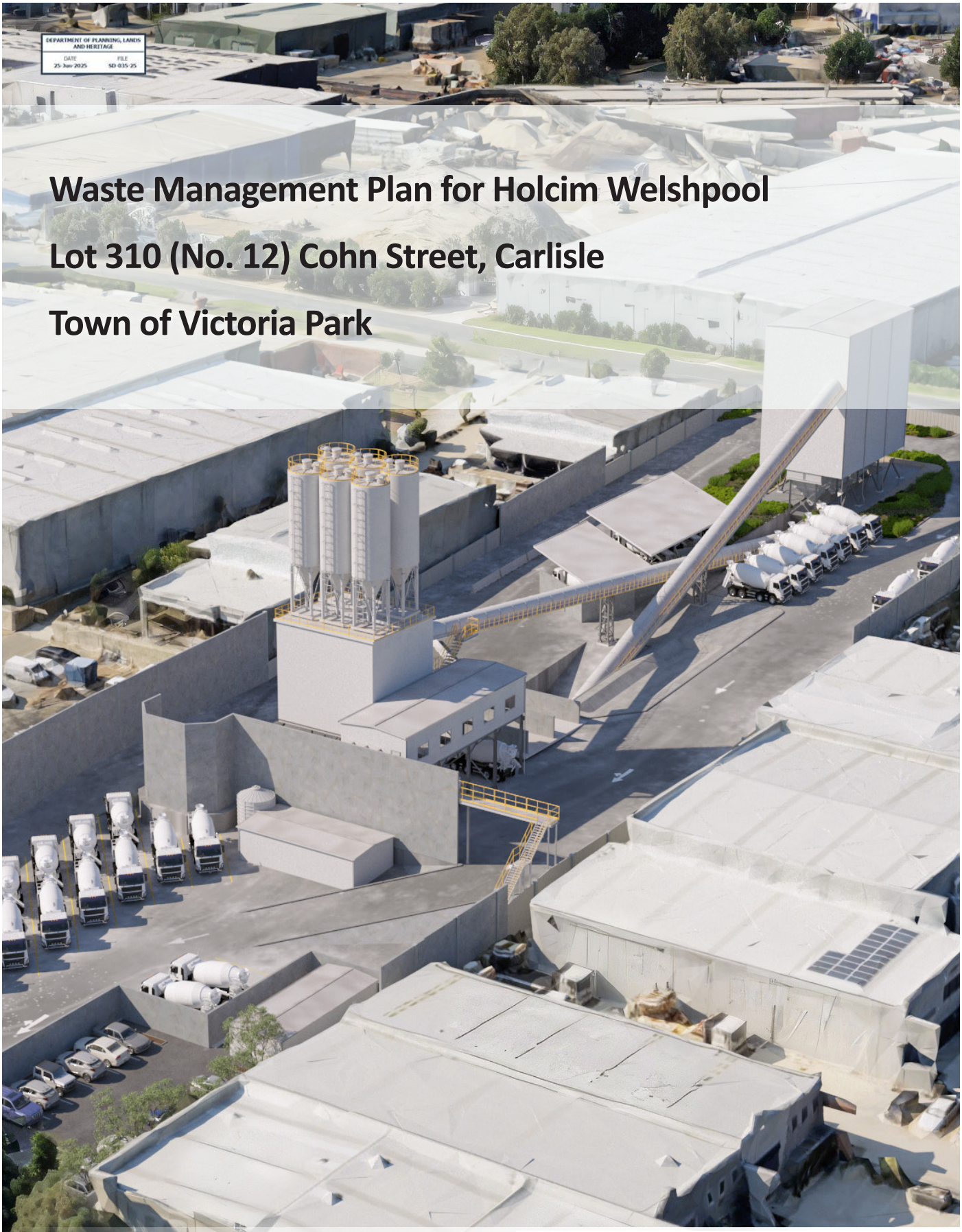
ATTACHMENT 17 - APPLICANT WASTE MANAGEMENT PLAN



Waste Management Plan for Holcim Welshpool

Lot 310 (No. 12) Cohn Street, Carlisle

Town of Victoria Park

Prepared for: Holcim (Australia) Pty Ltd

Prepared by: Allerding and Associates

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Issue		Status	Prepared by;		Approved by:	
			Name	Initials	Name	Initials
1	16/06/2025	FINAL	John Williamson	JW	A Butterworth	AB

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1.0 INTRODUCTION

This Waste Management Plan (**WMP**) has been prepared on behalf of Holcim (Australia) Pty Ltd (**Holcim**) to support the proposed redevelopment/upgrading of its concrete batching plant facility at Lot 310 (No. 12) Cohn Street, Carlisle (**Subject Site**). The WMP has been develop in accordance with the WALGA Commercial and Industrial Waste Management Plan Guidelines (**WALGA Guidelines** for the purpose of this document). Anticipated quantities of general waste and recycling have been calculated for the facility operations, and a strategy has been formulated on how to manage on-site general and recycled waste.

The subject site is a conventional rectangular shaped lot with dual street frontage, bounded by Cohn Street to the north west, and Briggs Street to the south east. The site is zoned Light Industry under the Town of Victoria Park Local Planning Scheme No. 2 (**LPS2**), and forms part of an established industrial precinct. The property currently operates as a concrete batching plant and the application accompanying this waste management plan seeks approval to update the concrete batching plant.

Overall, the objective of this WMP is to outline the details of the waste strategy and the procedures that will be adopted to manage all waste on the subject site. Once approved by the Town of Victoria Park, waste collection and disposal are to be undertaken in accordance with this WMP, subject to any additional conditions of planning approval.

2.0 SUMMARY OF DEVELOPMENT

Holcim is seeking Development Approval for the redevelopment/upgrading of its existing concrete batching plant facility over the Subject Site. The development incudes:

- Construction of a new Concrete Batching Plant with a reconfigured Plant layout;
- Construction of new facilities for the storage of aggregate and the associated equipment for the supply of concrete;
- Provision of a new office building including upgraded amenities for staff on site;
- Upgraded facilities for parking and washing out of agitators (concrete trucks); and
- Formal carparking area for employees, production staff and visitors.

This WMP addresses the total waste resulting from the operation of the redevelopment plant.

3.0 WASTE GENERATION

3.1 Waste and Recyclables Capacity

The proposal is for the redevelopment of a concrete batching plant facility on the Subject Site. Appendix 1 of the WALGA Guidelines provides waste generation rates for commercial and industrial development.

In addition to waste generated from within the office, Part 3.2 details the waste management strategy for the concrete batching plant operations. The assessment of waste generation under Appendix 1 relates only to that from the office component. The following bins will be used at the applicable stated ratio:

Office:

The office areas on site consist of a batch room and driver's room. The driver's room is 6m x 6m (36m^2) and the batch office is 5m x 6m (30m^2), resulting in a total of 66m^2. The office areas combined will be occupied by not more than four (4) on site staff. The agitator drivers enter the property at the beginning of the shift and then drive the agitator trucks for the duration of their shift then return to park the agitator on site and then leave the property. As the majority of staff are off site for the duration of the day, the following ratios for waste have been used based upon staff numbers that remain on the site.

- General Waste (collected weekly) – 10L/100m^2/day
- Recycling (collected fortnightly) – 10L/100m^2/day

Table 1 – Waste Collection Requirements

Use Component	No. Unit	Refuse (L/week)	Recycling (L/fortnight)	Total Refuse (L/week)	Total Recycling (L/fortnight)
Office based upon 66m^2 of office	1	46.2	92.4	46.2	92.4
			Totals	**46.2**	**92.4**
			Bin Size	240	240
			Bins Required	1	1
			Collection Frequency	Weekly	Fortnightly

3.2 Other Waste Generation

Whilst water is a "waste" that is generated during the concrete batching plant process, the water is recycled on site. Refer to the Surface Water Assessment accompanying this application which provides additional information in regard to water within the site and the relevant catchments.

The only other waste generated on site is:

1. Concrete waste that generated when the agitator is cleaned out following return to the plant following delivery of concrete to a client or if a change in product is required during the day.

2. A small amount of waste being cardboard and packaging for specialist additive products that are used in concrete production.

In regard to concrete waste, when an agitator is cleaned/washed out the water is directed to the wedge pits on site. Within the wedge pits, the sediment settles out and the water is recycled within the plant.

On a regular basis, the wedge pits are maintained and the material collected and removed and taken off site to an approved facility. Most of the concrete waste from this plant is taken to Holcim's quarry at Gosnells, where the concrete waste is crushed and screened and used in the production of sustainable aggregate products. Therefore, the majority of the concrete waste is recycled by Holcim.

Transport of waste materials from the wedge pits to an approved facility occurs on a regular basis by Holcim and only as required. Therefore, removal of waste material from wedge pits is a minor process and does not affect general operations on-site.

A skip bin will be provided on-site for other waste materials (generally cardboard). The collection and emptying of the skip bin will be arranged through a private contractor, as required.

4.0 WASTE STORAGE

4.1 Internal Receptacles

To promote recycling, the office on-site will be provided with two receptacles, including separate general waste and recycling. Employees will transfer waste materials from the units to the waste and recycling bins within a small bin storage area on site.

4.2 Bin Storage Areas

All bins will be placed within a small bin storage area located conveniently for staff access to access from the office. The bin store base will be constructed with graded hard stand

The bins store area base will accommodate 240L litre bins for both waste and recycling. A hardstand is provided for a skip bin within the batching plant yard.

4.3 Access

The 240L general waste and recycling bins will be transported by staff from the bin storage area to the street verge for collection either weekly or fortnightly by Council vehicles. A total of between 1-2 240L bins will be placed on the Cohn Street verge (due to fortnightly recycling collection).

The skip bin on site for collection of larger recycling items (typically larger cardboard) will be collected by a private contractor. The skip bin will only be collected when full, therefore private contractor collection will be infrequent.

5.0 BIN COLLECTION AND RESPONSIBILITIES AND FREQUENCY OF COLLECTION

The following outlines the collection process:

- Staff will transport the bins from the bin storage area to the Cohn Street verge on the designated bin days or the evening prior. As noted, this will involve a maximum of 1-2, 240L bins being placed on the verge (equivalent to the waste generated by a standard, single dwelling). Bins will be collected by the City's waste collection vehicles.
- In relation to the proposed skip bin on-site, the contracted waste collection service personnel will access the site and bin store, collect the waste and depart the site. As noted, these collections will be infrequent and only occur when the bin is full.

As outlined, the 240L general and recycling waste bins will be collected weekly/fortnightly by the Town's public waste collection service.

A private contractor will collect recycling material from the skip bin on-site, however this will occur infrequently and only as required. Collection of the recycling by the contractor would generally occur between 7:00am and 5:00pm.

It is the responsibility of the site management to arrange for convenient access of bins by the waste collection services any collection days.

6.0 NOISE AND ODOUR

The standard 240L bins and skip bin will be positioned in a suitable location on-site. Notwithstanding, waste collection for the facility is minimal and generally relates to waste from the office operations component. Waste generated from the office, and resultant bin capacity requirements are equivalent to that of a single dwelling.

Therefore, proposed waste generation will not cause any adverse noise or odour impacts.

7.0 ESTABLISHMENT OF WASTE MANAGEMENT PLAN AND ONGOING MANAGEMENT

Upon occupation of the development, the Waste Management Plan will be provided to the Site Manager who will assign and implement the waste management systems as set out in this document. The Site Manager will be responsible for advising staff of the Waste Management Plan requirements.

8.0 CONCLUSION

We provide this WMP to support Holcim's proposed redevelopment of its Welshpool concrete batching plant. As detailed in this document, the facility will generate minimal waste, which will predominantly be managed through the Town's waste collection process. Additional recycling waste that requires collection will be arranged through a private contractor accordingly.

The Site Manager will ensure the required waste management processes as outlined in this document are implemented.