Site Waste Minimisation and Management Plan

Homes NSW – Residential Development
Lot 1 D.P. 843470
25-27 Boyd Street
Tweed Heads, NSW 2485

Date 28.05.2025
Issue C

Site Waste Minimisation and Management Plan to accompany the Development Application for 25-27 Boyd Street, Tweed Heads

1.1. Site Address:

Lot 1, DP 843470
25-27 Boyd Street, Tweed Heads, NSW 2485

1.2. Applicant:

Homes NSW
c/- CKDS Architecture
PO Box 958
Newcastle NSW 2300

1.3. Details of Application

1.4. Introduction

This Site Waste Minimisation and Management Plan (SWMMP) has been prepared in support of the Development Application for a new 80 Unit Residential Flat Building located in Boyd Street, Tweed Heads.

The SWMMP has identified the estimated quantities of materials to be removed from the site during construction and operation of the Residential Flat Building and how they are to be stored, recycled, collected and disposed of with the emphasis on minimising the quantities generated and the quantities that are to be taken to landfill.

The SWMMP has been formulated in regards to the provisions of the Tweed Shire Council Development Control Plan (TDCP) 2008 – Section A15.

The proposal does not require additional licensing or application requirements to the Office of Environment and Heritage, RMS, EPA or other authorities. No trade waste application will be required as part of the development approval.

It is proposed that a waste collection will be via Council services to pick up twice weekly and dispose of the site's waste to a licensed waste management facility.

This SWMMP outlines the waste management measures for the proposed Residential development and compliance with the requirements of the Waste Management Guidelines.

1.4.1. Description of structures currently on the site

The site is currently vacant.

1.4.2. Description of the proposal

The proposed development is for an 80 Unit Residential Flat Building of 46 x 1 bedroom units and 34 x 2 bedroom units with basement car park is accessed off Brett Street. The waste room for the storage of the proposed bins is located on the ground level with direct access to Brett Street for presentation of the bins for collection. This is to be managed by a building care-taker.

1.5. Demolition Stage

The proposed development will involve demolition and vegetation removal only as the site is currently vacant. Details of the methods that will be implemented during the demolition stage are detailed in the table below.

Type of material	Estimated volume (m³)	Reuse Methods (onsite)	Recycling Methods (offsite)	Disposal Methods
Excavation Material	5 m³	Stockpile topsoil where possible for re-use on-site	Classification of soil to be undertaken for re-use of VEMN material off-site	Where required soil to be taken to a licensed waste management facility for disposal.
Green Waste	Approximately 30m³	Weeds removed and stockpiled. Native species mulched and reused for landscaping.	Weeds removed to approved landfill.	If required, an appropriate green waste receiver shall be used. To be nominated by appointed builder.

1.6. Construction Stage

The proposed development will involve the generation of waste during the construction stage, which will also require the need for the reuse, recycling and disposal of waste during this phase. Details of the methods that will be implemented during the construction stage are detailed in the table below.

Type of material	Estimated volume (m³)	Reuse Methods (onsite)	Recycling Methods (offsite)	Disposal Methods
Excavation Material	Approximately 250m³	Stockpile topsoil where possible for re-use on-site	Classification of soil to be undertaken for re-use of VEMN material off-site	Where required soil to be taken to a licensed waste management facility for disposal.
Green Waste	Approximately 30m³	Green waste will be mulched and reused for landscaping.	If required, an appropriate green waste receiver shall be used.	If required, an appropriate green waste receiver shall be used. To be nominated by appointed builder.
Topsoil	100mm depth over disturbed areas.	Reuse of all topsoil for landscaping and rehabilitation.	Excess topsoil utilised in other areas of development.	Stockpiles vegetated if in place for more than 3 months.
Bricks	Minimal waste anticipated.	Minimal amount left over will be used for retaining walls, paving, etc.	Any excess will be taken to a suitable recycling plant.	If required, an appropriate waste receiver shall be used. To be nominated by appointed builder.
Concrete	Minimal waste anticipated.	Minimal amount left over will be used for fill behind retaining walls.	Any excess will be taken to a suitable recycling plant.	If required, an appropriate waste receiver shall be used. To be nominated by appointed builder.
Timber	Minimal waste anticipated.	Minimal amount left over will be reused or sold if possible. Remainder chipped for reuse in landscaping.	Any excess will be taken to a suitable recycling plant.	If required, an appropriate waste receiver shall be used. To be nominated by appointed builder.
Plasterboard	Minimal waste anticipated.	Minimal amount left over to be broken up and used in landscaping.	Any excess will be taken to a suitable recycling plant.	If required, an appropriate waste receiver shall be used. To be nominated by appointed builder.

Metals	Minimal waste anticipated.	Metals to be sorted and recycled wherever possible.	Any excess will be taken to a suitable recycling plant.	An appropriate waste receiver shall be used. To be nominated by appointed builder.
Plastic and packaging material	Minimal waste anticipated.	Sorted and recycled where possible.	Any excess will be taken to a suitable recycling plant.	An appropriate waste receiver shall be used. To be nominated by appointed builder.

1.7. On-going Operation Waste

The proposed development will generate on-going waste as a result of its proposed residential use. Details of the methods that will be implemented during the operational stage are detailed in the table below.

Expected waste	Est. volume per week (L)	Proposed onsite storage and/or treatment	Proposed destination
Recyclables - Mixed	40L per unit per week 80 Units = 3,200L/week	Bin to be located within waste storage room as shown in the architectural floor plans.	Bins to be moved to the kerb along Brett Street by the building manager and collected by Council services weekly.
General Waste	80L per unit per week 80 Units = 6,400L/week	Bin to be located within waste storage room as shown in the architectural floor plans.	Bins to be moved to the kerb along Brett Street by the building manager and collected by Council services bi-weekly.
Green Waste	25L per 1b unit 25L per 2b unit 80 Units (46x1b + 34x2b) = 2,000L/week	Bin to be located within waste storage room as shown in the architectural floor plans. Communal landscaping waste will be removed by maintenance contractor	Bins to be moved to the kerb along Brett Street by the building manager and collected by Council services weekly.

Note: rates based on EPA Better Practice Guide for Resource Recovery in Residential Developments - Appendix F, & Tweed Shire Council TDCP 2008 Section A15 (Appendix B).

The below table outlines the total storage capacity onsite and frequency of collection.

Waste Stream	Bin Size (L)	Bin No.	Collection Frequency	Weekly Capacity (L)	Weekly Generation (L)	Storage (m2)
General Waste	660L	10	Twice Weekly	6,600	6,400	18.6
Recycling	360L	9	Weekly	3,240	3,200	11.8
Green Waste (FOGO)	240L	5	Weekly	2,400	2,000	4.90
Bulky Waste						18
Total Area				**12,240**	**11,600**	**53.30**

Note: Storage Areas based on TSC DCP & EPA Better Practice Guide for Resource Recovery in Residential Developments - Appendix C (30% extra per waste container & Bulky Waste 10m^2 for first 40 units + 2m^2/10 Units after that).

As per the documents provided as part of the development application the waste storage enclosure is sized to accommodate 10 x 660L, 9 x 360L and 5 x 240L mobile waste garbage bins with an overall area of 59.87m^2.