

Section 24 – Waste Management

INTRODUCTION

This section of the Muswellbrook Shire Council Development Control Plan has been developed to assist individuals and organisations manage waste materials and to produce Waste Management Plans for submission and approval by Council. A Waste Management Plan will be required to be submitted to and approved by Council for any development application or demolition.

This Section contains the following subsections:

- 24.1 – What is a Waste Management Plan?
- 24.2 – Other Waste Applications
- 24.3 – Demolition of Buildings
- 24.4 – Construction of Buildings
- 24.5 – Ongoing Waste Management Facilities
- 24.6 – Location and Design of Waste Management Facilities
- 24.7 – Useful Waste Management Resources
- 24.8 - Definitions

The objectives of this section are to maximise reuse and recycling of building/construction materials, limit household and industrial/commercial waste and ensure appropriate management and disposal of waste materials. Waste disposal to landfill should be viewed as a last resort after all other options have been exhausted.

The minimisation of waste is most effectively addressed at the source of production. Options for reduction of waste to landfill can be achieved primarily through using fewer resources, reusing items and recycling where appropriate.

OBJECTIVES & CONTROLS

Objectives:

- Maximise avoidance, reuse and recycling of building/construction materials, household generated waste and industrial/commercial waste
- Provide advice on the reduction and handling of waste during construction and demolition activities
- Assist in achieving Federal and State Government waste minimisation targets.
- Minimise the environmental impacts of waste and promote the principles of Ecologically Sustainable Development
- Provide assistance in the completion of a Waste Management Plan which is considered by Council when assessing applications made under the Environmental Planning & Assessment Act 1979 and the Local Government Act 1993
- Promote the separation of waste streams to enable reuse or recycling of materials

Controls:

- (i) Submission to Council of a Waste Management Plan for all developments and demolitions;
- (ii) Preparation of the Waste Management Plan as per this Section of the DCP and utilising the approved forms included in Appendix A;

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- (iii) All required information regarding the property and proposal listed on approved Waste Management Plan form;
- (iv) All potential streams of waste identified for all development and/ or demolition activities involved in the proposal;
- (v) All required information regarding reuse, recycling or disposal of waste materials identified and included on Waste Management Plan;
- (vi) Requirements for provision, location and design of waste management facilities in compliance with this Section of the DCP;
- (vii) Provision of and location of waste management facilities provided for and detailed on development plans submitted to Council.
- (viii) Consideration of safety and logistic issues in regards to waste facility location and management.

DEVELOPMENT CONTROL ELEMENTS

24.1 WHAT IS A WASTE MANAGEMENT PLAN?

A Waste Management Plan is a plan prepared by, or on behalf of, applicants for development approvals (including demolition) to encourage waste avoidance, reuse and recycling. The submission of the Plan to Council as part of a development application allows for the assessment of sustainable resource use and appropriate waste disposal.

The scope of information to be included in a Waste Management Plan will vary dependant on the complexity of the development and types of waste identified. However generally a Waste Management Plan must be completed to supply Council with the following information:

- The types of waste to be generated
- The volumes of waste types to be generated
- The handling and storage of the waste onsite
- The proposed reuse, recycling or disposal of the waste materials

Appendix A includes the approved forms to be completed for all proposals for development or demolition. This form must be completed in regards to the proposed activities and ongoing management of waste materials. The Plan must be approved by Council before the commencement of the development or demolition. Further supporting documentation may also be required depending on the size and complexity of the proposal.

24.2 OTHER WASTE APPLICATIONS

Note that some waste related activities require additional or alternate applications and approvals. Examples of activities which may require an alternate approval may include the following:

- Major waste management facility
- Controlled waste activity or facility
- Transportation of waste materials
- Placing waste in a public place
- Placing waste on a State roadway
- Disposal of liquid trade waste to sewer
- Discharge of material to any water body

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Approval for the items listed above may be required from the NSW Department of Environment and Climate Change (includes EPA), Department of Planning, Roads and Traffic Authority or as an additional approval from the Muswellbrook Shire Council.

24.3 DEMOLITION OF BUILDINGS

The waste generated by the demolition of a structure can be considerable and consist of a variety of materials. Therefore the avoidance or reuse of materials relevant to a demolition can significantly reduce the need for replacement materials and the cost of redevelopment.

There are financial benefits for separating wastes to achieve a reduction in the amount of waste for disposal. Owners, developers and builders can save money by avoiding the duplication of materials and ordering/ delivery costs.

Prior to undertaking demolition any materials which can be retained or reused should be considered. Following this these materials should be managed as such to ensure that they remain in situ without damage or can be segregated and stored appropriately for reuse.

The completion and submission of a Waste Management Plan for all demolition activities effectively ensures that the management of waste generated from the demolition of a building are considered.

24.4 CONSTRUCTION OF BUILDINGS

Waste materials generated during the construction of a building or structures are predominantly raw materials which are easily recycled.

The Environment Protection Authority (EPA) believes that the following construction wastes should be nearly 100 percent recyclable if properly separated and kept uncontaminated:

- Steel
- Metals
- Glass
- Paper and cardboard
- Concrete and bricks

The separation of materials which may be considered as waste may offer cost savings on the usual costs for disposal of mixed waste at landfill sites. Cost savings may also be achieved at the construction stage either through the purchasing of reusable materials, materials containing recycled products or reusing the materials salvaged from the demolition stage of development.

The following measures are suggested as ways to save resources and minimise waste at the construction stage of development and should be considered:

- Ordering the right quantities of materials
- Prefabrication of materials
- Reuse of formwork
- Modular construction and basic designs to reduce the need for off-cuts
- Careful source-separation of off-cuts to facilitate re-use, resale or efficient recycling

- Early consideration of the demolition of a building when its useable life has expired (e.g. can components be easily dismantled)
- Minimising site disturbance and limiting unnecessary excavation
- Choice of landscaping to reduce green waste and/ or reuse of green waste onsite as mulch
- Co-ordination and sequencing of various trades.

During the construction of buildings any waste material for final disposal to landfill is to be stored within a temporary caged enclosure. This caged enclosure should not be visually obtrusive and is to be completely removed at the completion of the site works. The enclosure should also be constructed to ensure that waste materials are not permitted to spill from the enclosure or be spread by wind currents.

Other materials to be reused or recycled can also be stored in this manner separate from other materials or areas which may contaminate the material.

24.5 ONGOING WASTE MANAGEMENT FACILITIES

24.5.1 SINGLE DWELLINGS

Waste Cupboard (internal)

A waste cupboard must be provided for in all new residential dwellings. The location of the waste cupboard must be in an appropriate place such as the kitchen.

The size of the waste cupboard must be sufficient to accommodate separation of household garbage and recyclables for a minimum period of a single day.

Waste Storage and Recycling Area (external)

Additional to the provision of a waste cupboard, each dwelling should be provided with an area capable of accommodating:

- Council's standard garbage, recycling and greenwaste bins
- And may also accommodate a personal composting bin or worm farm for organic waste

The area should have unobstructed access to allow the bin to be placed in Council's usual Collection Point (kerbside) and where possible be located within the rear yard to avoid visual clutter from the street.

Where this is impractical and/or inaccessible, waste containers should be stored behind suitable screening or within the garage or carport, with composting and worm farm facilities in a separate location that will not impact on adjoining premises.

Special Waste

Where special waste material is generated (such as medical wastes and household hazardous waste), special arrangements are required. These arrangements should be discussed with Council and the Department of Environment & Climate Change.

24.5.2 MULTIPLE DWELLING HOUSING & APARTMENT BUILDINGS

Individual Units - Waste Cupboards and storage areas

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Every dwelling should have a waste cupboard or alternative temporary storage area of sufficient size to hold a single day's waste and to enable source separation of garbage and recyclables. The most appropriate location for a waste cupboard is the kitchen.

In some circumstances waste management responsibility can be internalised, with each dwelling having its own garbage and recycling bins and individual unit holders taking responsibility for on street placement. This would be the case for most small-scale multiple dwelling housing developments and dual occupancies.

In these circumstances each unit should have a waste storage and recycling area, preferably at the rear and easily accessible to the collection point.

Communal Facilities - Waste Storage and Recycling Areas

Some circumstances may require the provision of communal collection and storage facilities for garbage and recyclable materials. These circumstances may include the following:

- Apartment buildings
- Single level developments which can not adequately provide area for waste storage
- Where site access may be restricted to individual unit holders
- Where such arrangements suit collection services.

Any communal area of waste collection and/ or storage must be capable of accommodating Council's required number of garbage, recyclable and greenwaste bins for each individual dwelling and for the development as a whole.

The appropriate management and maintenance of all waste collection and storage areas is the responsibility of the property owner or body corporate. All waste collection and storage areas must be maintained in a clean and healthy manner.

24.5.3 COMMERCIAL, RETAIL AND INDUSTRIAL PREMISES

Waste Storage and Recycling Area

All commercial and retail buildings or complexes must be designed so as to accommodate garbage and recyclable collection and storage areas.

The size and design of this area should be calculated on the basis of waste generation rates and proposed bin sizes and be situated to allow for easy unimpeded access of collection vehicles. Calculations prepared for the sizing of waste collection and storage areas must be included in the Waste Management Plan submitted to Council for approval.

The location and dimensions of the waste storage and collection area must be included as part of the Waste Management Plan and design plans prepared for the development which is to be submitted to Council at the time of development application.

Special Waste

Where special waste material is likely to be generated, such as chemicals or medical waste, special arrangements are required. Contact should be made with Council and the DECC.

Paper and Cardboard

For offices and commercial premises, particular attention should be paid to paper and cardboard recycling, with source-separation at the waste storage and recycling area or room. Details should be included in design plans and the Waste Management Plan.

Grease Arrestors

Muswellbrook Shire Council regulates trade waste requirements for the installation of grease arrestors and disposal of liquid waste. Advice on trade and liquid waste can be gained by contacting Muswellbrook Council's Health and Building Department on (02) 6549 3700.

Volume Reduction Equipment

Where considered necessary, compaction and/ or other volume reduction equipment may be provided in the waste collection and storage area.

All waste associated with the volume reduction equipment must be uncontaminated and be stored to allow for easy collection.

24.6 LOCATION AND DESIGN OF WASTE MANAGEMENT FACILITIES

24.6.1 WASTE MANAGEMENT FACILITIES

Waste management facilities include the following:

- Waste storage and/ or recycling areas where waste and recyclable material are stored in the open and properly screened.
- Waste storage and recycling areas within buildings, for holding waste and/ or recyclable material. Compaction equipment may also be provided.
- Collection areas, separate from storage areas, where waste is located immediately before collection.

All waste management facilities should:

- Be conveniently located to enable unimpeded access for on-site movement and regular collection
- Be designed to accommodate other loading/unloading facilities
- Have sufficient storage area for the quantity of waste generated and enable source separation and storage of materials, such as recyclables
- Have sufficient space to comfortably contain any on-site treatment facilities, such as compaction equipment. Safety exclusion zones must also be accommodated
- Have adequate weather protection and where appropriate be enclosed
- Be secure and lockable
- Be well ventilated and drained to the sewer
- Be visually unobtrusive
- Be maintained in a healthy and safe manner including methods to deter vermin
- Be clearly signposted to ensure appropriate use.

24.6.2 SAFETY

The following safety matters should be considered when placing and designing waste collection and/ or storage areas:

- Location should not interfere with sight lines of drivers entering or leaving premises

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- Skips must be clearly visible and located in well lit areas
- Enable secure storage of all materials.

24.7 USEFUL WASTE MANAGEMENT RESOURCES

Muswellbrook Shire Council operates a waste management facility at Common Rd, Muswellbrook and a transfer station at Rosemount Rd, Denman. Contact details and information regarding waste streams received at the depots can be obtained from Council's website at www.muswellbrook.nsw.gov.au

The Master Builders Association (MBA) Information Service offers advice on options for waste minimisation and recycling of building materials. Contact the Master Builders Association on 1300 780 095 for more information.

24.8 DEFINITIONS

For the purposes of this Section the following words are further described:

Collection area means the location where garbage or recyclable material is transferred from a building's storage containers to a collection vehicle for removal from the site.

Collection point means the usual (or agreed) point on the footpath/roadway, or on-site, where garbage and recyclables are loaded onto vehicles.

Compostable material means vegetative material capable of being converted to humus by a biological decay process.

Dwelling means a room or number of rooms occupied or used, or, so constructed or adapted as to be capable of being occupied or used, as a separate domicile.

Garbage means refuse or waste material other than trade waste, effluent, compostable material, green waste or recyclable material.

Green waste means vegetative matter including trees, branches, shrubs, cuttings, lawn clippings and untreated timber and wood products.

Hazardous waste means any waste that, because of its physically, biologically or chemically damaging properties, is capable of causing a danger to the life or health of any living thing if it is released into the environment.

Recyclable means capable of being reprocessed into useable material or re-used.

Special waste means a waste that posed or is likely to pose an immediate or long-term risk to human health or the environment. This includes hazardous waste, clinical waste and contaminated waste.

Trade waste means refuse or waste material arising from any trade or industry but excludes demolition waste, building waste, special waste, contaminated waste, green waste or recyclable waste.

Volume Reduction Equipment means devices, which reduce the volume of waste or recyclable material including compressing devices such as compactors and balers, and shredding, pulverising or crushing devices.

Waste includes:

- any substance (whether solid, liquid or gaseous) that is discharged, emitted or
- deposited in the environment in such volume, constituency or manner as to cause an alteration in the environment, or
- any discarded or rejected, unwanted, surplus or abandoned substance, or
- any otherwise discarded, rejected, unwanted, surplus or abandoned substance intended for sale or for recycling, reprocessing, recovery or purification by a separate operation from that which produced the substance.

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Waste storage and recycling area means a designated area or a combination of designated areas upon the site of a building for the housing of approved containers to store all waste material (including recyclable material) likely to be generated by the buildings' occupants.

Waste Management Plan is a document (including the approved form attached in Appendix A) prepared for a development or demolition proposal which details the volume and type of waste to be generated, stored and treated on site, and how the residual is to be disposed of.

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APPENDIX A:

WASTE MANAGEMENT PLAN

DEMOLITION, CONSTRUCTION & ON-GOING OPERATION OF PREMISES

To facilitate sustainable waste management, Council requires the on-site separation and storage of waste products which can then be available for reuse, recycling or disposal where necessary.

The applicable sections of this Waste Management Plan must be completed and submitted to Council for approval with any Development Application or demolition.

OUTLINE OF PROPOSAL:

Site Address: _____

Applicants Name: _____

Applicant Address: _____

Applicant's Phone: _____ Fax: _____

Property owner name: _____

Property owner address: _____

Property owner phone: _____ Fax: _____

Brief Description of proposal: _____

Buildings and other structures currently located on the site: _____

Potential waste streams which may be relevant to the activity and/ or ongoing waste management of the site: _____

Primary manager/ contractor relevant to waste activities (including contact name and company):

Primary waste manager/ contractor address: _____

Primary waste manager/ contractor phone: _____ Fax: _____

Applicant Signature: _____ Date: _____

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DEMOLITION STAGE:

This section must be completed if demolition of any structures is involved in the proposed activity. Site plans must also be attached to this document which detail:

- the structures to be demolished,
- location of waste materials proposed to be generated and
- Storage locations of waste materials.

Materials onsite	Destination			
	VOLUME (m ³ or kg)	REUSE AND RECYCLING		DISPOSAL
TYPE OF MATERIAL		ONSITE <i>* specify proposed onsite reuse or recycling methods</i>	OFFSITE <i>* specify proposed offsite reuse or recycling methods</i>	FACILITY <i>* specify contractor and landfill/ disposal site</i>
Bricks				
Concrete				
Roof Tiles				
Timber				
Plasterboard				
Metals				
Glass				
Excavation material				
Green waste				
Fencing				
Paving/ tiles				
Roadbase/ aggregate				
Other – please specify				
Other – please specify				

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Materials onsite	Destination			
		REUSE AND RECYCLING		DISPOSAL
TYPE OF MATERIAL	VOLUME (m ³ or kg)	ONSITE <i>* specify proposed onsite reuse or recycling methods</i>	OFFSITE <i>* specify proposed offsite reuse or recycling methods</i>	FACILITY <i>*specify contractor and landfill/ disposal site</i>
Bricks				
Concrete				
Roof Tiles				
Timber				
Plasterboard				
Metals				
Glass				
Excavation material				
Green waste				
Fencing				
Paving				
Roadbase/ aggregate				
Other – please specify				
Other – please specify				

