

SITE WASTE MINIMISATION AND MANAGEMENT PLAN

PROJECT Thirteen (13) storey Residential Flat Building with Affordable Housing, two (2) basement levels, landscaping and associated site works.
 ADDRESS 12-16 Florence Street, TWEED HEADS
 COUNCIL Tweed Shire Council
 DATE 13 March 2026



DEMOLITION STAGE

MATERIALS	EST. WASTE (m ³)	EST. Reuse (%)	PERCENTAGE		ON SITE RECYCLING	OFF SITE RECYCLING	OFF SITE DISPOSAL
			Recycle (%)	Dispose (%)			
Green Waste	0	0	0	0	Nil ; no existing vegetation	Nil	Nil
Bricks	20.0	30	55	15	Full bricks retained and set aside for re-use in new development	Broken bricks stored for collection to crushing	To Waste Transfer Station that recycles building waste
Concrete	50.0	10	70	20	Reuse for filling, levelling and road base.	Slabs/footings broken up on site and stored for collection/crushing	To Waste Transfer Station that recycles building waste
Timber Framing	650.0	10	80	10	De-nail useful pieces and set aside for re-use	Unused larger pieces recycled for timber salvage	To Waste Transfer Station for land fill
FC Cladding	TBD	TBD	0	0	Nil. Temporarily stored for collection	Material broken on site and stored separately for collection to crushing	To Waste Transfer Station that recycles FC building waste
Asbestos Sheet	TBD	0	0	0	Nil. Temporarily stored in accordance with AS, for collection/disposal	Nil.	Removal in accordance with Work Cover requirements to land fill site
Plaster/ Plasterboard	500.0	0	100	0	Nil. Temporarily stored for collection	Binned separately for recycling by Boral Plasterboard	Nil
Roofing: Metal	450.0	0	100	0	Nil. Temporarily stored for collection	Nonferrous metals binned separately for recycling	Nil
Insulation	250.0	0	0	100	Nil. Temporarily stored for collection	Nil	To Waste Transfer Station that recycles building waste
SGW Piping etc	TBD	TBD			Nil	Nonferrous metals binned separately for recycling	Nil

PVC Piping	TBD	TBD			Nil	Binned separately for recycling	Removal to land fill
Tiles and Pavers	30.0	35	50	15	Full tiles set aside for re-use	Broken tiles stored for collection to crushing to road base at Waste Transfer Station	To Waste Transfer Station that recycles FC building waste
Doors & windows	300.0	0	100	0	Nil	Intact or broken glass to be stored for collection to processing plant. Wooden doors & windows to be set aside for resale.	Nil
Furniture	TBD	TBD			Nil	Set aside for resale to second-hand furniture collectors	Nil
Fixtures & fittings	60.0	40	60	0	Intact & good ones set aside for re-use	Balance sent to second-hand resellers	Nil
Packaging (used pallets, pallet wrap)	20.0	70	30	0	Set aside for re-use	Balance sent to pallets recycling collection	Nil
Containers (cans, plastic, glass)	50.0	30	70	0	Set aside for re-use	Balance sent to recycling collection	Nil
Paper / cardboard	80.0	50	50	0	Set aside for re-use	Balance sent to recycling collection	Nil
Residual Waste	100.0	0	0	0	Nil	Nil	Removal to landfill

EXCAVATION STAGE MATERIALS	EST. WASTE (m ³)	EST. Reuse (%)	PERCENTAGE		ON SITE RECYCLING	OFF SITE RECYCLING	OFF SITE DISPOSAL
			Recycle (%)	Dispose (%)			
Top Soil	900.0	50	0	50	Top soil stored on site for re-use in landscaped gardens and fill		Balance sent to authorised land fill site
Sand / Silt	8500.0	30	0	70	Sand stored on site for use as backfill where volumes allow		
Sandstone	4100.0	20	70	10	Stored on site for re-use as backfill where volumes allow	Large sandstone blocks stored for collection	Small rocks to Waste Transfer Station for land fill

CONSTRUCTION STAGE

MATERIALS	EST. WASTE (m ³)	EST. Reuse (%)	PERCENTAGE		ON SITE RECYCLING	OFF SITE RECYCLING	OFF SITE DISPOSAL
			Recycle (%)	Dispose (%)			
Bricks	300.0	40	50	10	Off-cut bricks retained, crushed, and used for drainage fill	Excess broken bricks stored for collection to crushing. Excess full bricks returned to supplier	Excess full bricks refunded/re-sold
Concrete Blocks	200.0	40	50	10	Off-cut blocks retained, crushed, and used for drainage fill	Excess broken blocks stored for collection to crushing. Excess full blocks returned to supplier	Excess full blocks refunded/re-sold
Concrete	100.0	100	0	0	Excess concrete poured into molds on site for garden pavers	Nil	Nil
Metal Framing	50.0	50	45	5	Useful pieces set aside for re-use	Unused large pieces recycled into store by builder or returned to supplier	Excess metal refunded/re-sold or used by builder on another construction site
Metal Cladding	20.0	50	45	5	Useful pieces set aside for re-use	Unused large pieces recycled into store by builder or returned to supplier	Excess metal refunded/re-sold or used by builder on another construction site
FC Cladding	200.0	0	95	5	Nil	Material broken on site and stored separately for collection to crushing. Excess portions returned to supplier	To Waste Transfer Station that recycles FC building waste or Excess cladding refunded/re-sold
Plasterboard	300.0	0	85	15	Nil	Binned separately for recycling by Boral Plasterboard	Excess full sheets refunded/re-sold
Roofing: Steel	0.0	0	90	10	Nil	Smaller off-cuts of nonferrous metals binned separately for recycling. Larger and full sheets returned to supplier for re-sale/refund	To Waste Transfer Station that recycles building waste
Insulation	150.0	0	95	5	Nil		

						Un-used returned to manufacturer/store by builder	To Waste Transfer Station that recycles building waste
PVC Piping	30.0	0	95	5	Nil	Binned separately for recycling	Removal to land fill site
Tiles and Pavers	250.0	20	80	0	Full tiles set aside for use as spares	Cut tiles stored for collection to crushing to road base at Waste Transfer Station	Nil
Misc. Packaging, Glues etc	70.0	10	90	0	Timber packaging sorted for re-use as above	Pallets returned to supplier to re-use	Nil
Doors & windows	30.0	0	85	15	Nil	Intact or broken items to be stored for collection to recycling plant.	Excess metal refunded/re-sold or used by builder on another construction site
Fixtures & fittings	10.0	0	95	5	Nil	Material broken on site and stored separately for collection to crushing.	Excess metal refunded/re-sold or used by builder on another construction site
Containers (cans, plastic, glass)	20.0	0	100	0	Nil	Set aside for recycling collection	Nil
Paper / cardboard	80.0	0	100	0	Nil	Set aside for recycling collection	Nil
Residual Waste	20.0	0	0	100	Nil	Nil	Removal to landfill

IN USE (ON-GOING MANAGEMENT OF WASTE)

General Note

The proposed development will utilize Council waste collection contractors for the duration of the development.

On-going Waste Management Plan

Residential Waste Generation Calculations, as per Section A15 – Waste Minimisation and Management (Tweed DCP2011):

A) Residential

Standard sized 240L general waste and recycling bins supplied by Council shall be stored within the residential bin holding room at Ground Level for safe, convenient sorting and disposal.

General waste will be disposed of by all residents from each unit to the garbage chute located within the common lobby of each floor of the proposed building. Waste from the chute will be discharged into a 4x bin carousel located within the residential bin holding room located at Ground Level. Larger general waste items that are unable to fit the dimensions of the chute can be taken by hand to the Ground Level bin holding room. A residential bulk storage room has also been provided at Ground Level, adjacent to the bin holding room for larger waste items such as furniture, appliances, large boxes etc.

Recycle waste will utilise 240L bins. A single recycle bin will be provided at each level of the building in the dedicated bin room for convenient disposal of recycle waste by residents.

All dwellings will be provided with an internal storage area of sufficient size to hold a minimum of a day's worth of recyclable, compostable and waste material.

Building management / caretaker will be responsible for monitoring the distribution of all waste across multiple bins throughout the building daily. Recycle bins from each floor will be moved by the caretaker to the bin holding room at Ground Level just ahead of the scheduled collection day and returned soon after collection.

Sufficient circulation space has been provided to maneuver bins in the holding room. Hot and cold-water taps will be provided within the bin holding room with floor waste, for bin cleaning when required.

Due to the proximity of the residential bin holding room located at Ground Level to the Florence Street frontage, Council contractors will collect and return all waste bins to and from the bin holding room on collection days. Provision for the temporary stopping of Council waste vehicles adjacent to the Florence Street frontage has been provided.

It is proposed that the residential component of the development is serviced by Council for general waste, recycling, and green waste.

Residential Waste Generation Calculations as per Section A15 – Waste Minimisation and Management (TDCP2011):

Number of Dwellings		Studio	1B	2B	3B	TOTAL
		01	13	16	29	59
GENERAL WASTE						
Waste Generation Rates (TDCP2011)	Litres/Week/Dwelling	80	80	80	80	
Waste Generation per Week - Overall	Litres/Week	80	1040	1280	2320	4720
General Waste Bins Required	660L/Week or 240L/Week	0.1	1.6	1.9	3.5	7 20
RECYCLE WASTE						
Waste Generation Rates (TDCP2011)	Litres/Week/Dwelling	40	40	40	40	
Waste Generation per Week - Overall	Litres/Week	40	520	640	1160	2360
General Waste Bins Required	240L/Week	0.2	2.2	2.7	4.8	10

It is proposed that the residential component of the development is serviced by the council on a weekly basis for general waste, recycling, and green waste.