



# WASTE MANAGEMENT PLAN

TRICARE HASTINGS POINT

February 2025

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Prepared For: Tricare (Hastings) Limited

Lot 1 DP 786570  
87-89 Tweed Coast Road  
Hastings Point NSW

**HMC2024.681.02**

RE: Lot 1 DP 786570, 87-89 Tweed Coast Road, Hastings Point 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:   | 2024.681.02   |
| Client:   | Tricare (Hastings) Limited  |

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## KEY CONTACTS

| Company/Name  | Contact Details               | Phone Number/contacts   | Available:                               |
|---|-------------------------------|---|--|
| HMC Environmental Consulting                                    | Mark Tunks                    | 0408 279212   | Business Hours                           |
| Tweed Shire Council   | Rod Dawson<br>(Waste Manager) | 02 6670 2400 or<br>1300 292 872<br><a href="mailto:waste@tweed.nsw.gov.au">waste@tweed.nsw.gov.au</a> | Mon- Fri<br>8.30am -4.30pm               |
| Tweed Shire Council<br>Stotts Creek Resource<br>Recovery Centre | Weighbridge                   | 02 6670 7400  | Mon-Fri<br>7am-4pm<br>Sat-Sun<br>9am-4pm |
| Solo Resource Recovery  | Neil Tobitt                   | (02) 6674 7656 or<br>0408 458 201   | Mon-Fri<br>7am-4pm                       |
| Project Manager   | TBA                           | TBA   | TBA                                      |
| Maintenance Manager   | TBA                           | TBA   | TBA                                      |

## ENVIRONMENTAL EMERGENCY RESPONSE CONTACTS

| Organisation                         | Incident                                  | Contact  |
|--------------------------------------|---|--|
| Ambulance                            | Injury/Illness                            | 000 land line<br>112 mobile  |
| Fire Brigade – Emergencies           | Fire<br>Chemical/hazardous waste<br>spill | 000  |
| NSW Environment Protection<br>Agency | Pollution                                 | 1300 130 372   |
| Tweed Shire Council                  | Pollution                                 | 02 66702 400<br>8.30am-4.30pm Monday-Friday<br>1300 292 872<br>After Hours |

## ABBREVIATIONS

|                |  |
|----------------|--|
| A15            | Section A15 <i>Tweed Development Control Plan 2008</i>   |
| EPA            | NSW Environment Protection Authority   |
| WMP            | Waste Management Plan  |
| HMC            | HMC Environmental Consulting Pty Ltd   |
| OEH            | NSW Office of Environment & Heritage   |
| TSC            | Tweed Shire Council  |
| Site           | Lot 1 DP 786570, 87-89 Tweed Coast Road, Hastings Point NSW                                    |
| ACM            | Asbestos containing material   |
| MGB            | Mobile Garbage Bin   |
| Proponent      | Tricare (Hastings) Limited   |
| SMF            | Synthetic Mineral Fibres   |
| Guidelines:    | <i>Section A15 Tweed Development Control Plan 2008</i>   |
| 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 Planit Consulting on behalf of the proponent Tricare (Hastings) Limited to provide a Waste Management Plan (WMP) for the proposed expansion of the existing Tricare seniors living development located at Lot 1 DP 786570, 87-89 Tweed Coast Road, Hastings Point NSW.

The proposed development comprises both independent living units (ILUs) and a residential aged care home (RAC) home, that will be supported by a range of other services.

Specifically, the proposal includes:

- A 47 place RAC (Building D) comprising:
  - individual private rooms with ensuite facilities;
  - shared dining, lounge and sitting rooms;
  - café;
  - kitchen;
  - serveries;
  - nurses stations;
  - offices;
  - staff room and facilities;
  - waste room; and
  - loading bay.
- 51 ILUs split across 3 buildings, including:
  - 24 ILUs in Building E
  - 18 ILUs in Building F
  - 9 ILUs in Building G.

Complimenting the ILUs and RAC, the development offers a range of communal facilities for entertainment, health, active and passive recreation. These facilities include:

- Bowling Green and pavilion with bowls store, amenities, kitchen and covered seating area;
- Indoor swimming pool and spa, with amenities and viewing area;
- Perimeter walking trail; and
- Landscaped gardens.

There are numerous existing structures on the eastern portion of the property which are to remain onsite which make up the existing Tricare operation. The proposed development is to be located on the vacant land on the western portion of the property, with no demolition proposed.

The WMP has been prepared to address Item 18 *Waste Management* of the NSW Planning Secretary's Environmental Assessment Requirements for Seniors Housing (Application No. SSD-41110128).

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   | 87-89 Tweed Coast Road, Hastings Point NSW  |
| Property Description  | Lot 1 DP 786570   |
| Existing buildings and other structures currently on the site   | Existing Tricare Hastings Point development.  |
| Description of proposed development   | <p>4 new structures, comprising of an additional 51 independent living units (ILU) in total as well as a 47-place residential aged care home (RAC), along with ancillary facilities. Complimenting the ILUs and RAC, the development offers a range of communal facilities for entertainment, health, active and passive recreation. These facilities include:</p> <ul style="list-style-type: none"> <li>○ Bowling Green and pavilion with bowls store, amenities, kitchen and covered seating area;</li> <li>○ Indoor swimming pool and spa, with amenities and viewing area;</li> <li>○ Perimeter walking trail; and</li> <li>○ Landscaped gardens.</li> </ul> <p>Waste would be generated during the construction, and operational 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 <b>Appendix 1</b>.</p> |
| <p>This development achieves the waste objectives set out in Tweed Shire Council DCP 2008 and NSW EPA Better Practice Guide for Waste Management and Recycling in Residential Developments 2012. 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 TSC, 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 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"> <li>○ record-keeping requirements, measurement of waste and monitoring for waste facilities</li> <li>○ tracking of certain waste</li> <li>○ reporting</li> <li>○ transportation of waste</li> <li>○ transportation and management of asbestos waste</li> <li>○ recycling of consumer packaging</li> <li>○ classification of waste containing immobilised contaminants</li> <li>○ miscellaneous topics.</li> </ul> |  |
| <i>Tweed Shire Council Development Control Plan Section A15 2008</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 B within Section A15 describes waste generation rates. Appendix G within Section A15 provides requirements for the location, design and construction of Commercial/Industrial Waste and Recycling Storage areas. This WMP has been prepared to meet the objectives of this DCP.   |  |

|   |   |
|---|---|
| NSW Environment Protection Authority <i>Better Practice Guide for Waste Management and Recycling in Residential Developments 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

Waste generating activities during the construction stage would comprise:

- Site stripping (vegetation & topsoil) including removal of existing concrete driveway, fencing and slabs.
- Earthworks including excavation for basement carparks, footings and services. Soil neutralisation of excavated material required in accordance with the ASSMP (ENV Solutions).
- Staged construction of proposed development including:
  - **Stage 1:** construction of proposed three-storey Building E including basement carpark, building shell, fitouts, internal roadways, and landscaping.
  - **Stage 2:** construction of proposed three-storey Buildings F and G including basement carpark, building shells, fitouts, internal roadways, and landscaping
  - **Stage 3:** construction of proposed communal pool pavilion, bowling pavilion and bowling green, including building shells, fitouts and landscaping.
  - **Stage 4:** construction of proposed three-storey Building D including basement carpark, building shell, fitouts, internal roadways, 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 in the Tweed Shire and Gold Coast areas indicate that 80-90% by volume (95% by weight) of construction waste is able to be recycled (see Table 5).

**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>   |   |
| Excavation Material   | <4000m <sup>3</sup>               | -  | 8000m <sup>3</sup>  | Waste classification of excavated material would be required prior to removal off-site.   |
| Timber<br>Concrete<br>Bricks/pavers<br>Tiles<br>Metal<br>Glass<br>Furniture<br>Fixtures/fittings<br>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"> <li>○ Stotts Creek Resource Recovery Centre</li> <li>○ Proskips,</li> <li>○ Tweed Coast Demolition and Excavations</li> <li>○ Red Neds</li> <li>○ Keber Recycled Building Materials</li> <li>○ Veolia</li> </ul> |

|   |  |                    |                   |   |
|---|--|--------------------|-------------------|---|
| Packaging<br>Green waste<br>organics<br>Containers<br>(cans/glass/plastic)<br>Paper/cardboard<br>Residual waste |  | <100m <sup>3</sup> | <40m <sup>3</sup> | 80-90% recycled/reused:<br>Stotts Creek Resource Recovery |
|---|--|--------------------|-------------------|---|

### 3.2 OCCUPATION STAGE

All waste generating activities during operation would comprise:

- Occupation of proposed 51 Senior Independent Living apartments.
- Occupation of 47-bed Residential Aged Care home and facilities
- Use of community facilities including pool and bowling greens.

The estimated waste generation has been based on the generic rate in Appendix B in TSC DCP 2008 for residential units. As each of the four proposed apartment buildings will have their own waste storage area, the estimated waste generation has been calculated for each structure. There are no estimated waste generation rates for community facilities. Given the limited size of these facilities, which are to be used by residents, it is not expected that they will generate significant volumes of waste and will be able to be captured within the proposed and existing waste servicing.

**Table 4 Estimated Waste Generation – Occupation of Independent Living Apartments**

| Location                 | Waste Generation Rates   |                            | Waste Generation Volume |                       |
|--------------------------|--------------------------|----------------------------|-------------------------|-----------------------|
|                          | General<br>(L/Unit/Week) | Recycling<br>(L/Unit/Week) | General<br>(L/Week)     | Recycling<br>(L/Week) |
| Building E<br>(24 Units) | 80                       | 40                         | 1920                    | 960                   |
|                          | General<br>(L/Unit/Week) | Recycling<br>(L/Unit/Week) | General<br>(L/Week)     | Recycling<br>(L/Week) |
| Building F<br>(18 Units) | 80                       | 40                         | 1440                    | 720                   |
|                          | General<br>(L/Unit/Week) | Recycling<br>(L/Unit/Week) | General<br>(L/Week)     | Recycling<br>(L/Week) |
| Building G<br>(9 Units)  | 80                       | 40                         | 720                     | 360                   |
|                          | General<br>(L/Unit/Week) | Recycling<br>(L/Unit/Week) | General<br>(L/Week)     | Recycling<br>(L/Week) |

The estimated waste generation for the residential aged care home has been based on the generic rate in NSW EPA *Better Practice Guide for Waste Management and Recycling in Residential Developments 2012* for aged care. As per the guide, the estimated kitchen has been based on the generic rates for restaurants, and the office and reception space has been based on the generic rates for offices.

**Table 5 Estimated Waste Generation – Occupation of Independent Living Apartments**

| Location                                 | Waste Generation Rates                |   | Waste Generation Volume |                       |
|--|---------------------------------------|---|-------------------------|-----------------------|
|  | General<br>(L/Bed/Day)                | Recycling<br>(L/Bed/Day)                | General<br>(L/Week)     | Recycling<br>(L/Week) |
| Residential Aged Care Rooms<br>(47-Beds) | 5                                     | 1                                       | 1645                    | 329                   |
|  | General<br>(L/80m <sup>2</sup> /Day)  | Recycling<br>(L/80m <sup>2</sup> /Day)  | General<br>(L/Week)     | Recycling<br>(L/Week) |
| Kitchen<br>(~70m <sup>2</sup> )          | 400                                   | 280                                     | 2450                    | 1715                  |
|  | General<br>(L/100m <sup>2</sup> /Day) | Recycling<br>(L/100m <sup>2</sup> /Day) | General<br>(L/Week)     | Recycling<br>(L/Week) |
| Offices<br>(~55m <sup>2</sup> )          | General<br>(L/100m <sup>2</sup> /Day) | Recycling<br>(L/100m <sup>2</sup> /Day) | General<br>(L/Week)     | Recycling<br>(L/Week) |

|  |    |    |    |    |
|--|----|----|----|----|
|  | 10 | 15 | 39 | 58 |
|--|----|----|----|----|

For the purposes of the proposed development, the waste will be sorted into general waste, co-recyclables and organic waste. 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, and it is currently encouraged by Tweed Shire Council.

### 3.2.1 Existing Waste Management

The existing Tricare seniors living operation comprises of 91 independent living units. Currently the facility has a private contract with Cleanaway to service both general waste and co-mingled recyclables. There are 18 x 240L MGBs for general waste and 18 x 240L MGBs for co-mingled recyclables located in bin enclosures located around the facility for residents to dispose of any waste. The bins are moved by staff to the service area for servicing prior to collection days and returned to the enclosures once emptied. There is a 1.5m<sup>3</sup> and 3m<sup>3</sup> bulk bin located within the service area which all general waste MGBs are emptied into for servicing. The bulk bins are serviced twice a week. The recyclable MGBs are collected individually weekly. The service vehicle drives into the service area to collect all bins.

The onsite residential garden contains compost bins that are used by some residents, while all green waste is removed from site by contracted gardeners. Additionally, residents run a very successful return and earn program for all bottles and cans which are transported to Queensland for collection. All proceeds go towards the resident’s social committee.

The waste management arrangements for the existing facility are sufficient in servicing all generated waste, with no occurrences of bin overflow prior to servicing.

## 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

The proposed development has been split between four stages for its construction, with the waste storage areas relocated across the site for each stage/structure under construction. As the construction proceeds above ground, waste points (Preston Hire Super Deck or similar) would be provided on each floor with the tower crane used to transport waste to the collection point. Smaller 6m<sup>3</sup> or similar skip bins would be used as appropriate with waste point configuration.

Table 6 Recommended Waste Storage Bins - Construction

| Location           | Required Service   | Proposed Industrial Bin Size at Collection Point   |
|--------------------|--|--|
| Excavated Material | Neutralisation of treatment of soils as required in the prepared ASSMP (ENV Solutions). Transport of excavated materials offsite (after neutralisation) to approved landfill facility. | <ul style="list-style-type: none"> <li>○ Neutralisation to occur on treatment pads located on empty building footprints.</li> <li>○ Truck and dog vehicle transport of excavated materials to landfill facility (25m<sup>3</sup> loads up to 25 times a day).</li> </ul> |

|                         |  |  |
|-------------------------|--|--|
| Basement & lower floors | <ul style="list-style-type: none"> <li>○ 1x 6m<sup>3</sup> skip bin for general waste (includes site office)</li> <li>○ 1 x 6m<sup>3</sup> skip bin for co-mingled building waste to be sorted at facility</li> </ul>  | <ul style="list-style-type: none"> <li>○ 1 x 6m<sup>3</sup> skip bin serviced on demand for general waste</li> <li>○ 1 x 6m<sup>3</sup> skip bin serviced on demand for co-mingled building waste</li> <li>○ 1 x 6m<sup>3</sup> skip bin serviced on demand for concrete and other heavy waste</li> </ul>            |
| Upper floors            | <ul style="list-style-type: none"> <li>○ 1 x 6m<sup>3</sup> skip bin or similar for co-mingled recyclables using tower crane and Preston Hire Super Deck or similar</li> <li>○ 1 x 6m<sup>3</sup> skip bin or similar for co-mingled recyclables using tower crane and Preston Hire Super Deck or similar</li> </ul> | <ul style="list-style-type: none"> <li>○ 1 x 6m<sup>3</sup> skip bin or similar for co-mingled recyclables using tower crane and Preston Hire Super Deck or similar</li> <li>○ 1 x 6m<sup>3</sup> skip bin or similar for co-mingled recyclables using tower crane and Preston Hire Super Deck or similar</li> </ul> |

The excavation of the basement carpark would generate significant VENM for disposal off-site. In accordance with the prepared Acid Sulfate Soil Management Plan (ASSMP) prepared by ENV Solutions (September 2024), the excavated material will be subject to neutralisation treatment. This will either be done at an off site treatment facility or conducted onsite on treatment pads located within the empty building footprints prior to any construction works commencing. Soils requiring neutralisation will be placed in maximum 250m<sup>3</sup> stockpiles on these treatment pads. The number of pads required will be determined by the construction project manager based on the timeline of excavation, with sufficient room for multiple treatment pads as required to allow for effective onsite treatment and validation prior to removal.

Transport vehicles would be used to remove this material to an approved landfill facility or other approved site for use as engineering fill. A Construction Traffic Management Plan (CTMP) was developed by Planit Consulting in January 2025 to support the proposed development which outlines the construction vehicle movements both onsite and route to and from the landfill facility. It has been assumed that the material will be removed at approximately 25m<sup>3</sup> per truck load with up to 25 trips per day to the approved facility.

## 4.2 OCCUPATION STAGE

Waste would be sorted within apartments. A garbage chute has been provided for each structure for general waste, while all recyclables and organic waste will be transported to the waste storage area located in the basement carpark of each structure, in close proximity to the lift wells and therefore appropriate and readily accessible by all residents.

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. Depending on occupancy, ultimate capacity may not be achieved for a period of time. Should waste generation in any waste stream exceed estimates, increased servicing above proposed weekly frequency is able to be provided.

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, and it is currently encouraged by Tweed Shire Council. Given the proposed inclusion of kitchen facilities, it is prudent that the organic waste stream is separated from the landfill waste and serviced appropriately. The provision of organic waste collection reduces the general waste to landfill. It is noted the State Government is currently implementing a zero organic waste to landfill policy. In 2020, an audit conducted by the NSW Government found that 24.6% of landfill bins comprised of food organics and 19.9% comprised of garden and other organic matter, which is an average of 44.5% of waste disposed by urban residents that can be diverted. The inclusion of an organic bin would capture a portion of this waste stream and therefore reduce the amount of general

waste. It is also noted that additional recyclable waste will be serviced within the proposed arrangement, with the same waste audit finding up to 22% of the general waste bin comprised of recyclable waste. Including organic waste collection and servicing makes the proposed waste management for this development a conservative overdesign and following initial monitoring of the operation after the units and aged care facility are occupied, a reassessment of the servicing arrangement may be possible, including reducing the general waste serviced in favour of the organic and increase recyclable servicing.

**Table 7 Recommended Waste Storage/Serviceing - Occupation**

| Location         | Waste Type             | Estimated waste generation (L/week) | Proposed Receptacle Size at Collection Point <sup>(2)</sup>  |
|------------------|------------------------|-------------------------------------|--|
| Building D (RAC) | General Waste          | 4134                                | 1 x 3m <sup>3</sup> bulk bin & 1 x 1100L MGB serviced weekly |
|                  | Co-Mingled Recyclables | 2102                                | 2 x 1100L MGBs serviced weekly                               |
|                  | Organic Waste          | Optional <sup>(1)</sup>             | 2 x 240L MGBs serviced weekly                                |
| Building E (ILU) | General Waste          | 1920                                | 6 x 360L MGB serviced weekly                                 |
|                  | Co-Mingled Recyclables | 960                                 | 3 x 360L MGBs serviced weekly                                |
|                  | Organic Waste          | Optional <sup>(1)</sup>             | 2 x 240L MGBs serviced weekly                                |
| Building F (ILU) | General Waste          | 1440                                | 4 x 360L MGB serviced weekly                                 |
|                  | Co-Mingled Recyclables | 720                                 | 2 x 360L MGBs serviced weekly                                |
|                  | Organic Waste          | Optional <sup>(1)</sup>             | 2 x 240L MGBs serviced weekly                                |
| Building G (ILU) | General Waste          | 720                                 | 2 x 360L MGB serviced weekly                                 |
|                  | Co-Mingled Recyclables | 360                                 | 1 x 360L MGBs serviced weekly                                |
|                  | Organic Waste          | Optional <sup>(1)</sup>             | 1 x 240L MGBs serviced weekly                                |

(1) State government recently advised organic waste streams would be targeted in new policy and funding opportunities

(2) Estimate Only - final bin configuration and servicing would depend on final occupancy.

Construction of the waste storage area would be in accordance with Part A15 of the Tweed DCP 2008. Each structure will have its own dedicated waste refuse rooms in the basement carpark (Building E – G) or Ground Floor (Building D). The waste storage areas have been designed to be weatherproof and well ventilated, with ease of access for all residents and staff. Cold water will be provided to each storage area to allow for the regular cleaning of the bins and the storage rooms. The floor will be graded to ensure all wastewater is discharged into a sewer connection point. The regular cleaning of the receptacles and storage area will minimise odour produced from the bins.

Temporary hardstand collection points have been proposed onsite for the servicing of all nominated bins. Proposed Building E will be serviced by a collection area to the south of Building D adjacent to the internal access roadway. Proposed Buildings G and F will be serviced by a collection area adjacent south of both structures. The collection areas are shown in Appendix 4. A waste manager/maintenance person or person

coordinated by the body corporate will be responsible for transporting all bins from the basement car parks to the collection points and returning them to the storage area after servicing. A number of transport methods are available to traverse the steep driveway with the bins, including trailers attached to a vehicle (example in Appendix 8). The proposed waste receptacles are easily manoeuvrable to load onto a vehicle trailer. An additional 240L MGB will be available in every refuse room to be placed under the garbage chutes during collection periods to ensure all waste is captured, as well as all residents being informed of when collection is taking place. The service days will be staggered to ensure there is adequate room for the side-lift collection vehicle to service all bins while minimising internal traffic flow within the property.

Building D has been designed in which the waste service vehicle can pull up adjacent to the proposed refuse on the eastern side of the ground floor and service the bins. A waste manager/maintenance person or person coordinated by the body corporate will be responsible for transporting all bins to the nominated collection point in the adjacent parking area and returning the bins to the refuse following servicing.

Temporary collection receptacles will be located at both the pool pavilion, and the bowling greens for residents to dispose of any general or recyclable waste while using these facilities. Given the limited amount of waste expected to be generated at these locations, maintenance staff/cleaners will collect this waste and deposit it in the proposed waste receptacles for the ILU structures, or within the waste storage area within the existing Tricare development. This will be monitored by staff and residents, and sufficient area is available outside of the pool pavilion or bowling greens for 240L MGBs if required, as well as sufficient hardstand area for collection.

All occupation waste servicing will be conducted via arrangement with a private contractor. The private waste contractor vehicle will drive onto the site and service the bins for the nominated waste collection points onsite.

The proposed waste arrangement is similar to the waste management in the existing facility in which residents transport their waste to provided MGBs around the site, which has been proven to be sufficient in managing all generated waste. Similar to the existing facility, all green waste would be removed from the site by contracted gardeners. Additional recycling opportunities including the highly successful return and earn program can also be replicated to the proposed extensions to the Tricare facility.

## 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. The signage would clearly describe the type of materials that can be deposited into each bin.

Signage should be consistent with those used at garbage storage areas within the Tweed Shire (Appendix 9).

## 6 EDUCATION & EVALUATION

### 6.1 INFORMATION & AWARENESS

It is good practice for all sub-contractors, project staff, residents, 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 will 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)
- there will be 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. They will also be responsible for the regular cleaning of the receptacles and waste storage area.

## 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 Construction

Monitoring would be carried out on a weekly basis by the project Site Manager during 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 waste supervisor with input from childcare facility management and staff, maintenance staff and waste contractors. Community feedback would also be assessed via complaints and other consultation.

### 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., Tweed Shire 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<br>Servicing/trenching<br>Waste offcuts,<br>packaging, excess<br>materials,<br>Site office   | <ul style="list-style-type: none"> <li>○ Transport of excavated materials (after required neutralisation) via truck movements to approved landfill facility. Direct loading into trucks of 25m<sup>3</sup> loads and up to 25 trips daily.</li> <li>○ 1 x 10m<sup>3</sup> skip bin serviced on demand for general waste.</li> <li>○ 1 x 10m<sup>3</sup> skip bin serviced on demand for co-mingled building waste.</li> <li>○ 1 x 10m<sup>3</sup> serviced on demand for heavy waste (concrete, brick, and masonry).</li> </ul>   |
| Occupation <sup>(2)</sup> | Senior Living: <ul style="list-style-type: none"> <li>○ 51 Independent Living Units</li> <li>○ 47 place Residential Aged Care facility</li> </ul> | <p>Waste sorting &amp; storage areas within rooms.</p> <p><b>Building D</b></p> <ul style="list-style-type: none"> <li>○ General Waste – 1 x 3m<sup>3</sup> bulk bin &amp; 1 x 1100L MGB serviced weekly.</li> <li>○ Co-mingled Recyclables – 2 x 1100L MGBs serviced weekly.</li> <li>○ Organic Waste – 2 x 240L MGBs serviced weekly.</li> </ul> <p><b>Building E</b></p> <ul style="list-style-type: none"> <li>○ General Waste – 6 x 360L MGB serviced weekly.</li> <li>○ Co-mingled Recyclables – 3 x 360L MGBs serviced weekly.</li> <li>○ Organic Waste – 2 x 240L MGBs serviced weekly (OPTIONAL).</li> </ul> <p><b>Building F</b></p> <ul style="list-style-type: none"> <li>○ General Waste – 4 x 360L MGB serviced weekly.</li> <li>○ Co-mingled Recyclables – 2 x 360L MGBs serviced weekly.</li> <li>○ Organic Waste – 2 x 240L MGBs serviced weekly (OPTIONAL).</li> </ul> <p><b>Building G</b></p> <ul style="list-style-type: none"> <li>○ General Waste – 2 x 360L MGB serviced weekly.</li> <li>○ Co-mingled Recyclables – 1 x 360L MGBs serviced weekly.</li> <li>○ Organic Waste – 1 x 240L MGBs serviced weekly (OPTIONAL).</li> </ul> |

(1) Note the demolition waste storage requirements would be reduced with direct loading of both co-mingled and sorted demolition waste into approved transport vehicles.

(2) Indicative receptacle size and servicing only final volumes would depend on patronage and other factors including adherence to signage and waste recycling practices. Other waste receptacle configuration and servicing may be applicable to meet ongoing waste generation.

## 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 proposed construction and occupation of the additional senior living apartments and aged care facility at the existing Tricare Hastings Point development.

Tables 3-7 in Section 5 of this report demonstrate that the expected waste storage and collection service is generally compliant with the waste storage volumes estimates within the *Section A15 of the Tweed Development Control Plan 2008* (TSC, 2008).

The proposed waste management arrangements within this report are considered adequate for the purposes of the construction and occupation associated with the proposed expansion to the existing Tricare Hastings Point development located at Lot 1 DP 786570, 87-89 Tweed Coast Road, Hastings Point 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 through selective point sampling 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.

Because a report is based on conditions which existed at the time of the subsurface exploration, decisions should not be based on a report whose adequacy may have been affected by time, natural processes and the activities of man.

## 11 SIGNATURE

This report has been prepared by Mark Tunks, Principal of HMC Environmental Consulting Pty. Ltd.



Mark Tunks  
Principal

02 June 2025  
Completion Date

# APPENDIX 1 - LOCATION MAPS



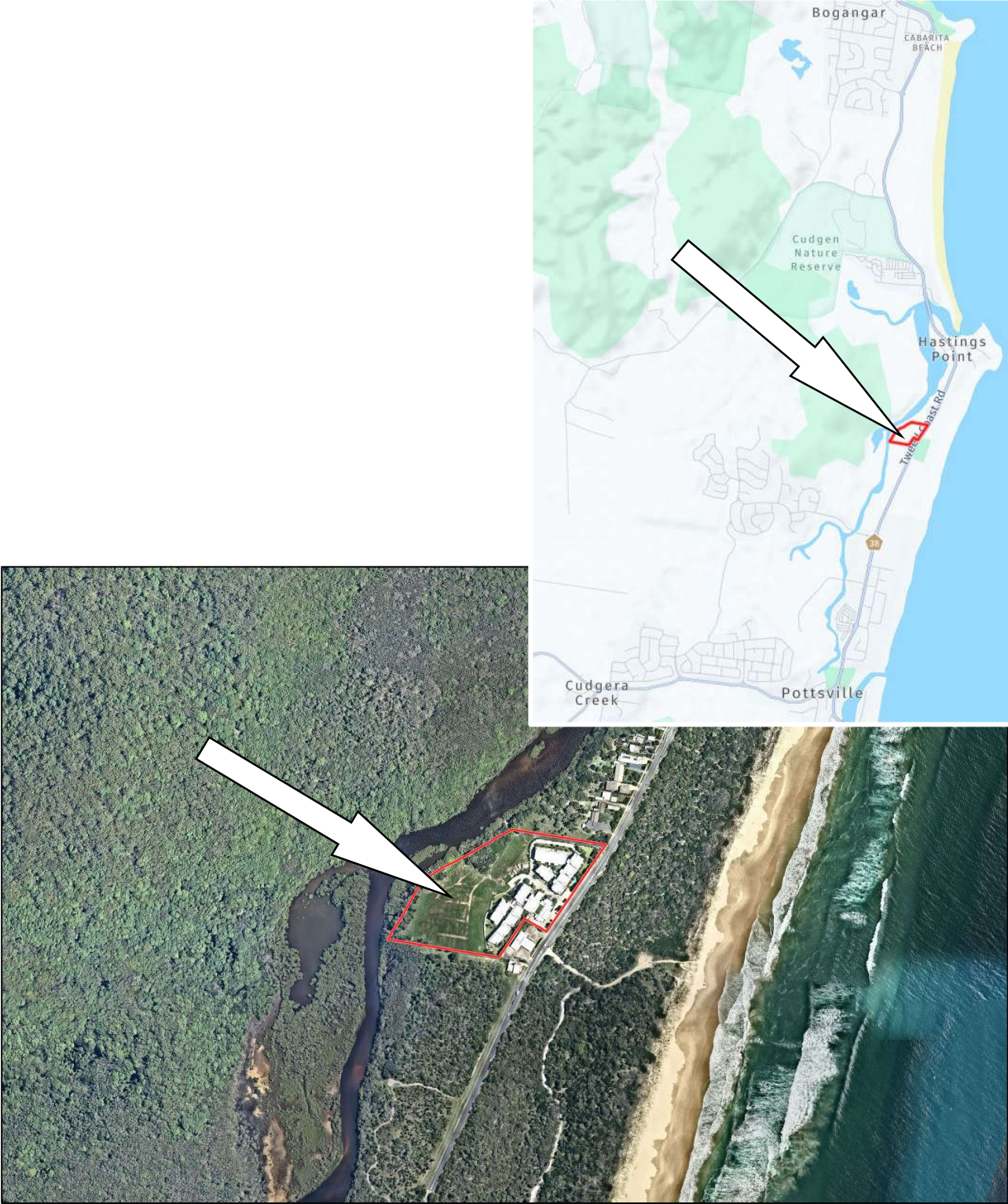


Figure 1 - Surrounding Area (Source: Nearmap 2023)



Figure 2 - Site Boundary (Source: Nearthmap 2023)

# **APPENDIX 2 - SITE PLAN PROPOSED DEVELOPMENT**



**Integrated perspective**

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| 24.10.09 | DA PACKAGE               | C     |



**CLIENT**



**PROJECT**

**TRICARE HASTINGS POINT**  
 87 TWEED COAST RD, HASTINGS POINT 2489, NSW

COUNTRY: BUNDJALUNG

**DRAWING**

**SITE STAGING PLAN - GROUND FLOOR (AGED CARE FACILITY)**

| JOB NUMBER | DESIGN | DRAWN | CHECKED |
|------------|--------|-------|---------|
| 23-0025    | SP     | SS    | SP      |

| SCALE      | DATE CREATED | NORTH |
|------------|--------------|-------|
| 1: 500 @A1 | 29/07/24     |       |
| 1: 100 @A3 |              |       |

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**ISSUE**  
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| 24.04.15 | FOR INFORMATION          | E     |
| 24.06.13 | FOR INFORMATION          | F     |
| 24.08.12 | FOR INFORMATION          | G     |
| 24.08.16 | DRAFT DA PACKAGE         | H     |
| 24.10.03 | UPDATED DRAFT DA PACKAGE | I     |
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## PROJECT

**TRICARE HASTINGS POINT**  
 87 TWEED COAST RD, HASTINGS POINT 2489, NSW

COUNTRY: BUNDJALUNG

## DRAWING

**BUILDING D (AGED CARE FACILITY) - BASEMENT GA PLAN**

| JOB NUMBER | DESIGN | DRAWN | CHECKED |
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| 23-0025    | SP     | KF    | SP      |

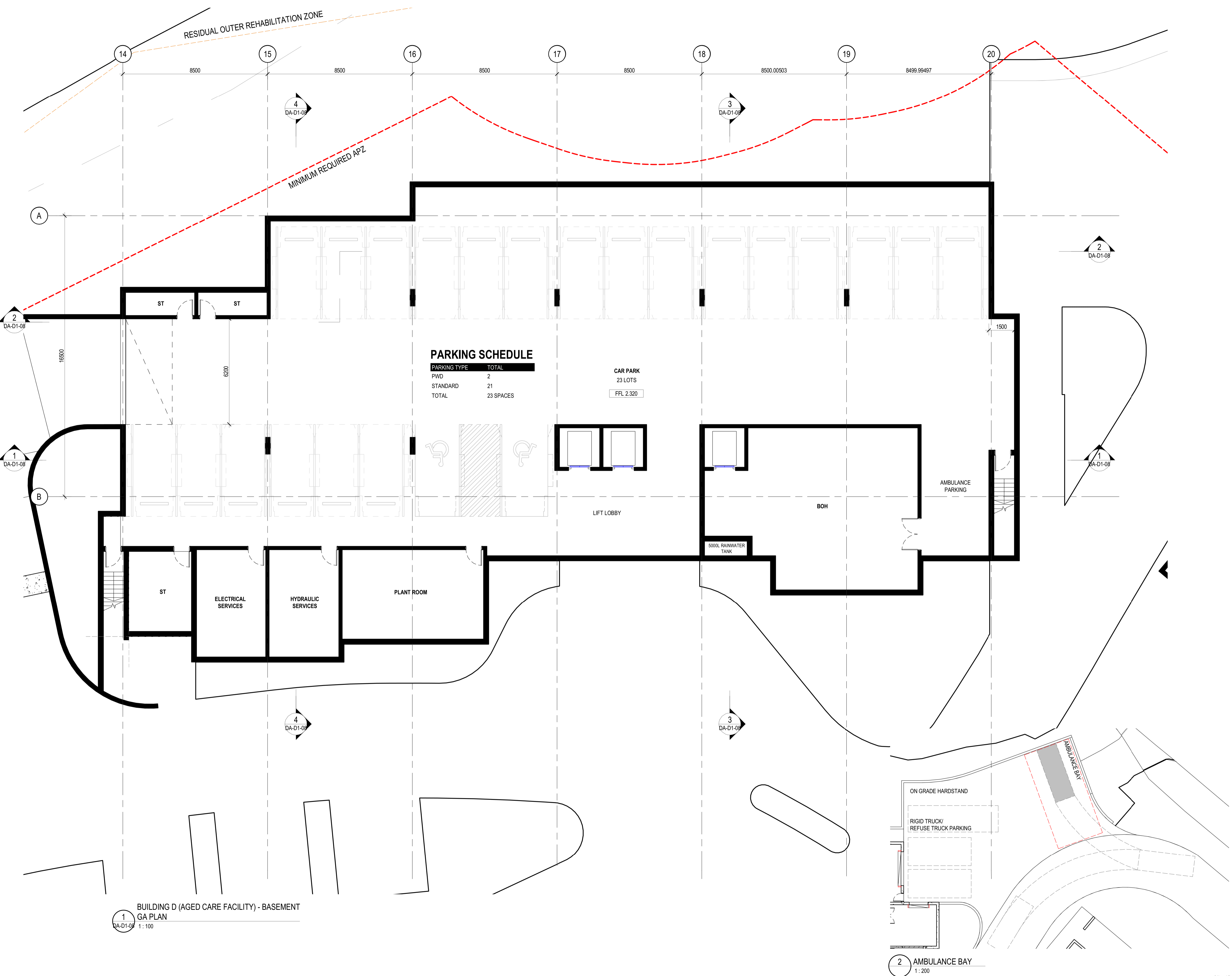
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| As indicated @A1 @A3 | 03/11/23     |       |

## DRAWING NUMBER

**DA-D1-01**

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**DEVELOPMENT APPLICATION**



### PARKING SCHEDULE

| PARKING TYPE | TOTAL            |
|--------------|------------------|
| PWD          | 2                |
| STANDARD     | 21               |
| <b>TOTAL</b> | <b>23 SPACES</b> |

**CAR PARK**  
 23 LOTS  
 FFL 2.320

**1**  
 DA-D1-01  
 BUILDING D (AGED CARE FACILITY) - BASEMENT  
 GA PLAN  
 1:100

**2**  
 DA-D1-01  
 AMBULANCE BAY  
 1:200

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| 24.04.15 | FOR INFORMATION          | E     |
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| 24.10.03 | UPDATED DRAFT DA PACKAGE | G     |
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## PROJECT

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 87 TWEED COAST RD, HASTINGS POINT 2489, NSW

COUNTRY: BUNDJALUNG

DRAWING  
**BUILDING D (AGED CARE FACILITY) - GROUND FLOOR GA PLAN**

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ISSUE  
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9/10/2024 10:49:48 AM



**1** BUILDING D (AGED CARE FACILITY) - GROUND FLOOR GA PLAN  
 1: 100

## Integrated perspective

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| 24.04.15 | FOR INFORMATION  | E     |
| 24.08.16 | DRAFT DA PACKAGE | F     |
| 24.10.09 | DA PACKAGE       | G     |

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**TRICARE HASTINGS POINT**  
 87 TWEED COAST RD, HASTINGS POINT 2489, NSW

COUNTRY: BUNDJALUNG

DRAWING  
**BUILDING D (AGED CARE FACILITY) - LEVEL 01 GA PLAN**

| JOB NUMBER | DESIGN | DRAWN | CHECKED |
|------------|--------|-------|---------|
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| SCALE     | DATE CREATED | NORTH |
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**DEVELOPMENT APPLICATION**



**BUILDING D (AGED CARE FACILITY) - LEVEL 01 GA PLAN**  
 1:100

1

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| 24.04.15 | FOR INFORMATION  | C     |
| 24.08.16 | DRAFT DA PACKAGE | D     |
| 24.10.09 | DA PACKAGE       | E     |



1 BUILDING D (AGED CARE FACILITY) - LEVEL 02  
 GA PLAN  
 1: 100

### CLIENT



### PROJECT

**TRICARE HASTINGS POINT**  
 87 TWEED COAST RD, HASTINGS  
 POINT 2489, NSW

COUNTRY: BUNDJALUNG

### DRAWING

**BUILDING D (AGED CARE FACILITY) - LEVEL 02 GA PLAN**

| JOB NUMBER | DESIGN | DRAWN | CHECKED |
|------------|--------|-------|---------|
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| SCALE      | DATE CREATED | NORTH |
|------------|--------------|-------|
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| 1: 200 @A3 |              |       |

### DRAWING NUMBER

**DA-D1-04**

### ISSUE




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**DEVELOPMENT APPLICATION**

# **APPENDIX 3 - TEMPORARY WASTE STORAGE AREA - CONSTRUCTION**



**Waste Storage Area to be relocated as construction progresses:**

-  1 x 6m<sup>3</sup> Skip bin (Co-mingled recyclables)
-  1 x 6m<sup>3</sup> Skip bin (General waste)
-  1 x 6m<sup>3</sup> Skip bin (Heavy recyclables)

**WASTE MANAGEMENT PLAN**

**TEMPORARY WASTE STORAGE AREA DURING CONSTRUCTION**

Path of travel for construction and waste vehicles as proposed in prepared CTMP (Planit Consulting)

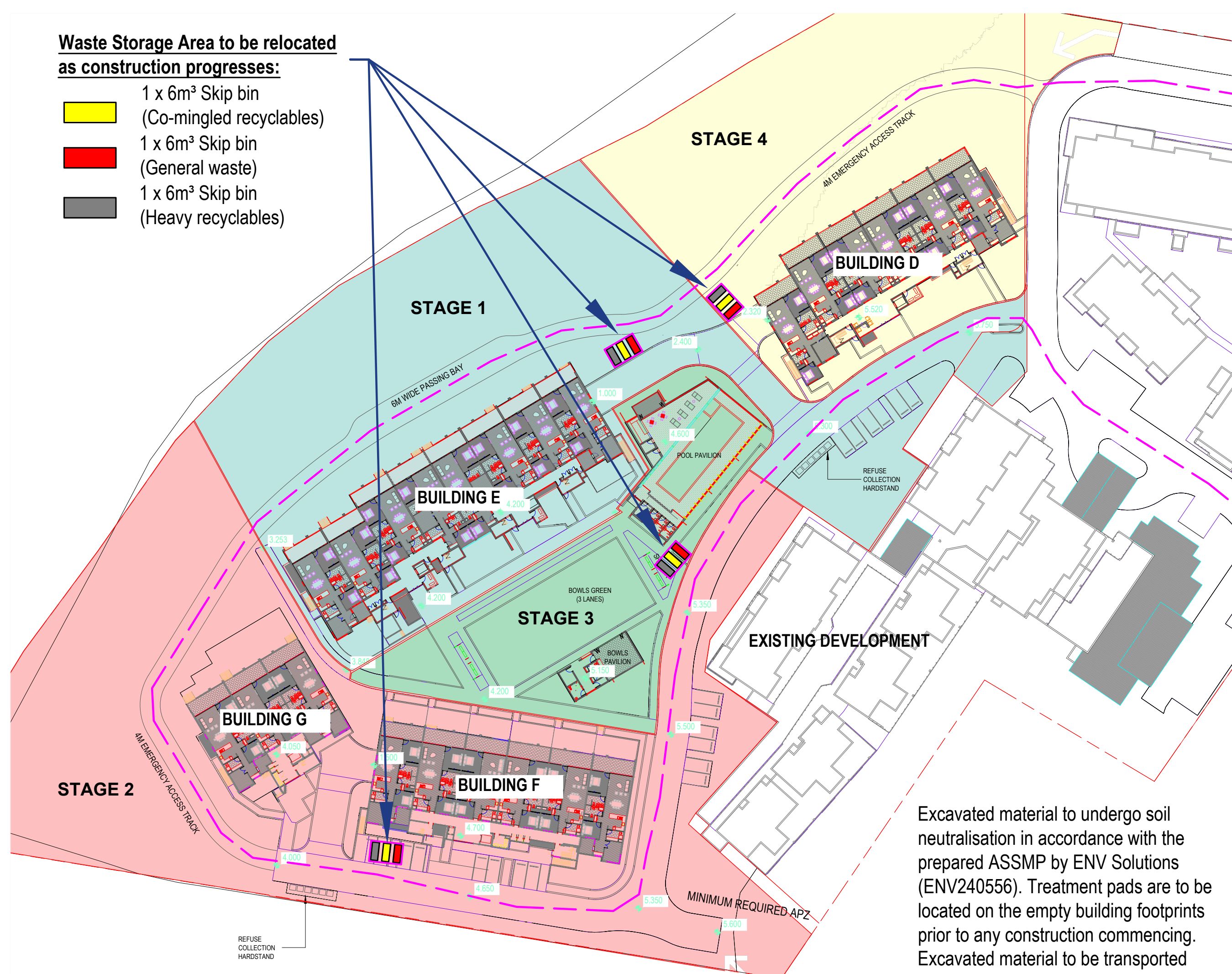
Lot 1 DP 786570  
87-91 Tweed Coast Road  
Hasting Point NSW

Job: HMC2024.681  
Date: June 2025  
Version: 02/06/2025  
Drawn: MF  
Base: Arqus Design - 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  
Tweed Heads NSW  
0755368863  
[www.hmcenvironment.com.au](http://www.hmcenvironment.com.au)  
[admin@hmcenvironment.com.au](mailto:admin@hmcenvironment.com.au)



Excavated material to undergo soil neutralisation in accordance with the prepared ASSMP by ENV Solutions (ENV240556). Treatment pads are to be located on the empty building footprints prior to any construction commencing. Excavated material to be transported offsite via direct truck loading.

# **APPENDIX 4 - WASTE STORAGE**

## **AREA - OCCUPATION**





**WASTE  
MANAGEMENT  
PLAN**

**WASTE STORAGE  
AREA DURING  
OCCUPATION**

**SHEET 2**

- Path of travel for bins to collection point
- Path of travel for collection vehicle

Construction of the waste storage area would be generally in accordance with the Tweed Shire 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 1 DP 786570  
87-91 Tweed Coast Road  
Hasting Point NSW

Job: HMC2024.681  
Date: February 2025  
Version: 13/02/2025  
Drawn: MF  
Base: Arqus Design -  
Basement 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](http://www.hmcenvironment.com.au)  
[admin@hmcenvironment.com.au](mailto:admin@hmcenvironment.com.au)

**Proposed Waste Storage Areas:**

- 6 x 360L MGBs  
(General - serviced weekly)
- 4 x 360L MGBs  
(Recycled Waste - serviced weekly)
- 2 x 240L MGB  
(Organic Waste - serviced weekly)
- Additional 240L MGB to be placed under  
garbage chute during collection days



**WASTE MANAGEMENT PLAN**

**WASTE STORAGE AREA DURING OCCUPATION**

**SHEET 3**

--- Path of travel for bins to collection point

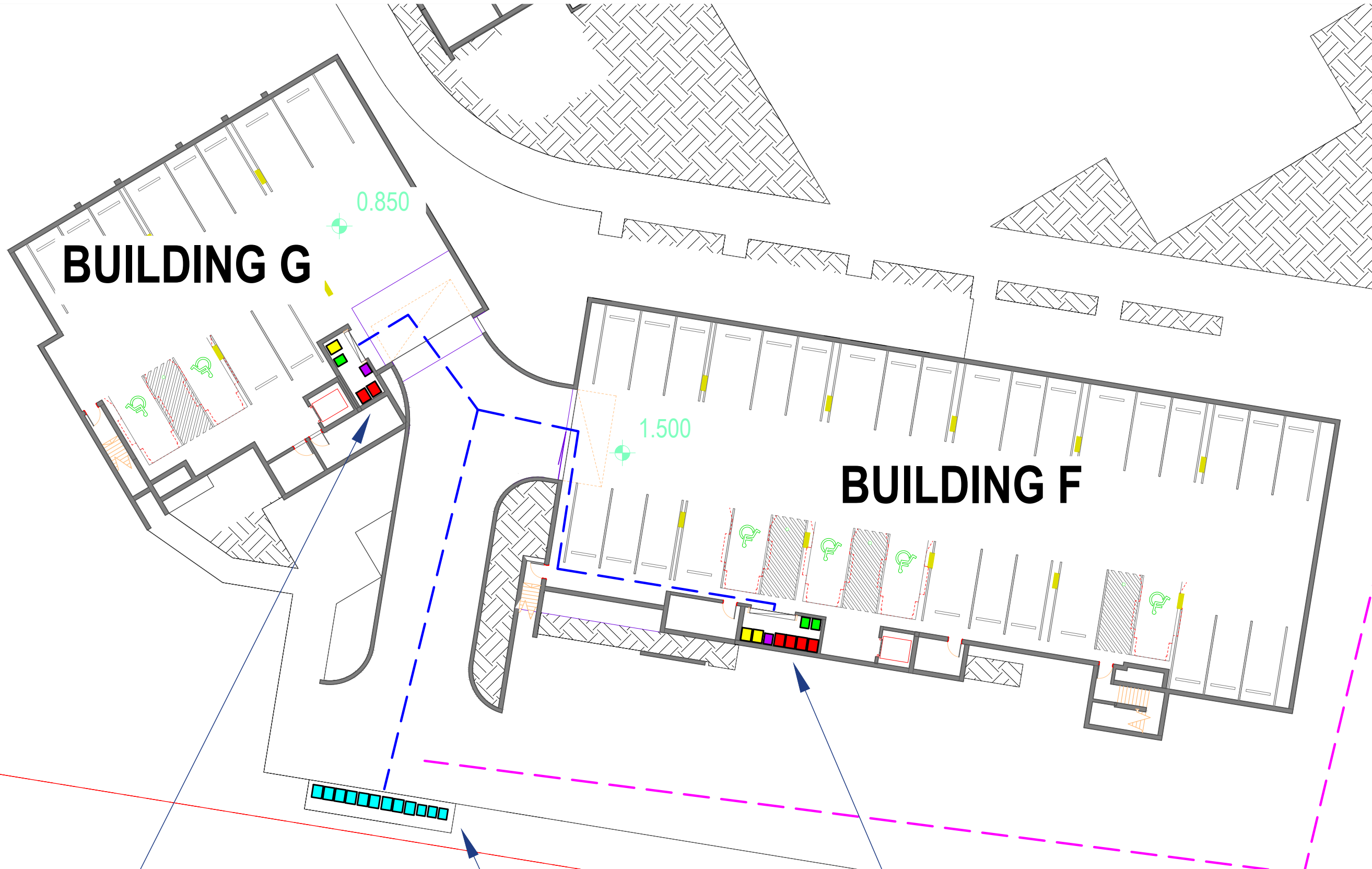
--- Path of travel for collection vehicle

Construction of the waste storage area would be generally in accordance with the Tweed Shire 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 1 DP 786570  
87-91 Tweed Coast Road  
Hasting Point NSW

Job: HMC2024.681  
Date: February 2025  
Version: 13/02/2025  
Drawn: MF  
Base: Arqus Design - Basement Plan

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



**Proposed Waste Storage Area:**

- 2 x 360L MGBs (General - serviced weekly)
- 1 x 360L MGBs (Recycled Waste - serviced weekly)
- 1 x 240L MGB (Organic Waste - serviced weekly)
- Additional 240L MGB to be placed under garbage chute during collection days

Hardstand for temporary waste storage area during collection

**Proposed Waste Storage Area:**

- 4 x 360L MGBs (General - serviced weekly)
- 2 x 360L MGBs (Recycled Waste - serviced weekly)
- 2 x 240L MGB (Organic Waste - serviced weekly)
- Additional 240L MGB to be placed under garbage chute during collection days

# APPENDIX 5 - TYPICAL BIN SIZES



### 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

### 2m<sup>3</sup> Skip Bin

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

Safe working load: 2 tonne



### 4m<sup>3</sup> Skip Bin

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

Safe working load: 4 tonne

### 7m<sup>3</sup> Skip Bin

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

Safe working load: 7 tonne



### 10m<sup>3</sup> Skip Bin

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

Safe working load: 10 tonne

### 16m Hook Lift

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

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 - SAFEWORK NSW ASBESTOS DEMOLITION CHECKLIST**



# Asbestos and demolition checklist

|                     |  |                             |  |             |  |
|---------------------|--|-----------------------------|--|-------------|--|
| <b>Completed by</b> |  | <b>Date</b>                 |  | <b>Time</b> |  |
| <b>Company name</b> |  | <b>Nominated supervisor</b> |  |             |  |
| <b>Site address</b> |  | <b>Contact number</b>       |  |             |  |

On completion of the asbestos removal work, a clearance inspection will be performed by:

|             |  |                       |  |
|-------------|--|-----------------------|--|
| <b>Name</b> |  | <b>Contact number</b> |  |
|-------------|--|-----------------------|--|

| Checklist   | WHS Regulation                  | Yes | No | N/A | Notes/comments |
|---|---------------------------------|-----|----|-----|----------------|
| Will fencing stop unauthorised entry?   | 298                             |     |    |     |                |
| Does site signage show an after hours contact number?   | 308 and 469                     |     |    |     |                |
| Are adequate facilities available for workers (toilets, meal area, drinking water, means to wash hands)?  | 41                              |     |    |     |                |
| Is there an adequate first aid kit available?   | 42                              |     |    |     |                |
| Is someone trained in first aid?  | 42                              |     |    |     |                |
| Is there a readily available competent supervisor on-site?  | 459 and 529                     |     |    |     |                |
| Does the contractor hold the correct licence for the work being undertaken?   | 485 and 487                     |     |    |     |                |
| Has the work been notified to WorkCover NSW?  | 142 and 466                     |     |    |     |                |
| Are work surfaces and access ways clear of debris and trip hazards?   | 40                              |     |    |     |                |
| Is there an asbestos removal control plan prepared (if needed)?   | 464                             |     |    |     |                |
| Are there arrangements (eg health and safety representative, health and safety committee or other agreed arrangements) to consult with workers on safety matters? | Sections 47 – 49 of the WHS Act |     |    |     |                |

| Checklist   | WHS Regulation    | Yes | No | N/A | Notes/comments |
|---|-------------------|-----|----|-----|----------------|
| Have safe work method statements been prepared?   | 299               |     |    |     |                |
| Has asbestos been identified and noted in the workplace asbestos register?  | 450 – 453 and 463 |     |    |     |                |
| Do all persons working with asbestos have correct training/qualifications?  | 460               |     |    |     |                |
| Do all workers have construction induction cards?   | 316               |     |    |     |                |
| Is plant inspected on a regular basis?  | 213               |     |    |     |                |
| Do plant operators have high risk work licences (if required)?  | 81                |     |    |     |                |
| Is correct personal protective equipment provided and used?   | 44                |     |    |     |                |
| Have all services been disconnected?  | 163               |     |    |     |                |
| Is dust generated by demolition activity controlled?  | 35                |     |    |     |                |
| Are workers prevented from falling through penetrations?  | 78                |     |    |     |                |
| Are exclusion zones or overhead protection in place to stop building debris from falling on workers below?  | 54                |     |    |     |                |
| Is a compliant scaffold provided?   | 225               |     |    |     |                |
| Has the handover certificate been provided for the scaffold?  | 225               |     |    |     |                |
| Are there arrangements for an inspection to be carried out, after asbestos is removed, by an independent licensed assessor or competent person?   | 473               |     |    |     |                |
| Has notification of asbestos removal been given to the neighbours?  | 467               |     |    |     |                |
| Has health monitoring for workers been undertaken by a licensed medical practitioner?<br>NB: A transitional period has been implemented for this requirement. Must be completed within 12 months from 1 January 2012. | 435               |     |    |     |                |

**Notes:**

**APPENDIX 7 - 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

# **APPENDIX 8 - TYPICAL WASTE BIN**

## **TRAILER**





Figure 5 – Typical trailers used to transport waste receptacles to the nominated collection points.

**APPENDIX 9 - EXAMPLES OF  
TYPICAL WASTE STORAGE SIGNAGE  
(TWEED SHIRE COUNCIL)**





# organics



**ALL food scraps (including meat and bones), garden waste, tissues, food-soiled paper products, newspapers and compostable products (excludes nappies).**

**WEEKLY**

Green lid 240L Bin

This service will only apply to domestic urban houses and duplexes. Rural households and multi-unit development of more than two units will not have a change to their service.



Newspapers (or liners) help separate, store and transport your food scraps.

## Place in the green lid organics bin



- ✓ All food scraps including meat, bones and seafood, dairy and citrus
- ✓ Bread, pasta and rice
- ✓ Soiled paper and cardboard eg. pizza boxes
- ✓ Soiled tissues and paper towels
- ✓ Newspapers and shredded paper
- ✓ Teabags and coffee grounds
- ✓ Compostable plates, cutlery and coffee cups (no lids)
- ✓ Leaves, flowers and unwanted weeds
- ✓ Grass clippings
- ✓ Small branches
- ✓ Prunings and palm fronds (cut into smaller pieces to maximise space and ensure your bin closes)
- ✓ Australian Certified compostable liners

## DO NOT place in the green lid organics bin



- ✗ All plastic bags (including degradable and biodegradable)
- ✗ All soft plastics eg. cling wrap
- ✗ All nappies and hygiene products (including biodegradable and compostable)
- ✗ Pet waste and kitty litter
- ✗ Large quantities of soil
- ✗ Recyclables
- ✗ Building materials
- ✗ Hazardous materials (asbestos, chemicals, paint)





# recycling



**Glass bottles/jars, firm plastic bottles and containers, metal cans, clean paper products, newspapers and long-life cartons.**

## FORTNIGHTLY

Yellow Lid 240L  
or 360L Bin

Have an overflowing recycling bin? Consider switching to a larger 360L sized recycling bin, at a slightly increased cost.

### Place in the yellow lid recycling bin

- ✓ Firm plastic bottles and containers (lids on) regardless of recycling symbol or number
- ✓ Glass bottles and jars (separate lid from jar)
- ✓ Steel, tin and aluminium cans
- ✓ Aerosol cans (empty)
- ✓ Paint tins (empty)
- ✓ Aluminium foil (in a ball)
- ✓ Aluminium trays
- ✓ Paper and cardboard including newspapers, magazines, catalogues, paper bags, books, envelopes
- ✓ Milk/Juice cartons
- ✓ Tetra paks
- ✓ Pizza boxes (no food)
- ✓ Plastic take away containers (no food)

### DO NOT place in the yellow lid recycling bin

- ✗ All nappies (including biodegradable and compostable)
- ✗ Kitty litter and pet waste
- ✗ All plastic bags (including degradable and biodegradable)
- ✗ All soft plastics
- ✗ Textiles, clothing, doonas, pillows
- ✗ All foam packaging
- ✗ Pyrex, ceramics (mugs, plates, glassware, drinking glasses, bowls)
- ✗ Coffee cups
- ✗ Sheet glass (window glass, shower screens) and mirrors
- ✗ Waxed cardboard
- ✗ Wire, string, rope, hoses
- ✗ Treated timber and building materials
- ✗ Food and garden waste
- ✗ Hazardous materials (asbestos, chemicals, paint)

**NO PLASTIC BAGS OR NAPPIES**





# landfill



**Items that cannot be reused, recycled or composted. Nappies, pet waste, foam, soft plastics and plastic bags.**

Let's have less going to landfill. Switch to a smaller 80L bin for a reduced cost compared to the standard 140L bin. Be the proud owner of a smaller 80L landfill bin today!

## FORTNIGHTLY

Red lid 80L, 140L or 240L Bin

### Place in the red lid landfill bin



- ✓ All nappies (including biodegradable and compostable)
- ✓ Hygiene items and wipes
- ✓ Pet waste and kitty litter
- ✓ All plastic bags, soft plastics and packaging, wrappers and bubble wrap
- ✓ Wire, string, rope, hoses
- ✓ All foam packaging
- ✓ Food pouches
- ✓ Cigarette butts
- ✓ Plastic straws and cutlery
- ✓ Treated timber
- ✓ Laminated paper and stickers
- ✓ Textiles, clothing, doonas, pillows (unusable)

### DO NOT place in the red lid landfill bin



- ✗ Car / household batteries
- ✗ Scrap metal
- ✗ Car / auto parts
- ✗ Concrete
- ✗ Gas bottles
- ✗ Motor oil
- ✗ Building materials
- ✗ Food and garden waste
- ✗ Recyclables
- ✗ Hazardous materials (asbestos, chemicals, paint)
- ✗ Medical waste

### Tips & hints for your red landfill bin

- Ensure your lid closes completely; that your bin is not broken or cracked and is stored in the shade
- Dispose of any solid nappy waste prior to wrapping the nappy
- Tightly wrap your nappies, using at least one plastic bag or use a nappy genie
- Refer to our online 'Disposing of Nappy and other Hygiene Products' Fact Sheet
- Tightly wrap your pet waste, using at least one plastic bag or place in sturdy, sealable empty pet food bags
- Place a small amount of natural or commercial odour control in the bottom of your bin such as vinegar, or eucalyptus/mint oil, crystals, kill bin or bin bomb products
- Overfull bins and those with incorrect items will not be collected (they will be tagged and residents will be asked to put the correct items in each bin)

See 'Additional Recycling Options' in this book for more options.

