

WASTE MANAGEMENT PLAN

Proposed Residential Flat Building

**Lots A & B in DP312912
#53-55 Donnison Street
West Gosford**

Waste Management Plan
in accordance with the
Gosford City Council Development Control Plan 2013
Chapter 7.2 – Waste Management

**VLZ Constructions Pty Limited and
Australian Luxury Living Pty Limited**
June 2021
Job Ref: 02- 073/2019 (FINAL)

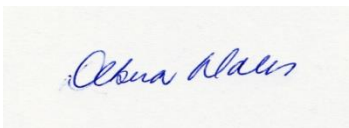



WALES & ASSOCIATES PTY. LTD.

Urban Design & Development Services

ACN No: 075 903 669 ABN No: 80 075 903 669

Document Control Sheet

Document and Project Details					
Document Title:	Waste Management Plan Proposed Residential Flat Building Lots A & B in DP312912 #53-55 Donnison Street at West Gosford				
Author:	Matthew Wales				
Project Manager:	Matthew Wales				
Date of Issue:	24 th June 2020				
Job Reference:	#073/2019				
Summary:	Waste Management Plan for demolition and construction of residential flat building				
Client Details					
Client:	VLZ Constructions Pty Limited and Australian Luxury Living Pty Limited				
Contacts:	VLZ Constructions Pty Limited and Australian Luxury Living Pty Limited C/- Wales & Associates Pty Limited P.O. Box 150 ETTALONG BEACH 2257				
Document Distribution					
Version Number	Date	Status	Distribution – Number of Copies (p = print copy; e = electronic copy)		
			Client	Council	Other
01-073/2019	14.05.21	Draft			1e
02-073/2019	24.06.21	FINAL	1e	1e	1e
Document Verification					
Checked by:			Issued by:		
					
D. Wales			M. Wales		

+

Disclaimer

This report has been prepared based on the information supplied by the client and investigation undertaken by Wales & Associates Pty Limited (Australia). Recommendations are based on the professional judgement of Wales & Associates Pty Limited only and whilst every effort has been taken to provide accurate advice, Central Coast Council and any other regulatory authority may not concur with the recommendations expressed within this report. This document and the information are solely for the use of the authorised recipient and this document may not be used, copied or reproduced in whole or part for any purpose other than that for which it was supplied by Wales & Associates Pty Limited makes no representation, undertakes no duty and accepts no responsibility to any third party who may use or rely upon this document or the information.

Confidentiality Statement

All information, concepts, ideas, strategies, commercial data and all other information whatsoever contained within this document as well as any and all ideas and concepts described during the presentation are provided on a commercial in confidence basis and remain the intellectual property and Copyright of Wales & Associates Pty Ltd and affiliated entities.

Copyright

The information, including the intellectual property contained in this document, is confidential and propriety to Wales & Associates Pty Limited (Australia). It may only be used by the person, company or organisation to whom it is provided for the stated purpose for which it is provided. It must not be given to any other person, company or organisation without the prior written approval of a Director of Wales & Associates Pty Limited (Australia). Wales & Associates Pty Limited (Australia) reserves all legal rights and remedies in relation to any infringement of its rights in respect of the confidential information.

© Wales & Associates Pty Limited (Australia)

WASTE MANAGEMENT PLAN

In accordance with Gosford Development Control Plan 2013 Chapter 7.2 – Site Waste Management

DEMOLITION, CONSTRUCTION AND USE OF PREMISES

The applicable sections of this table must be completed and submitted with your Development Application. Completing this table will assist you in identifying the type of waste that will be generated and in advising Council now you intend to reuse, recycle or dispose of the waste.

The information provided on the form (and on your plans) will be assessed against the objectives of Council's Development Control Plan 2013 Chapter 7.2 – Site Waste Management.

If space is insufficient in the table please provide attachments.

Outline of Proposal

Site Address:	Lots A & B in DP312912 #53-55 Donnison Street at West Gosford	
Applicant's name and address:	VLZ Constructions Pty Limited and Australian Luxury Living Pty Limited C/- Wales & Associates Pty Limited P.O. Box 150 ETTALONG BEACH 2257	
Phone:	C/- Wales & Associates (02) 4343 1141	Mobile: 0415 634 232
Buildings and other structures currently on the site:	The site is currently occupied by two storey residential dwelling	
Brief Description of Proposal:	It is proposed to demolish the existing dwelling, clear the site and construction the new residential flat building consisting of 26 units	

The details provided on this form are the intentions of managing waste relating to this project.

Signature of Applicant:

Date: 24th June 2021



SECTION ONE – DEMOLITION

This is the stage with the greatest potential for waste minimisation, particularly in Sydney where there are high levels of development, relatively high tipping charges and where alternative quarry materials are located on the outskirts.

Applicants should consider if it is possible to re-use existing buildings, or parts thereof, for the proposed use.

With careful on-site sorting and storage and by staging work programs, it is possible to re-use many materials, either on-site or off. Instead of simply pulling down a building, waste management encourages the practice of recycling on site. This could require a number of colour-coded or clearly labeled bins on-site rather than one size fits all.

- (i) Location of on-site storage space for materials (for re-use) and containers for recycling and disposal.
- (ii) Vehicle access to the site and to storage and container areas.

Continued Over Page

SECTION ONE – DEMOLITION (REMOVAL) OF EXISTING LANDSCAPING

Materials On-Site		DESTINATION		
		RE-USE AND RECYCLING		DISPOSAL
Type of Material	Estimated Volume (m ³) or Area (m ²)	ON-SITE <ul style="list-style-type: none"> Specify proposed reuse or on-site recycling methods. 	OFF-SITE <ul style="list-style-type: none"> Specify contractor and recycling outlet. 	<ul style="list-style-type: none"> Specify contractor and landfill site.
Excavation Material (buildings only)	Nil	Not applicable	Not applicable	Not applicable
Green Waste (existing trees and vegetation)	15m ³	Part mulching for re-use in on-site landscaping	Any excess chipped/mulched material to be sold to local landscape suppliers.	Nil
Bricks - foundations and walls	25m ³	Where appropriate, crush and re-use for temporary access	Transported to Rexdor Recycling at Kincumber for crushing and recycling	Any excess material to be transported to Woy Woy Landfill
Concrete – foundations, paths and slabs	35m ³	Nil	Transported to Rexdor Recycling at Kincumber for crushing and recycling	Any excess material to be transported to Woy Woy Landfill
Bitumen – driveways	Nil	Nil	Nil	Nil
Stormwater pipe – pvc and clay	7m ³	Nil	Nil	Transport to Woy Woy Landfill
Timber – Hardwood/pine (fencing, stud walls, roof trusses)	15m ³	Re-use for bracing and formwork	Where appropriate, recycled by Bliss Demolitions at Woy Woy	Any excess material to be transported to Woy Woy Landfill
Plasterboard	9m ³	Nil	Nil	Transport to Woy Woy Landfill
Roof tiles (concrete)	7m ³	Nil	Transported to Rexdor Recycling at Kincumber for crushing and recycling	Any excess material to be transported to Woy Woy Landfill

Waste Management Plan for Proposed Residential Flat Building
#53-55 Donnison Street at West Gosford

Metal roof sheeting Metal – others (ie: roof sheeting, copper, cast iron, steel mesh from plumbing and foundations)	5m ³	Nil	Transported to Australian Metal Refiners at Woy Woy for recycling	Any excess material to be transported to Woy Woy Landfill
Tiles (floor and walls)	2.5m ³	Nil	Nil	Transport to Woy Woy Landfill
Doors and door fittings	2.5m ³	Nil	Where appropriate, recycled by Bliss Demolitions at Woy Woy	Any excess material to be transported to Woy Woy Landfill
Windows	5.0m ³	Nil	Where appropriate, recycled by Bliss Demolitions at Woy Woy	Any excess material to be transported to Woy Woy Landfill
Toilets, cupboards, sinks and basins etc	5.5m ³	Nil	Nil	Transport to Woy Woy Landfill
Light fittings, electrical cable etc	1.5m ³	Nil	Nil	Transport to Woy Woy Landfill
Other	5.5m ³			Transport to Woy Woy Landfill
Asbestos (if found)	Nil	Nil	Nil	Nil Any asbestos or hazardous intractable wastes found in the existing landscaping will be disposed of in accordance with the Workcover Authority guidelines & requirements. Dockets & receipts verifying disposal of waste to an approved asbestos site will be supplied to the certifying authority, in accordance with AS 2601-1991

Note: Details of site area to be used for on-site separation, treatment and storage (including weather protection) should be provided on the plan drawings accompanying your application.

EPA Licensed Landfill:

Woy Woy Landfill
Nagari Road
WOY WOY

Continued Over Page

SECTION TWO – CONSTRUCTION PHASE AND USE OF SITE

Section 2(a) – Potential for Waste Minimisation During Construction Stage

The following measures should be considered when looking to save resources and minimise waste at the construction stage.

- Purchasing Policy – considering measures such as ordering the right quantities of materials and prefabrication of materials where possible;
- Reusing formwork;
- Minimising site disturbance, limiting unnecessary excavation;
- Careful source separation of off-cuts to facilitate re-use, resale or efficient recycling; and
- Co-ordination/sequencing of various trades.

The following details should be shown on your plans.

- Location of temporary storage space within each dwelling unit;
- Location of Waste Storage and recycling Area(s), per dwelling unit or located communally on-site. In the latter case this could be a Garbage and Recycling room;
- Details of design for Waste Storage and Recycling Area(s) or Garbage and Recycling Room(s) and any conveyance of volume reduction equipment; and
- Location of communal composting area.

Section 2(b) – Design Of Facilities

The following details should be shown on your plans:

- Location of Waste Storage and Recycling Area(s) per unit or located communally on-site;
- Details of design of Waste Storage and Recycling Area(s);
- Where appropriate, design details of Garbage and Recycling Room(s);
- Access for vehicles.

Every building shall be provided with a Waste Storage and recycling Area which is flexible in size and layout to cater for future changes in use. The size is to be calculated on the basis of waste generation rates and proposed bin sizes.

Section 2(c) – On-going Management

This section will enable you to describe how you intend to ensure on-going management of waste on-site (e.g. lease conditions, care-taker/manager on-site).

Continued Over Page

Construction - Stage 2(a)

Subject to Final Bill of Quantities at Landscaping CC Stage

Materials On-Site		DESTINATION		
		RE-USE AND RECYCLING		DISPOSAL
Type of Material	Estimated Volume (m ³) or Area (m ²)	ON-SITE <ul style="list-style-type: none"> Specify proposed reuse or on-site recycling methods. 	OFF-SITE <ul style="list-style-type: none"> Specify contractor and recycling outlet. 	<ul style="list-style-type: none"> Specify contractor and landfill site.
Excavation Material	3,535m ³	Excess material to be used for site landscaping and mounding	To be specified at commencement of works	Any excess material to be transported to Council's Woy Woy Landfill at Nagari Road, South Woy Woy
Green Waste (tree removal)	0.50m ³	Trees and vegetation are to be chipped and mulched using tub grinder and re-used for landscaping	Any excess chipped/mulched material to be sold to local landscape suppliers.	Nil
Bricks	7,5m ³	Where appropriate, crush and re-use for temporary access	Transported to Rexdor Recycling at Kincumber for crushing and recycling	Any excess material to be transported to Woy Woy Landfill
Concrete	9.5m ³	Nil	Transported to Rexdor Recycling at Kincumber for crushing and recycling	Any excess material to be transported to Woy Woy Landfill
Concrete (civil works – pipe offcuts, mass concrete and spillage)	Nil	Nil	Nil	Nil
Timber – Oregon Pine Timber pallets Particle board finishes	12m ³	Re-use for bracing and formwork	Where appropriate, recycled by Bliss Demolitions at Woy Woy	Any excess material to be transported to Woy Woy Landfill
Plasterboard (internal lining)	9.5m ³	Nil	Nil	Transport to Woy Woy Landfill
Metal – others (ie: copper, cast iron, steel mesh from plumbing and foundations)	7.5m ³	Nil	Transported to Australian Metal Refiners at Woy Woy for recycling	Any excess material to be transported to Woy Woy Landfill
Tiles (floor and walls)	7.5m ³	Nil	Transported to Rexdor Recycling at Kincumber for crushing and recycling	Any excess material to be transported to Woy Woy Landfill

Waste Management Plan for Proposed Residential Flat Building
#53-55 Donnison Street at West Gosford

Other – Electrical fittings, reject trade-ins, PVC plastic, pallets and packaging	3.5m ³	Nil	Nil	All other non-recyclable waste material to be transported to Woy Woy Landfill at Nagari Road, South Woy Woy
--	-------------------	-----	-----	---

Note: Details of site area to be used for on-site separation, treatment and storage (including weather protection) should be provided on the plan drawings accompanying your application.

On-site separation, treatment and storage of all waste and site materials will be detailed in the engineering drawings to be submitted with the Engineering Construction Certificate and will be subject to appropriate Conditions of Consent.

Continued Over Page

Design of Facilities – Stage 2(b)

TYPE OF WASTE TO BE GENERATED	EXPECTED VOLUME PER WEEK	PROPOSED ON-SITE STORAGE AND TREATMENT FACILITIES	DESTINATION
Please specify. For example: glass, paper, food waste, off cuts etc.	Litres or m ³	For example: <ul style="list-style-type: none"> • Waste storage & recycling area • Garbage chute • On-site composting • Compaction equipment 	<ul style="list-style-type: none"> • Recycling • Disposal • Specify Contractor
<u>Recyclables</u> <u>(26 units x 120 litres/week each):-</u> (i) home paper and cardboard waste; (ii) glass, aluminum and plastic (bottles).	26 units x 120 litres/week = 3,120 litres	3 x 1100 litre bulk bins required. 5 x 1100 litre bulk bins proposed Bulk bins to be stored in designated waste storage area on basement level	Fortnightly collection by Council waste contractor
<u>Non-recyclables (26 x 140 litres/week each):-</u> (i) food scraps (ii) domestic waste (iii) other plastics such as wrapping (iv) un-recyclable waste	26 units x 140 litres/week = 3,640 litres	4 x 1100 litre bulk bins required. 6 x 1100 litre bulk bins proposed Bulk bins to be stored in designated waste storage area on basement level	Weekly collection by Council waste contractor
<u>Green Waste</u> <u>(26 units x 120 litres/week each):-</u> (i) garden waste and prunings (ii) grass clippings (iii) branches and debris	Nominal	Nominal 2 x 360 litre MGB's to be provided MGB's to be stored in designated waste storage area on basement level	Fortnightly collection by Council waste contractor Landscaping waste to be removed by private contractor under guidance by Body Corporate

Note: Details of on-site waste management facilities should be provided on the plan drawings accompanying your application.

On-going Management – Stage 2(c)

Describe how you intend to ensure on-going management of waste on-site (e.g. lease conditions, caretaker/manager on-site).

It is intended that each new resident be instructed by way of a Waste Management Information Pack, how to recycle and use bins that are to be stored in the waste enclosure.

It will be the responsibility of each resident to ensure that waste is deposited correctly in the respective bulk bins.