

Batemans Bay Community Health

Preliminary Waste Management Plan

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1 Introduction

1.1 Purpose

This Waste Management Plan (WMP) has been prepared by bd infrastructure to be read in conjunction with the Review of Environmental Factors (REF) Submission for Batemans Bay Community Health (The project)

The Development Permitted without Consent (REF) pathway has been selected as the most appropriate planning pathway for the project, based on the Town Planning Strategy that has been prepared for the development.

1.2 Site Description

The project is located at Batemans Bay Hospital.

Property:	Batemans Bay Hospital
Street Address:	7 Pacific Street BATEMANS BAY NSW 2536
Lot No:	22
DP No:	DP1152713
Existing Use	Healthcare / Hospital
Proposed Use:	Healthcare / Community Health

Batemans Bay Hospital is located approximately 1km from the centre of Batemans Bay CBD, which is located in the South Coast region of the state of New South Wales, Australia. The Hospital is located approximately 287km from Sydney and 149km from Canberra.

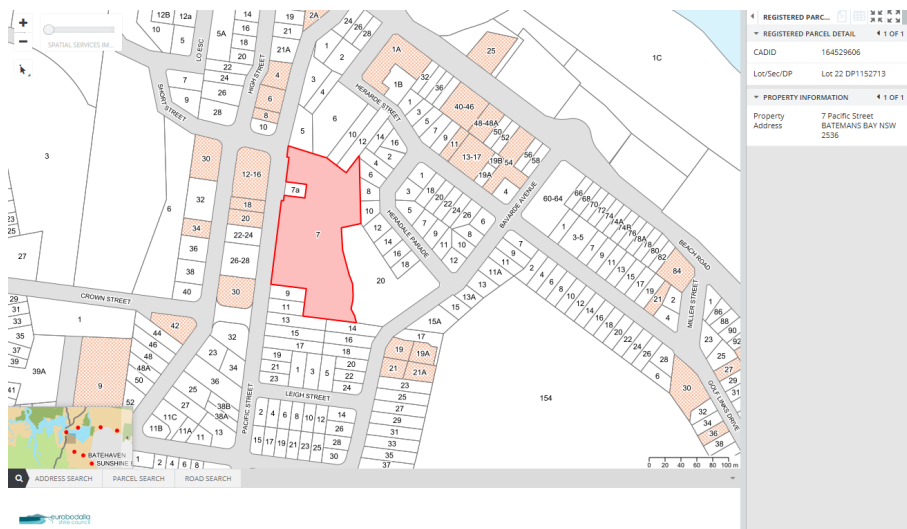


Figure 1 - Site Location, Eurobodalla Shire Council

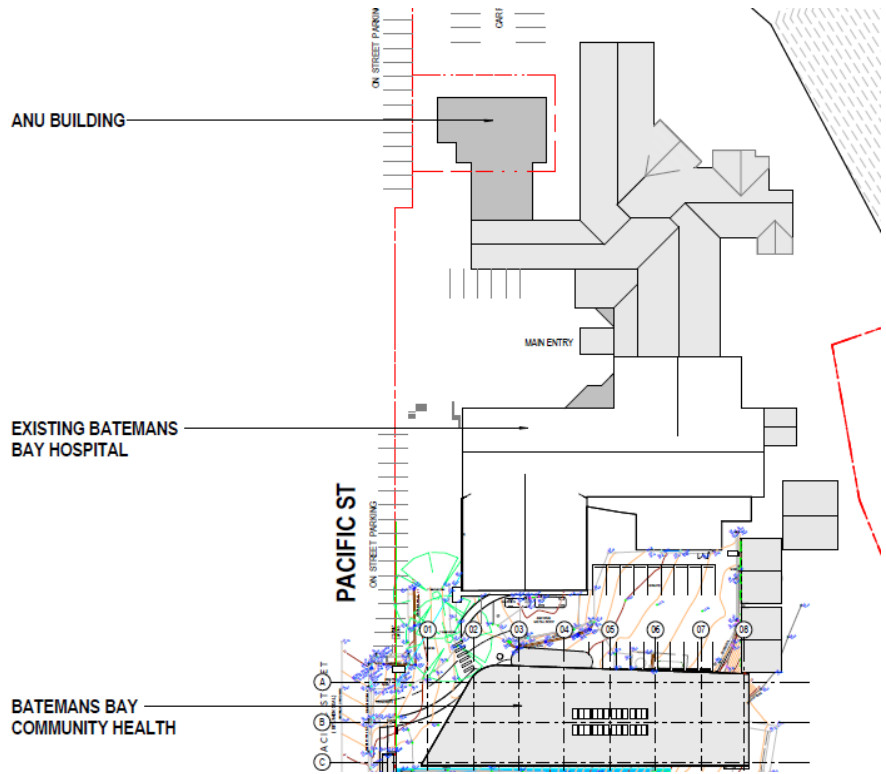


Figure 2 – Batemans Bay Community Health location at existing Batemans Bay Hospital

2 Waste Sources associated with Construction

2.1 Potential Waste Sources

There are several sources of potential waste during the demolition (removal of Ambulance awning and existing hardstand area) and construction, including:

- Solid waste (demolition and clearance material)
- Solid waste ('domestic' debris)
- Solid waste (putrescibles); and
- Hazardous waste (oils and sludges).

A separate WMP will be prepared prior to the occupation of the clinical components of the BBCH to deal with any clinical waste, noting that clinical waste will be minimal due to the nature of a community health facility.

2.2 Potential Impacts

2.2.1 Solid Waste – Demolition and Clearance Material

During demolition and construction works, concrete, steel, cabling, timber and scrap metal will be encountered. The approximate quantities of waste resulting from demolition and construction phases will be provided in the Building Contractors Construction Management Plan (head contractor yet to be appointed), however we estimate excavation on site to be in the order of 300 cubic metres (300m³).

In accordance with the principles of waste management, opportunities for re-use and recycling will be utilised. Inert material if applicable will be kept in a designated 'clean' stockpile area and covered as required with plastic and/or tarpaulins, to minimise potential dust impacts, while awaiting transport off-site. Where possible, material will be transported to a building waste recycling facility to be specified at a later date. Alternatively, it will be disposed of at a licensed landfill site and receipts to be recorded.

2.2.2 Solid Waste – Domestic Debris

'Domestic' debris comprises everyday waste such as paper, aluminium cans and other materials generated by construction and maintenance workers. It is proposed to service the site by private contractors. The size of bins within the garbage area will accommodate the requirements of the private contractors within the construction site.

2.2.3 Solid Waste – Putrescible Waste

Putrescibles and 'green' waste comprise food scraps. This waste will be collected and stored separately from other wastes produced during construction and disposed offsite by a licensed contractor to either a 'green waste' facility or landfill.

2.2.4 Hazardous Waste – Contaminants, Oils and Sludges

The subject site and its past history of land uses have not given rise to contaminants. Soil testing has been conducted and a report completed by GETEX Pty Ltd. Furthermore, a current HAZMAT report is available which pertains to the existing Batemans Bay Hospital facility.

Any site works will be monitored, and further environmental investigation will be undertaken if required, in accordance with head contractors project management plan (head contractor yet to be engaged). Any waste oils accumulated during maintenance of heavy machinery will be disposed offsite by the contractor as part of their

own licence agreements. Waste oil contractors and maintenance and refuelling contractors will be required to have spill response procedures in place. Refuelling will be carried out at designated areas to control potential spill and maintenance issues. Spill response equipment will be stored at the construction sites in the event of unforeseen spills due to hose breaks, etc. Minor waste, oil spills will be contained and impacted soils disposed of according to legislation and council requirements.

Material safety data sheets and register are to be administered by the head contractor.

2.3 Mitigation Measures

2.3.1 Detailed Waste Management Plan

A detailed waste management plan (WMP) will be developed once a contractor has been engaged to undertake the built works and will form part of a detailed construction management plan, which would include:

- Designated stockpiles, recycling areas, bins and a clear indication of the waste streams associated with each one;
- Stripped top-soils, if any, generated through earthworks would be stockpiled for later use;
- Plans of protection measures for waste storage areas;
- Waste handling, management and storage procedures;
- Disposal procedures for each waste stream;
- Training for on-site staff on the contents of the WMP; and
- Emergency plans and contingency plans.

2.4 Waste Tracking

2.4.1 Waste Management Guidelines

In accordance with the Protection of the Environment Operations Act 1997, and the EPA's Environmental Guidelines: Assessment, Classification and Management of Liquid and Non-liquid Wastes, waste tracking requirements apply to the generation, storage, transport, treatment or disposal of certain types of wastes. Potential wastes which could be generated on site that will require tracking include:

- Waste oils;
- Oil and fuel filters; and
- Oily water

2.4.2 Waste Register

A register of waste will be kept throughout the construction project. The register will contain details pertaining to:

- The types and quantity of wastes for each load taken off site;
- The place to which the waste was taken for treatment or disposal; and
- Waste contractor used for each waste load.