

Wynne Planning & Development ^{PTY LTD}
TOWN PLANNING SPECIALIST

Waste Management Plan

Lot 50 Braeside Road, Nebo

Located at
Lot 50 on SP239857

August, 2024 - V1
Prepared by: Julie Giguere, Environmental Planner

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1.0 Introduction

Pacific National proposed to provide for workers accommodation and ancillary offices (administration services) at their existing operational rail provisioning facility at Braeside Road, Nebo. Refer to **Appendix A** for the location.

1.1 Purpose

The purpose of this waste management plan is to assist the Development Assessment process. In particular, to assist in the assessment of the waste management against the Planning Scheme codes.

Strategic outcome:

3.6.1.5 Safety and emissions

- (1) *Development that is likely to generate off-site adverse impacts is adequately separated from sensitive land uses and natural receiving environments, and is protected from encroachment by sensitive land uses. Such development may include:*
- (a) *wastewater treatment and disposal facilities;*
 - (b) *solid waste management sites;*
 - (c) *industrial development;*
 - (d) *extractive industry;*
 - (e) *intensive animal industries such as feedlots;*
 - (f) *high pressure gas pipelines; and*
 - (g) *aquaculture.*

3.7.1.3 Waste management

- (1) *Waste management infrastructure is provided and managed to maintain the health, wellbeing and amenity of the community and the natural environment, and to minimise visual impacts.*
- (2) *Development provides for the safe and efficient storage and collection of waste and recyclable materials, commensurate with the type and amount of waste generated.*

Development Works Code

Waste management		
PO19 Development: (a) minimises waste generation (including construction, demolition and operational waste); (b) provides adequate facilities on-site for the storage of waste and recyclables.	AO19 Waste storage and management arrangements are sited, screened and designed in accordance with the <i>Development works planning scheme policy</i> .	The waste storage area provides for suitable screening and easily serviced.

PO20 Development is designed to allow for safe and efficient servicing of waste and recycling containers through: (a) a development layout facilitates direct and unobstructed servicing of waste and recycling containers; and (b) minimising the potential for nuisances to be caused by way of noise and odour.	AO20.1 Where on-site waste and recycling collection services are proposed: (a) collection vehicle entry and exit from the site is carried out in forward motion; and (b) the proposed point of servicing is designed in accordance with the <i>Development works planning scheme policy</i> .	The collection area provides for waste to be separated and recycled as well as accessible servicing.
	AO20.2 Where on-street (kerbside) collection is proposed for any standard waste and recycling containers or bulk bin waste and recycling, waste management is designed in accordance with the <i>Development works planning scheme policy</i> .	Not applicable to this application

The below report also provides some strategies to minimise waste generation.

1.2 Objectives

The objectives of this waste management plan are to:

- a) Ensure compliance with sections 3.6.1.5 & 3.7.1.3 of the IRC Planning Scheme
- b) Identify the potential types of waste and quantities generated from the site
- c) Identify minimum service levels
- d) Promote efficient use of resources and circular economy
- e) Minimise waste generation through source reduction and recycling initiatives
- f) Minimise the environmental impact of waste
- g) Compliance with relevant regulations and guidelines

1.3 Regulations, guidelines and best practices

A waste management plan be submitted with the development application that includes multiple uses onsite.

However, it is noted that as Council does not provide commercial services and as such the present development application would not be covered by the standard residential service provided by Council.

The following legislation was taken into account:

- Environmental Protection (Waste Management) Regulation 2000 and the
- Environmental Protection (Waste Management) Policy 2000

The waste management hierarchy framework is used to prioritise waste management practices. The preferred waste management practices are listed below in the preferred order of adoption:

- A. Waste avoidance. Preventing the generation of waste or reducing the amount of waste generated
- B. Waste re-use. Reusing waste, without first substantially changing its form
- C. Waste recycling. Treating waste that is no longer usable in its present form and using it to produce new products.
- D. Energy recovery from waste. Recovering and using energy generated from waste.
- E. Waste disposal. Disposing of waste, or treating and disposing of waste, in a way that causes the least harm to the environment.

1.4 Current use and zone

The site is currently used for industrial purposes and is zoned Rural. There is existing building with ancillary structures supporting the rail use on the site.

2.0 Project Description

2.1 Proposal

The site layout plan has been provided for reference in **Appendix B**.

It is proposed to provide a workforce accommodation & associated office (Administration Services).

This will provide for a total of 166 individual accommodation rooms and associated infrastructure.

The proposal also includes two (2) new office buildings which are intended to provide for ancillary support services for the existing provisioning yard and for the workers accommodation facility.

The facility will also be provided with an ancillary solar farm to service this new development.

There is no rates within the Planning Scheme to determine the appropriate sizing for waste collection.

Suitably sized bins will be provided to accommodate the waste demand and will also be collected on a regular basis by an approved Waste Collector.

The waste types, volume and destinations expected are detailed below:

Material on site		Disposal/reuse/recycling		
Type of waste	Estimated volume (L)	Re-use	Recycle	Landfill
General waste	660	-	-	✓
Cardboard	Minimal	-	✓	-
Green waste	Property maintenance. Variable	-	-	-
Mixed recyclable	158	-	✓	-
Food waste	unknown	-	-	✓
E-waste	Unknown	-	-	-
Refundable	TBA	-	✓	-

Pallets are generally not unwrapped on site. This limits the waste that is produced. Pallets are re-used when possible and the main source of waste would be broken pallets, and plastic wrap.

General waste such as food leftover by the administration staff and drivers would be minimal.

General waste and recycled waste will be generated by the workers accommodation.

2.2 Waste management processes

Administration

It is proposed that an appropriately sized serving the depot be picked up once a month or on an as-needed basis as negotiated with the service provider. This would contain plastic wrapping and other non-putrescible materials.

Any putrescible material such as food leftovers may be stored in a sealed compactor style system. And general waste could be stored in a appropriately sized skip bin. Recycling may also be picked up on a fortnightly service.

It is expected that the truck will be able to enter the site to pick up the bins. They will be stored in a new bin enclosure.

Workers Accommodation

It is proposed that an appropriately sized serving the workers accommodation be picked up once a week or on an as-needed basis as negotiated with the service provider.

Any putrescible material such as food leftovers may be stored in a sealed compactor style system. And general waste could be stored in a appropriately sized skip bin. Recycling may also be picked up on a weekly service.

It is expected that the truck will be able to enter the site to pick up the bins. They will be stored in a new bin enclosure.

2.2 Bin enclosure

A bin enclosure will be located in the area as shown on the attach site plan with sizing to be determined after discussion with a waste contractor

The bin enclosure is to be covered, bunded, connected to the wastewater system and fenced.

2.3 Minimum Service Level

A commercial agreement will be entered into for commercial waste pick up. A weekly collection service would be available.

Appropriately sized skip bins will be part of the commercial agreement that the client will enter into with a licenced waste contractor with frequency of collection to be determined through an operational plan

The site should be kept clean at all times to prevent nuisances.

2.3 Garbage truck access

The site is generally flat and access is unimpeded.

Front loader trucks are generally used for the commercial skip bin uses.

3.0 Waste Management Initiatives

Pallets are generally re-used unless broken.

The waste generated by the administration and workers accommodation component would mostly consist of paper and general waste.

The paper could be recycled either through a shredding company or through the recycled bin.

Plastic is the most ubiquitous waste for this type of business.

It is recommended that the following initiatives be investigated/implemented:

- Recycling of paper
- Reduction of plastic by preventing excessive plastic wrapping
- Investigate alternatives to reducing plastic wrapping
- Sustainable procurement

Potential options are discussed below.

3.1 Waste avoidance

AIM

Avoiding waste reduces the cost of waste management by reducing the number and size of bins.

Measure

Reduction of waste can be measured through a bin audit.

Examples

- Reduce plastic as much as possible

3.2 Waste recycling

AIM

Divert waste from landfill to recover resources.

Measure

Reduction of waste to be sent to landfill. This can be done through mixed recycling, containers for change, cardboard recycling, e-waste recycling, and green waste recycling.

Examples

- Office paper recycling

- Segregating mixed recycling
- Segregating e-waste

4.0 Roles and Responsibilities

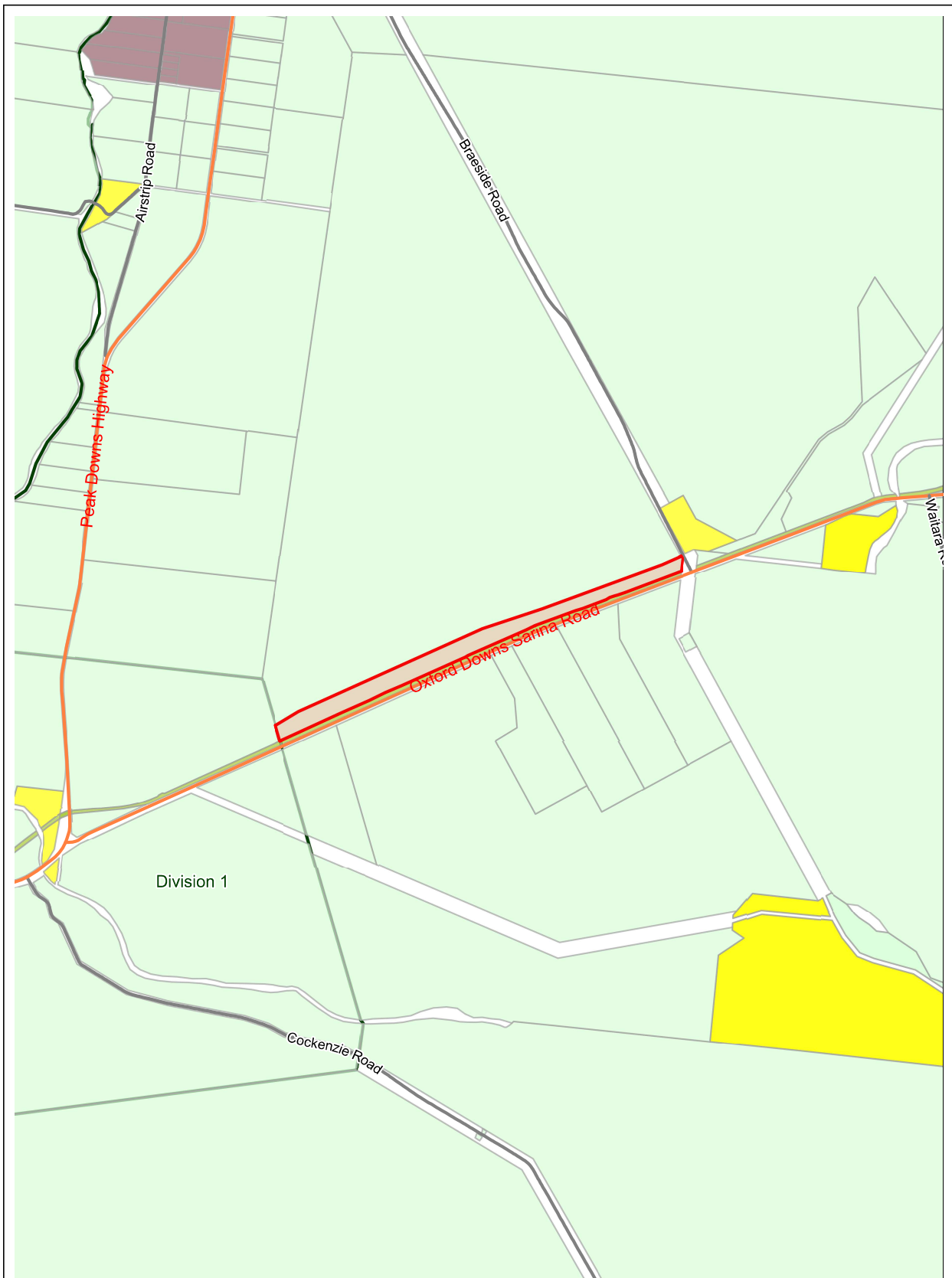
The site manager is responsible for promoting and maintaining good management of the site that ensures that waste does not result in environmental nuisances and that waste management operations are conducted on a daily basis.

4.1 Subcontractors

It is expected that an approved Contractor will be appointed as the commercial operators for the site and will be determined at a later date.

5. Monitoring and continuous improvement

As waste management practices evolve, it is expected that monitoring and continuous improvement be part of the process. This management plan should be reviewed and updated at least once a year or when legislation changes.



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Locality Plan

7/17/2024

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Appendix B –Layout Plan



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