

31 August 2023

Attention: Adam Bower
Land and Housing Corporation
Level 5
219-241 Cleveland Street
Strawberry Hills NSW 2012
adam.bower@facs.nsw.gov.au

BY EMAIL

Dear Adam

Re: Materials Management Plan – Tolland Estate Renewal Project

I refer to the written request from yourself to prepare a Materials Management Plan (MMP) for the Tolland Estate Renewal Project in Wagga Wagga NSW. The intended recipient of this report is the Land and Housing Corporation, the Aboriginal Housing Office, Argyle Consortium, and Wagga Wagga City Council for a planning proposal to transform the existing Tolland housing estate in Wagga Wagga to provide a new mix of modern housing. Location maps of the site and the Tolland Estate Renewal Project staging masterplan can be seen in **Attachment A**.

1. Objectives

The objective of this MMP is to document the management responsibilities, controls, and procedures to manage the movement of fill and waste during construction.

2. Relevant legislation and guidelines

- Contaminated Lands Management Act 1997.
- Protection of the Environment Operations Act 1997.
- Environmental Planning and Assessment Act 1979.
- National Environment Protection Council, 1999. National Environment Protection (Assessment of Site Contamination) Measure amended 2013 (ASC NEPM).
- NSW EPA (2014) Waste Classification Guidelines.
- NSW EPA (2014) The Excavated Natural Material Order.
- NSW EPA (2020) Consultants Reporting on Contaminated Land: Contaminated Land Guidelines.
- Safe Work Australia (2018) Code of Practice: How to safely remove asbestos.
- Transport NSW Technical Direction (Environment) 2015/021 Coal tar asphalt handling and disposal.
- Western Australia Department of Health (2009) Guidelines for the assessment, remediation, and management of asbestos-contaminated sites in Western Australia.

- Safe Work NSW (2014) Managing asbestos on or in soil (Catalogue No. WC01253).

3. Potential waste and fill characteristics

The characteristics of waste and fill generated from the site include but are not limited to:

- Hazardous building materials.
- Building and demolition waste including bricks, paper, plastics, glass, metal, and timber.
- Concrete and cement.
- Asbestos.
- General waste.
- Excavated material such as fill, soil, and rock.
- Asphalt.
- Vegetation.

The material to be imported to site will include but are not limited to:

- Structural fill.
- Bedding sand.
- Concrete.
- Landscaping material.

4. Material management procedure

The contractor is responsible for the tracking of material on and off site.

Material generated from the site:

Waste Classification and Material Characterisation reports are required for all material that will be generated from the site. The material generated from the site will generally fall into one of the following categories:

- Special waste.
- Liquid waste.
- Hazardous waste.
- Restricted solid waste.
- General solid waste (putrescible).
- General solid waste (non-putrescible).
- Virgin excavated natural material classification.
- Excavated natural material characterisation.

When selecting a Contaminated Land Consultant to undertake the Waste Classification and Material Characterisation, careful consideration must be given that they have the necessary certification, qualifications, and experience to carry out the work. It is recommended these be prepared, or reviewed, and approved, by a consultant that is certified under a recognised NSW EPA scheme.

The contractor is responsible for keeping a written copy of:

- The Waste Classification, Excavated Natural Material characterisation and Virgin Excavated Natural Material classification.

- All characterisation sampling results in relation to the material generated.
- The volume and tonnages of the material generated and a description of the material and the part from the site from which the material was excavated.
- The location of the destination any material has been disposed at including a weighbridge docket, date of disposal, transport method, and the receiving facility's Environmental Protection Licence number which allows it to receive the classified waste.

Fill material imported to site:

- Must meet the requirements of the NSW EPA (2014) Excavated Natural Material Order.
- Other acceptable materials are quarried soil-like materials and construction materials which are commercial products available to the construction industry. Information qualifying such products should include the product specification and inspection records confirming that the material is consistent with the related specification.

The contractor is responsible for keeping a written copy of:

- Waste classification reports.
- Excavated Natural Material reports.
- Certification for any Virgin Excavated Natural Material.
- All characterisation sampling results in relation to the material imported.
- The volume and tonnages of the material imported.
- The generator, supplier and location of the Virgin Excavated Natural Material or Excavated Natural Material. The generator of ENM is responsible for compliance with the NSW EPA (2014) Excavated Natural Material Order and the consumer is responsible for compliance with the NSW EPA (2014) Excavated Natural Material Exemption.
- The date of delivery and transport method.

If you have any queries about the contents of the letter format report, please contact the undersigned.

Yours sincerely



David McMahon CEnvP SC

BAppSc SA

GradDip WRM

MEnvMgmt

MALGA MEIANZ MSSA

List of attachments

A. Site location and Tolland Estate Renewal Project staging masterplan



Attachment A : *Site location and Tolland Estate Renewal Project staging masterplan*

Tolland Estate Renewal Project Tolland NSW 2650

Material Management Plan
Report No. 9495
Google Earth image 2022

Legend
Boundary



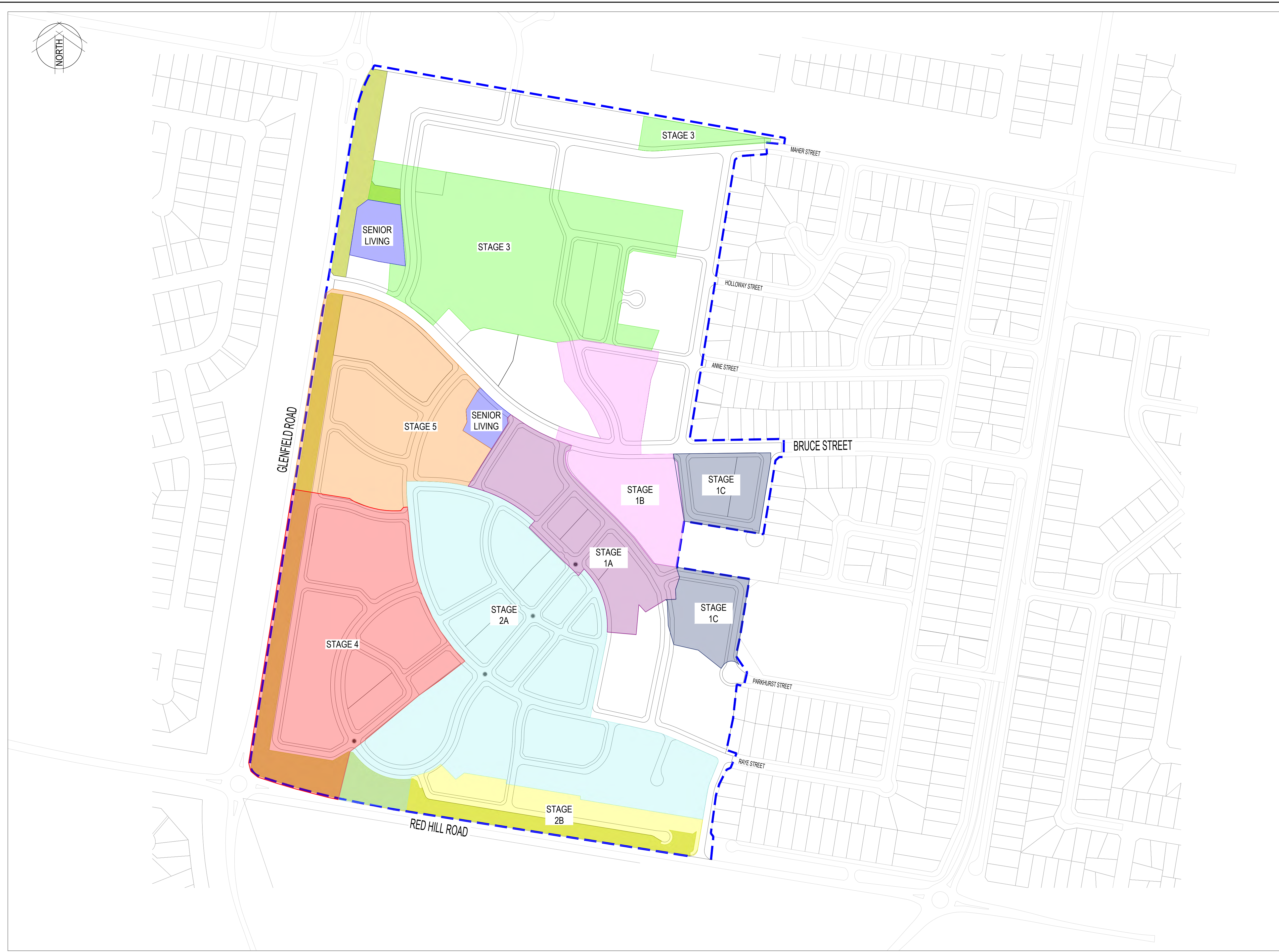
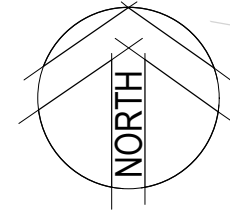
Tolland Estate Renewal Project Tolland NSW 2650

Materials Management Plan
Report No. 9495
Google Earth image 2022

Legend

- Boundary





LEGEND

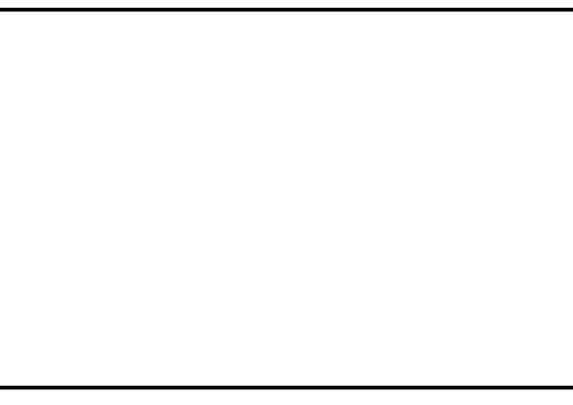
- LIMIT OF WORKS
- STAGE 1A
- STAGE 1B
- STAGE 1C
- STAGE 2A
- STAGE 2B
- STAGE 3
- STAGE 4
- STAGE 5
- SENIOR LIVING

INDICATIVE TIMELINE	
STAGE	EXPECTED COMPLETION DATE
1A	2024
1B	2025
1C	2025
2A	2026
2B	2027
3	2028
4	2029
5	2030
SENIOR LIVING	2025

CONFIDENTIAL



Rev.	Date	Description	ML/AS	JS	GZ
A	16/03/2023	PRELIMINARY			
			Des.	Verif.	Appd.



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Drawn	Date
DP	16/03/2023
Checked	Date
AS	16/03/2023
Designed	Date
TM/JS	16/03/2023
Verified	Date
JS	16/03/2023
Approved	
GZ	

Client **NSW DEPARTMENT OF PLANNING, INDUSTRY AND ENVIRONMENT**
 Project **TOLLAND RENEWAL PROJECT**
TOLLAND, WAGGA WAGGA
 Title **STAGING MASTER PLAN**
SHEET 1 OF 1

Status	FOR CONCEPT APPROVAL				
NOT TO BE USED FOR CONSTRUCTION PURPOSES					
Mar-23	AHD	Scale	1:2500	Size	A1
Drawing Number				Revision	
50521067-C1015				A	