



2. Waste Element of EnviroDevelopment

TITLE: Waste

OBJECTIVE: Reduced waste sent to landfill, more efficient use of resources

TARGET: Development that has implemented waste management procedures and practices which reduce the amount of waste to landfill and facilitates recycling.

PRINCIPLES

- Encourage recycling of construction and demolition materials and reduce the amount of waste being dispatched to landfill
- Minimise on-site pollution during the construction phase
- Promote the re-use of existing buildings and materials and reduce demand for resources
- Promote occupancy awareness of waste generation and encourage recycling, composting and waste reduction through the provision of appropriate facilities
- More efficient use of resources

POTENTIAL BENEFITS AND INCENTIVES

Benefits for Occupants

- Satisfaction that occupier is reducing the volume of landfill
- Reduce pollution
- Ease of recycling
- Gardening benefits to occupiers as a result of composting

Benefits for Local, State or Federal Government or Supplier Companies

- Reduction in the demand for landfill space
- Greater community commitment to waste minimisation
- Advantage suppliers that produce materials which can be recycled or which have minimal packaging
- Advantage suppliers and businesses that reuse or recycle materials
- Helps raise community awareness of the need to minimise demand for products that are not recyclable and which significantly contribute to landfill
- Reduction in the development industry's impact on waste generation and contribution to landfill
- More attractive and sustainable city/shire/state
- Reduction in resource consumption
- Help to reduce the ecological footprint of communities
- Urban areas which are better planned for waste collection and recycling

Benefits for Developers

- Marketing advantages through quality product and EnviroDevelopment promotion
- Reduced approval/assessment times
- Improved corporate image
- Reduced costs and charges for waste removal
- Visual benefits
- Cost savings from reduced resource consumption and wastage
- Reduced costs of waste disposal
- Reduced costs for recycling and the availability of more affordable materials from recycled sources due to economies of scale resulting from increased business for the recycling industry

REQUIREMENTS

Criteria	Notes on evidence to be provided to Board of Management for approval prior to certification as an EnviroDevelopment
<p>2.1 ESSENTIAL ACTIONS</p> <p>Must achieve the requirements from the following sections:</p> <ul style="list-style-type: none"> • Pre-construction (2.2) • Construction (2.3) • Post-construction (2.4) 	<p>Meet the evidence requirements of each section.</p>
<p>2.2 PRE-CONSTRUCTION: DEMOLITION, LAND CLEARING AND SITE PREPARATION PHASE</p> <p>Must achieve each of the following requirements:</p> <p>2.2.1 Site waste management plan for pre-construction and construction phases.</p> <p>2.2.2 Where possible, reuse of existing materials including steel or timber etc., from the original façade.</p> <p>2.2.3 Minimum 40% of demolition, land clearing, or civil works materials/products are recycled or reused on site. In the event that demolition, land clearing or civil works materials cannot be recycled on site, arrangements are made for recycling off site. Recyclable materials include, but are not limited to: cardboard, bricks, glass, metal, timber and concrete. Materials which can be reused include but are not limited to: cleared vegetation used as mulch, rock recycled for road aggregate, piping recycled, crushed concrete reused for road base.</p> <p>2.2.4 Topsoil must be stockpiled and reused to best advantage on site.</p> <p>2.2.5 Hazardous substances, pollutants and contaminants are treated on site to a safe standard according to a sanctioned remediation process or, if this is not feasible, are removed from the site and treated according to a sanctioned remediation process (such as per <i>EPA Draft Guidelines for the Assessment and Management of Contaminated Land</i>: http://www.epa.qld.gov.au/publications/p0009_0aa.pdf/Draft_guidelines_for_the_assessment__management_of_contaminated_land_in_Queensland.pdf).</p> <p>2.2.6 Vegetative debris to be recycled and reused on site (e.g. for landscaping or composting purposes) to the greatest extent possible. If not feasible, arrangements should be made for vegetative debris to be transported and reused off site e.g. contract with landscaper. There should be no pit burning of green waste on site.</p> <p>2.2.7 Acid Sulphate Soils are treated for use as per <i>The Treatment and Management of Acid Sulfate Soils, 2001</i> (Environmental Protection Agency) and/or the <i>QASSIT Queensland Acid Sulfate Technical Manual Legislation and Policy Guide 2004</i>.</p> <p>2.2.8 Appropriate and conforming site management to control erosion, run-off, dust etc., through silt fencing, dust control etc.</p>	<p>Site Waste Management Plan endorsed by the developer, with further statements from the engineer as appropriate. The plan must address each of the requirements for the pre-construction and construction phases.</p> <p>There should also be a written statement by the local authority environmental officer or recycling organisation as appropriate to explain mechanisms in place to facilitate recycling.</p>

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<p>2.3 CONSTRUCTION PHASE</p> <p>Must achieve at least four out of the following options:</p> <p>2.3.1 Use of written strategies (e.g. incentive programs) and/or contracts with sub-contractors and contractors including a clause requiring waste avoidance and minimisation practices and a requirement to dispose of or reuse/recycle waste in an environmentally responsible manner.</p> <p>2.3.2 Utilisation of waste-recycling contractors or sub-contractors.</p> <p>2.3.3 Waste minimisation techniques, waste recycling and waste management plans and policies of sub-contractors to be considered and used as criteria during the tender/selection process.</p> <p>2.3.4 Provision on site of separate bins to recover timber, glass, metal, concrete and other recyclable materials from the waste stream.</p> <p>2.3.5 Waste minimisation techniques to be included as a part of the employee induction and/or ongoing training process.</p> <p>2.3.6 Use of suppliers who take off-cuts or excess materials for reuse.</p> <p>2.3.7 Selection of materials and products which minimise and/or recycle packaging (e.g. avoid excessive packaging such as plastic-wrapped fixtures or fasteners). Advise suppliers of preference for materials not to be over-packaged.</p> <p>2.3.8 Development designed to maximise use of standard sizes of materials wherever possible to minimise waste.</p> <p>2.3.9 Use of skip bins rather than cages.</p> <p>2.3.10 Use of skip providers who recycle or reuse waste.</p>	<p>Evidence of contracts and/or documentation from local authority, waste contractor or engineer and developer as appropriate to show evidence of achievement of at least four of the options in this section.</p>
<p>2.4 POST-CONSTRUCTION PHASE</p> <p>Must achieve each of the following requirements:</p> <p>2.4.1 Development is designed to facilitate access by trucks (e.g. minimum height clearance of 4.5 metres, width of 3 metres and sufficient space away from car parks or other obstacles to allow safe manoeuvring or as agreed with local waste and recycling collecting organisation) for collecting recyclable material and provision of recycling bins on site for use by occupants if there are collection facilities for recycling within a feasible distance (e.g. 20km) or if the development is within the catchment of an organisation (either public or private) undertaking recycling of the likely waste materials.</p> <p>2.4.2 Must achieve at least one of the following requirements:</p> <p>2.4.2.1 Provision is made on lot and/or on site for a compost facility for use by each dwelling/office/facility if this is possible and practical on site (e.g. if there is also a garden of sufficient size to use it on etc.). If individual household/office/facility compost bins cannot be provided, a communal facility may be provided. Compost facility should be at least one cubic meter in size and can be used to recycle a balanced mix of green material (fruit and vegetable scraps) and brown material (twigs etc.).</p> <p>2.4.2.2 Where possible ensure that there are arrangements in place (e.g. contract with appropriate organisation, body corporate procedures or local government service) to provide collection and reuse of garden/green waste.</p> <p>COMMERICAL / HIGH DENSITY / MULTI-UNIT RESIDENTIAL:</p> <p>2.4.2.3 Separate waste chute facilities for recycling.</p>	<p>Statement from local authority and proposed/ or waste contractor or a signed agreement with the local waste contractor that there is sufficient access for the purposes of waste removal.</p> <p>Evidence in plans and statement from local authority, architect or building designer.</p> <p>In the instance that a communal compost facility is provided, evidence in the form of an agreement or contract should be provided detailing how the responsibility and ongoing maintenance of the facility will be managed.</p> <p>Evidence in plans and statement from local authority, architect or building designer.</p>