

APPROVED

Land and Environment Court of NSW

LEC No: 2021/00329677 DA20/1466

Date: 27/1/2023



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WASTE MINIMISATION & MANAGEMENT PLAN

PROJECT: Proposed Residential Development

SITE ADDRESS: 8-12 Princes Hwy, Mollymook NSW

APPLICANT: Rachel and Graham Fulton

PROJECT No: 18-0040

DATE: 28 September 2022

The following details outline the intentions for managing waste generated by this project, in accordance with Shoalhaven Council Requirements.

Please find attached:

1. Proposal
2. Demolition Stage
3. Bulk Excavation
4. Construction Stage
5. Servicing and Ongoing Use of Premises



1. PROPOSAL

The proposed Residential Development consists of a residential building containing 28 apartments and 48 car parking spaces. Refer to drawings DA03-DA08

This Plan includes the bulk excavation, construction and ongoing use of the proposed development.

2. DEMOLITION

The existing site contains a motel building and associated pool, which will be demolished.

Material	Quantity Estimated vol (m3) or weight (t)	Method			Destination
		Recycled on-site	Recycled off-site	Disposal	
Timber	11		✓		Use for formwork on-site. Contractor to deliver remaining to Nowra Tip
Plasterboard	8			✓	Contractor delivery to Nowra Tip
Roof Iron	2		✓		Contractor delivery to Nowra Tip
Concrete	55		✓		Contractor to segregate & delivery to Nowra Tip
Bricks	99		✓		Contractor to segregate & delivery to Nowra Tip
Asbestos	-			✓	If Asbestos is found, contractor will deliver to Nowra Tip appropriated wrapped, in accordance with Australian Standards
Organics (green waste, vegetation)	14	✓	✓		Chipped on site for landscaping. Sold (or free) as firewood
Doors	2.6		✓		Contractor delivery to second hand building yard
Carpet	7.5		✓		Contractor delivery to second hand building yard. If damaged, delivery to Nowra Tip
Aluminium Windows	2.9		✓		Contractor delivery to second hand building yard. If damaged, delivery to Nowra Tip

3. BULK EXCAVATION

The proposal includes the bulk excavation with on site recycling and disposal at an approved landfill site.

Bulk Excavation	Estimated Volume	Location Landfill
Top Soil	330 m3	Reuse on site for landscaping
Compacted Fill	2400 m3	Reuse on site back fill
Clean Fill		Approved Land fill site – to be determined by Contractor



4. CONSTRUCTION

The construction waste, including volume, recycling and servicing requires servicing of material waste, general waste and recycling to be carried out on the site.

Material	Quantity vol (m3) or weight (t)	Method			Destination
		Recycled on-site	Recycled off-site	Disposal	
Bricks & Blocks	10 m3		✓		Contractor to segregate any excess and transport to Ulladulla Recycling and Waste Depot
Concrete	50 m3	✓	✓		Recycled on-site for back fill and builder to segregate any excess and transport to Ulladulla Recycling and Waste Depot
Insulation material	5 m3			✓	Contractor to transport to Ulladulla Recycling and Waste Depot
Timber off-cuts	3 m3			✓	Use for framework where possible, remaining to be transported by contractor to Ulladulla Recycling and Waste Depot
Steel/metal off-cuts	4.2 m3		✓		Return to supplier or to Ulladulla Recycling and Waste Depot
Fibre-cement sheet	2 m3			✓	Return undamaged sheets to supplier, remaining to be transported by contractor to Ulladulla Recycling and Waste Depot
Plasterboard	3 m3			✓	Return un-used sheets and off-cuts to supplier for recycling, remaining to be transported by contractor to Ulladulla Recycling and Waste Depot
Paint & other drum type containers & surplus paint				✓	Separate and contractor to transport to Ulladulla Recycling and Waste Depot
Sand	1 m3	✓			Use in landscaping or site fill if needed, remaining to be transported to Ulladulla Recycling and Waste Depot
Non-ferrous metals (copper pipe, electrical wires, alumin cans etc)			✓		Contractor to transport to Ulladulla Recycling and Waste Depot
Pallets			✓		Return to supplier for re-use
Packaging (cardboard/ paper/ plastic wrap/timber etc)			✓		Use plastic wrap as covers on site. Where possible, return to supplier for re-use. Segregate cardboard for recycling with Shoalhaven Waste Services, timber to chipping stockpile – no nails. Contractor to transport balance to Ulladulla Recycling and Waste Depot
Plastic pipe off-cuts (water supply and drainage) & beverage containers			✓		Contractor to transport balance to Ulladulla Recycling and Waste Depot
Other			✓	✓	Separate and transport for recycling where possible. Contractor to transport balance to Ulladulla Recycling and Waste Depot

Important Note:

An area shall be set aside and shall be sufficient to locate the various waste streams (bricks & tiles, concrete, timber, steel, non-ferrous metals, plasterboard, pallets, plastics, cardboard, packaging, paint and paint drums and other waste). Space shall also be provided for bulk materials such as sand that are not stored in skips. This area shall be kept clear so that vehicles have ready access and manoeuvring room and shall also be kept in a tidy condition both for WHS reasons and to encourage separation of waste materials.

The waste management principles and facilities in use on the site shall be included as part of the site induction for all personnel working on the site and their correct use shall be rigidly enforced.



5. SERVICING & ONGOING USE OF PREMISES

The following is proposed:

- Four 1100 litre recycling bins.
- Four 1100 litre garbage bins.

Garbage and Recycling bins will be provided in accordance with the "Better Practice Guidelines for Waste Management and Recycling", published by NSW Environment Protection Authority. It is estimated each unit will generate 120L of garbage per week and approximately 120L of Recycling per week. These will be in the form of 1100 L bins to be collected by a commercial contractor.

Occupants will have access to a bin chute at their apartment level for easy disposal of waste and recycling. The bins will be enclosed within the basement for easy and safe collection by the **Building Manager**. **All bin storage areas will be mechanically ventilated, ducted to the roof of the building.** The **Building Manager** will remove and return the bins to the enclosure for kerb side collection as discussed with Julia Doyle of Council's Waste Management Section.

The process of transporting bins weekly for collections would be as follows;

1. Building manager will use a lift to go down to the ground floor to collect bins
2. Using a ride on bin tug (refer email and quote from Emoveit Electric Equipment attached), the building manager will collect bins and transport them up the driveway for kerbside collection.
3. It is noted the manager will attend an 'OHS Training Course' for the use of the Bin Tug.
4. Typically, 2-3 trips would be required to transport bins for collection depending on number of bins to be emptied and how full the bins are.
5. Building manager will wear a PPE, including reflective vest for visibility to make vehicles aware for safety, and the ride on bin tug is chosen for OH&S suitability.
6. Flashing light are installed on the bin tug for safety and visibility.
7. Building manager will use the car lanes, indicators, etc typical to operation of the bin tug.
8. All residents will be notified of the bin managers tug delivery times to allow suitable traffic flow and minimise disruption.
9. The Bin tug will be collected and returned to as designated storage area as noted on DA05, adjacent the plant room.

The contractor will use a rear lift garbage truck for collection. Preliminary discussions have been held with several waste collection contractors and it is likely **Veolia (previously Suez)** will be the chosen contractor for the development as per the attached quote.

Proposed waste and recycling system

What type of waste & recycling system is proposed? 1100 L Bulk Waste Bins

Waste system is clearly detailed in plans submitted as part of this Development Application



Amenity

Screened from public view

Minimises odour & noise impacts on residents & neighbours

Complements the building design & surrounds



Size

Large enough for the amount of waste generated

Sufficient size to accommodate waste containers

(If using wheelie bins), Street frontage is wide enough



Access

Waste storage area will be easily accessible for people to deposit waste

A realistic travel distance to walk to storage area

Wheelie bins can easily be move to kerb side

For on-site waste collection, suitable area for waste collector





Functional

Protected from weather

Secure from vandalism & illegal dumping

Functional waste storage inside the premises



Please note:

The above summary points have been extracted from Councils Requirements, Controls for Waste Minimisation and Management Policy in order to compile this part of the report.

Waste management will be handled by the strata manager, who is currently in talks with the developer pending the DA approval.

PICA Group
Level 27, 66-68 Goulburn Street, Sydney NSW 2000
Locked Bag 22, Haymarket NSW 1238
p : 02 8216 3118
e : Kristie.Rue@picagroup.com.au
w : www.picagroup.com.au

The Strata Manager will be responsible for cleaning and maintenance of the bins, bin chutes and bins enclosures as well as communication with the tenants to ensure the waste management process is complied with. This would include changing out the bins at the base of the bin chute when full. They will also be responsible for cleaning up of and management of any bulky waste and also maintaining and composting onsite.

The responsibility of moving the bins in and out of the enclosure for collection will be done by the waste contractor, **Veolia**, to ensure the bins are not left kerbside and are only moved for collection.

Yours faithfully

Gabe Reed
ASSOCIATE DIRECTOR
Registered Architect No. 8581

APPENDIX A

CORRESPONDANCE WITH WASTE CONTRACTOR

Subject: Fwd: Mollymook Ocean View Motel - QUOTE Q-0010997
Date: Wednesday, 30 September 2020 at 12:27:16 pm Australian Eastern Standard Time
From: Graham Fulton
To: Gabe Reed
Attachments: Quote No Q-0010997 - 30_9_2020, 11_45 am.pdf

See Quote attached from Suez

Kind regards
Graham Fulton
Mollymook Ocean View Motel
8 - 12 Princes Hwy
Mollymook NSW 2539
M: 0420 270 836

----- Forwarded message -----

From: **Craig Caine** <craig.caine@suez.com>
Date: Wed, Sep 30, 2020 at 11:45 AM
Subject: Mollymook Ocean View Motel - QUOTE Q-0010997
To: grahamfulton1@gmail.com <grahamfulton1@gmail.com>

Dear Graham Fulton,

Thank you for getting in touch and for considering SUEZ for your waste and recycling needs. Please find your quote attached, which is valid for 30 days.

By choosing SUEZ as your waste and recycling provider you can be assured that you are partnering with an innovative global leader of the environmental services industry.

We are committed to providing quality, cost-effective and sustainable waste and recycling services for Australian businesses just like yours.

We also aim to make things easy for you with:

- A large modern fleet of vehicles to help ensure reliability of services and on-site safety.
- Friendly local customer service teams to assist with day-to-day service enquiries.
- An online customer portal that allows you to manage your services online 24/7.

If you would like to accept this quotation or have any questions, please contact me directly.

Yours sincerely,

Craig Caine
Territory Manager
SUEZ Recycling & Recovery
Australia & New Zealand

Phone: 0244748100
Email: craig.caine@suez.com

[Suez Logo](#)

1 Investigator drive
South Nowra NSW 2541 Australia
suez.com.au

Company name Mollymook Ocean View Motel

Contact person Graham Fulton

Address 8-12 Princes Hwy, MOLLYMOOK, NSW, 2539, Australia

Phone +61420270836

Fax

Email grahamfulton1@gmail.com

SUEZ contact name

Craig Caine

SUEZ contact no.

0437719410

quote

Service Description	Qty & Size	Weight	Frequency	Day(s)	Rental (per month)	Rate	Comments (disposal/EPA levy/on-call fee service and maintenance)
General Waste	3 x 1100 Litre	80 kg/m ³	Every 1 Week	Monday	\$0.00	\$60.00 per Service	
Co-Mingled Container	3 x 1100 Litre	80 kg/m ³	Every 1 Week	Monday	\$0.00	\$25.00 per Service	

Notes

collection services**

SUEZ can help your business divert waste from landfill, improve your rate of recycling and reduce your costs through a full range of recycling and waste collection services including:

Construction waste

- Mixed rubble
- Sand
- Dirt
- Bricks
- Roofing tiles

General waste

- Household waste
- Light industrial, non-hazardous waste

Co-mingled containers

- Glass bottles & jars
- Aluminium cans
- Steel & tin cans
- Plastic bottles

Recycling

- Paper & cardboard
- Plastics
- Metal
- Document destruction
- Organics
- Batteries
- E-waste
- Fluorescent tubes

Liquid waste

- Oily water
- Grease trap
- Industrial wash-water
- Septic waste
- Dangerous goods waste
- Surfactants
- Packaged Waste

Medical/clinical waste

- Pharmaceutical, cytotoxic
- Sharps
- Sanitary & hygiene

collection systems



Mobile Garbage Bins (MGB) 120L - 1100L



Front Lift Bins 1.5m³ - 6.0m³



Bulk Bins 5.0m³ - 38m³

We provide a seamless service-offering tailored to your unique needs and objectives. Our approach is to add value and enhance sustainability outcomes for you.

13 13 35
suez.com.au

Terms and Conditions** 1. This quotation and the prices are subject to the parties entering into an agreement on SUEZ Recycling & Recovery Pty Ltd terms and conditions. 2. All pricing is GST exclusive unless otherwise stated. 3. The quotation is valid for 30 days from the quotation date. 4. This quotation is supplied on a confidential basis and must not be disclosed to any third party. *Note** Availability of collection services, system types and sizes may vary across states.

APPENDIX B

CORRESPONDANCE WITH BIN TUG SUPPLIER

Gabe Reed

From: Steve Davey from Spacepac Industries Pty Ltd <sales@spacepac.com.au>
Sent: Tuesday, 27 September 2022 7:02 PM
To: Gabe Reed
Cc: grahamfulton1@gmail.com
Subject: Re: Bin tug
Attachments: Q 59175 SD RANDG 26-09-2022-1.pdf

Hi Gabe

I've attached the quote for the QDD30TS-MAX tug and bin connections.

The tug has a tow capacity of 3500kg and will be adequate for moving 2-3 filled 1100L bins on your 1 in 4 incline.

Let me know if I can get any additional information to you.

Regards,

Steve Davey

[Spacepac Industries Pty Ltd](#)
[Emoveit Electric Equipment](#)

Phone - 1300 213 010

6/19-21 Ralph Black Drive
North Wollongong NSW 2500



On Monday, 26 September 2022, 5:27:33 pm +1000, Steve Davey from Spacepac Industries Pty Ltd <sales@spacepac.com.au> wrote:

Hi Gabe

Thanks for the call.

I've attached a quote with pricing for the tug and hitches. I've also listed an aluminium trailer that will carry 4 x1100L bins in case you want to go that way. Quite a few buildings like the trailer for moving other items.

You can find information on the products here -

1. QDD30TS-MAX Tug

<https://emoveit.com.au/product/qdd-seat-on-electric-tractor-3-5-tonnes-capacity>

2. Hitches

<https://emoveit.com.au/product/spacepac-wheelie-bin-towing-attachment>

3. Bin trailer

<https://emoveit.com.au/product/wheelie-bin-aluminium-steel-trailers>

Let me know if I can get any additional information to you.

Regards,

Steve Davey

[Spacepac Industries Pty Ltd](#)

[Emoveit Electric Equipment](#)

Phone - 1300 213 010

6/19-21 Ralph Black Drive
North Wollongong NSW 2500



SPACEPAC Industries Pty. Limited.

QUOTE: 59175SD

P.O. Box 1468, Auburn Street
Wollongong NSW 2500
ABN : 98 002 454 462
Ph : 1300 763 444
Fax: +61 2 4226 2208
Email : spacepac@spacepac.com.au
Salesperson : STEVE DAVEY

Sold To :
CASH SALE

Deliver Address :
R & G CREATIONS
8-10 PRINCES HIGHWAY
MOLLYMOOK NSW 2539

Despatch Method :
DELIVERY

26/09/22
Pg 1

P/Code: TAXABLE
Order No :
Verbal

ITEM	DESCRIPTION	UNITS	ORDERED	SUPPLIED	PRICE EX. GST	SUBTOTAL EX. GST
EP-QDD30TS-MAX	Tow Tractor 3500kg Cap' 240ah 48v AC Motor C/w Batteries,Charger,Powr Steer C/w Lights,Indicators, Inching Buttons, Linde Power Steering,Mirrors, Flashing Light On Pole, Single Point Fill System,15cm Wide Drive Whls Wih Australian Standard 10amp Charge Plug On Charger	EA	1.00	1.00	17990.00	17990.00
SUTOW1100-F	Towing Device Front Attach' For Sulo/Otto 1100L Mobile Waste Bin Zinc Pltd	EA	8.00	8.00	170.00	1360.00
SUTOW1100-R	Towing Device Rear Attach' For Sulo/Otto 1100L Mobile Waste Bin Zinc Pltd	EA	8.00	8.00	136.00	1088.00
TUG-WB12/5-ALU	Trailer 4200x1200mm Internal (50mm Ball Or 25mm Pin Hitch) Aluminium For Moving 12 X 240ltr Or 4 X 1100ltr Or 5 X 660ltr Bins..Cap' 1850kg C/w Heavy Duty Alum' Velox Wheels And 6 Ply Tyres Ship Size 4370 Body + 200mm Drawbar Folded, O/all Width 1620	EA	1.00	1.00	8490.00	8490.00
DELTRAINTUG	Delivery & Training - Tug / Tractor (training At Time Of Delivery) Training In Safe Operation & Basic Maintenance Of Tug And Accessories	UNIT	1.00	1.00	539.00	539.00

ATTENTION - GABE REED

TERMSAccount Customers Or Payment With Order
Payment Accepted By Cash,Cheque,most Credit Cards,
Or EFT To Westpac Bank BSB 032688 A/c 830729
Swift Code WPACAU2S (international)

QUOTATION VALID FOR:	30 DAYS	FREIGHT:	TBA	Sub Total	Ex. GST \$	29,467.00
TERMS OF PAYMENT:	Payment with Order	DESPATCH METHOD:	DELIVERY	Freight	Ex. GST	0.00
AVAILABILITY:	EX-STOCK			GST		2,946.70
		DEBTOR ACCOUNT NO:	CASH SALE	TOTAL	AUD \$	32,413.70

Credit Card Payment Surcharge: Visa (1%), American Express (2%)

"Please Refer to Our Quote Number When Ordering"