

61 SYDNEY ROAD, GOULBURN—

WASTE MANAGEMENT PLAN

FOR / NDCO GOULBURN

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1 INTRODUCTION

1.1 PURPOSE OF THIS REPORT

This report has been prepared for NDCO Goulburn to accompany a Development Application to Goulburn Mulwaree Council for 61 Sydney Road, Goulburn.

This report addresses the waste requirements of Goulburn Mulwaree Council's development control plan (DCP)

1.2 LIMITATIONS AND ASSUMPTIONS

This report has been prepared strictly for the purposes stated in the report for the use of the client.

The following documents have been referenced in this report:

- Goulburn Mulwaree Council's "Development Control Plan"
- Department of Environment and Climate Change's "Better Practice Guide for Waste Management and Recycling in Commercial and Industrial Facilities 2012"
- Department of Environment and Climate Change's "Better Practice Guide for Waste Management in Multi Unit Dwellings".

1.3 SITE LOCATION



Figure 1 - Site Locality (Six Maps)

The existing site is approximately 6000m² and slopes gently from south to north. The site is located within the Goulburn-Mulwaree Council Area and is zoned as 'E3 – Productivity Support'. The site is surrounded by a service station to the west and another motel to the east. An undeveloped lot abuts the site to the south.

The site currently contains a single storey 18 room motel. The motel is aged and in disrepair and appears to be mainly used by truckers. The northern section of site has a concrete forecourt that used to be used as a service station. The southern portion consists of a gravel carpark surrounded by accommodation units.

1.4 PROPOSED DEVELOPMENT

The proposed development consists of a 32 key single level motel with a gymnasium to the east of the entry driveway as shown in Figure 3 below. A conference room, reception and grab and go food is provided for the use of guests only. It is proposed that the motel be run as part of the Quest Apartments chain.



Figure 2 - Proposed Development Plan

2 WASTE GENERATION

2.1 MOTEL WASTE

Table 1 below shows the estimated motel waste and recycling generation of the proposed development based upon the current standard NSW commercial waste generation rates specified in “Better Practice Guide for Waste Management in Multi-Unit Dwellings”.

Table 1 - Waste Generation

Type of Premises	Garbage Generation	Recycling Generation
Motel	5L/bed/day	1L/bed/day

Utilising the generation rates shown in Table 1, the waste calculations for general waste and recycling are shown below in Table 2 and 3.

Table 2 - General Waste Generation

Use	No. Units	Beds	Waste generation per bed (L)	Waste generation per day (L/day)	Pickup frequency (days)	Total storage (L)	Bin volume (L)	Number of bins
1 Bed	10	10	5	50				
Studio	9	9	5	45				
2 Bed Twin Key	10	20	5	100				
Accessible Studio	3	3	5	15				
Total		42		210	7	1470	240	7

Table 3 - Recycling Waste Generation

Use	No. Units	Beds	Waste generation per bed (L)	Waste generation per day (L/day)	Pick up frequency (days)	Total storage (L)	Bin volume (L)	Number of bins
1 Bed	10	10	1	10				
Studio	9	9	1	9				
2 Bed Twin Key	10	20	1	20				
Accessible Studio	3	3	1	3				
Total		42		42	14	588	240	3

Due to the development fronting a state road, on site waste collection by a rear loading truck is proposed. A total of 10 x 240L MGB's (7 refuse bins and 3 recycling bins) are to be provided.

Bins are to be stored in the bin room and moved to the designated waste collection area on collection days by motel staff. A weekly collection for general waste and fortnightly collection for recycling is proposed.

Figure 3 below shows the swept path for the rear loading truck accessing the waste collection area.

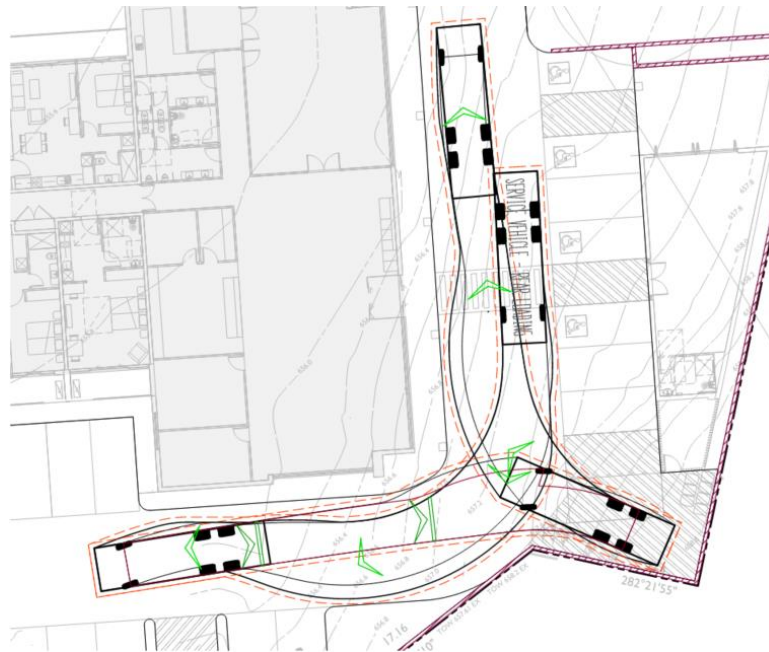


Figure 3 – Rear Loading Waste Vehicle Swept Path

APPENDIX A – SUMMARY OF CONTROLS

Better Practice Guide for Waste Management in Multi-Unit Dwellings		
Planning Considerations	Prescriptive Controls	Development Commentary
Bins up to 360L	Bin manoeuvring to collection point < 75m	Compliant: Bin collection point 37m from bin room along path of travel
Bins up to 360L	Bin manoeuvring to collection point < 50m for aged person	NA. Bins to be moved by able bodied motel staff.
Bins up to 360L	Max bin transfer grade = 1:14	Compliant: Grades do not exceed 1:14.