reduce packaging waste;
- Ordering pre-cut materials;
- Reducing packaging at the source by returning packaging to supplier where possible,
- Materials safety data sheets will accompany all materials delivered to site (where required) to ensure that safe handling and storage procedures are implemented; and
- Encouraging subcontractors to minimise reuse or recycle waste where possible including contract specifications for sub-contractors that require implementation of waste minimisation practices.

3.2 Location of waste storage

The subject site provides ample space onsite for waste storage either within the rear or front of the subject site during the construction stage of the development. These areas can be out of sight from adjoining properties and easily accessible to the construction areas on the subject site.





4.0 Operational Waste Management

4.1 Type of Waste Streams

The proposed development is anticipated to generate domestic general and recycling waste. Organic waste is optional and can be provided at the discretion of the owner/ manager. It is noted due to the density of Dwellings bulk bins are to be provided to service the development.

4.2 Location of indoor waste storage

The Dwellings provides suitable indoor cupboard spaces within the kitchen for storage of operational waste generated within each townhouse and the existing

4.3 General and Recycling Waste Quantities

Calculations of the weekly general and fortnightly recycling waste predicted to be generated by the Multi Dwelling Housing development have been prepared and identified in **Table 4** below.

Table 4: Waste Generation Calculations

Land Use	General Waste Rate	Recycling Rate
Multi Dwelling Housing	80L/unit/ week	40L/ unit/ week
Total	24 x 80L wheelie bin =1,920L weekly	24 x 40L wheelie bins =960L weekly

The following bulk bins are suitable to service the site:

- 1 x 2 waste cubic bulk bin – height: 2000mm x depth 1200mm x width 900mm;
- 1 x 1 recycling cubic bulk bin – height: 1400mm x depth 900mm x width 900mm.

Spare bulk bin is to be provided between the collection days to enable waste to be appropriately stored while collection occurs.

As the development includes ten or more dwellings, individual waste/ recycling/ organic servicing for each dwelling via Council kerb collection within the site is not proposed. A separate waste collection area has been provided within the site. The onsite waste collection area is provided at the rear of the Dwellings/site and it has been demonstrated through vehicle swept path analysis that a Medium Rigid Vehicle (MRV) can enter and exit the site without having to undertake more than a three point turn.

4.4 Bulk Bin Storage

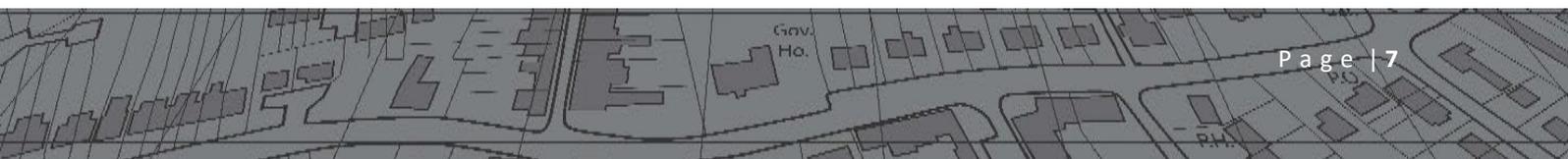
4.4.1 Location

Consistent with Byron Shire Council DCP Chapter B8 Waste Minimisation and Management, due to the extent of kerb side wheelie bins would cover, on site collection is provide at the rear behind the dwelling within the subject site.



4.4.2 Size

The waste/recycling/organic storage areas nominated in association with the townhouse and Dwelling House is of adequate size to comfortably accommodate all bins associated with the development and provide for suitable access to the street frontage. The size of the bins is to be calculated appreciating the extent of waste to be generated for all the Dwellings proposed.





5.0 Collection Details

The following provides an overview of the refuse bin collection and servicing details relevant to this proposal. Based on the calculations provided in **Section 4.2** of this report the Multi Dwelling Housing will require bin storage volumes in accordance with the **Table 4**. The general waste and the recycling bin will be collected fortnightly, and the organics collected weekly.

5.1 Collection Point

The subject site allows for adequate space for a bin collection point within the site as detailed in **Figure 4** below. A shared space is provided adjacent to the bin storage enabling vehicles to undertake a three-point turn to exit the site in a forward motion.

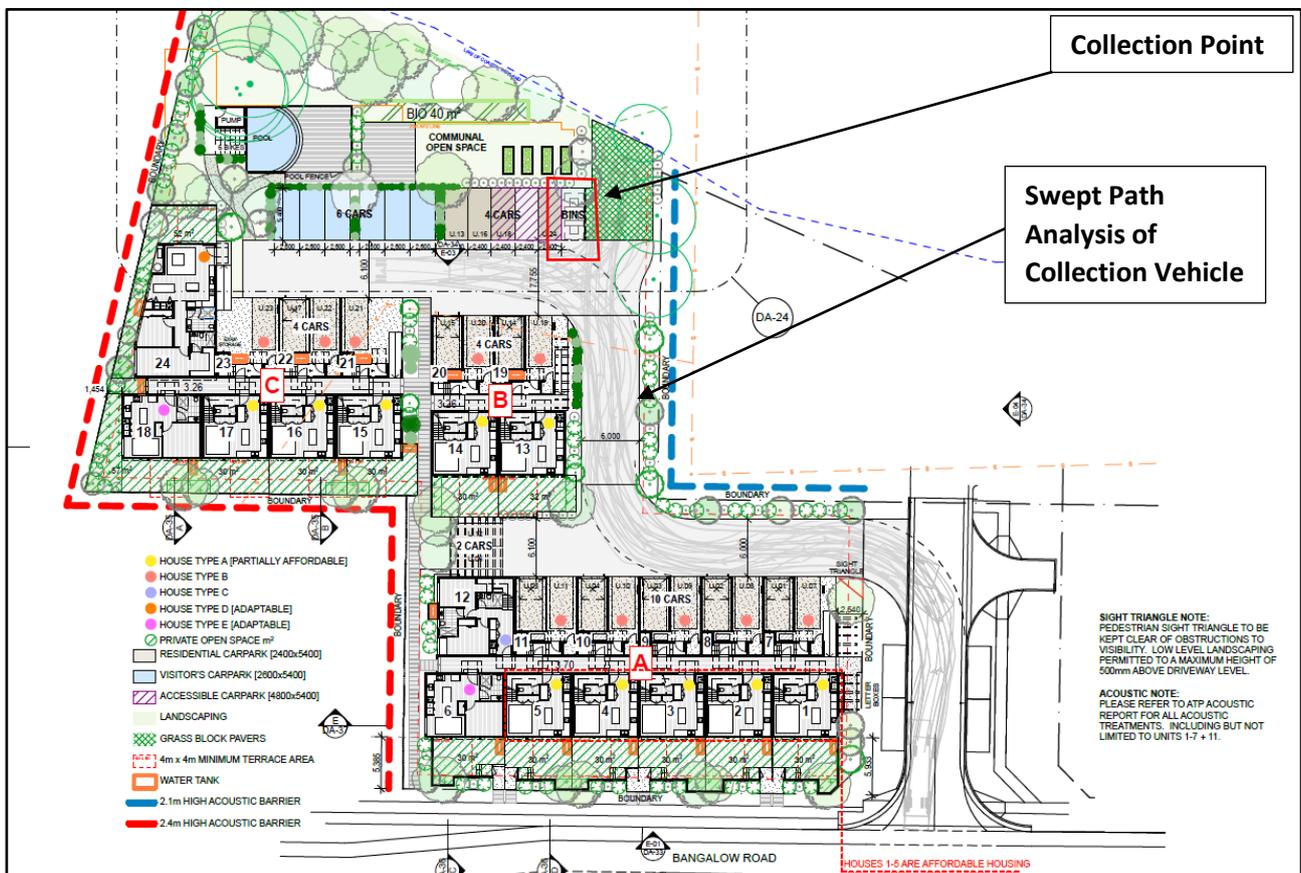


Figure 3. Location of Refuse Collection within the site.

5.2 Collection Duty

An approved contractor will be responsible for collecting the bulk bins located at the rear of the site on collection day. Each resident will be responsible to transferring their waste to the collection point for collection on the relevant day.



5.3 Collection Vehicle Access

The development will be required to be serviced by a front-loading refuse collection vehicle. Adequate unobstructed vertical clearance is provided within the site to accommodate this vehicle type. **Table 5** below identifies the vehicle dimensions.

Table 5: Waste collection vehicle dimensions

Side Lift Waste Collection Vehicle	
Travelling height	3.6m
Length	12.3m
Turning circle wall to wall	21.5m

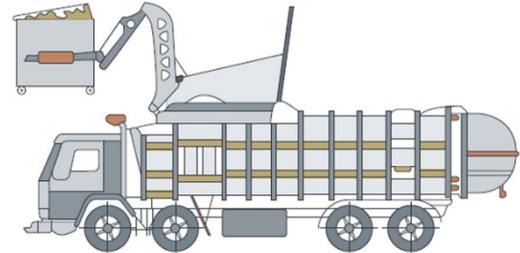
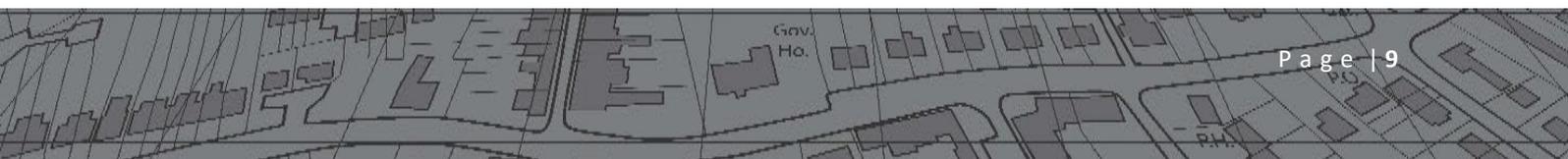


Figure 4. Front Refuse Vehicle.



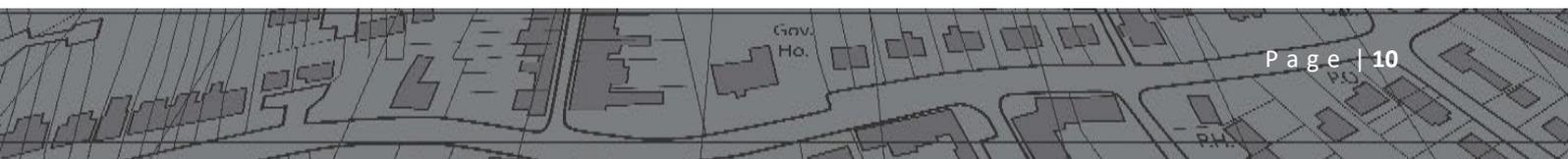


6.0 Conclusion

This report has been prepared to demonstrate the proposed waste management practices to be implemented during the construction and operational phase of the proposed development. In doing so, the report has been prepared consistent with Chapter B8- Waste Minimisation and Management of Byron Development Control Plan 2014.

In summary, the proposed development relates to the Demolition of the current Dwellings on site and the construction of 24 Dwellings make up Multi Dwelling Housing. Five of the Dwellings will be Affordable Housing.

Having regard to the above considerations and others within the development submission, it is submitted that the proposal provides an appropriate waste management strategy and is compliant with Council's requirements under Development Control Plan Chapter B8 – Waste Minimisation and Management. Council's support for the proposed development is respectfully requested.





Appendix 1 Site Plan

