WASTE MANAGEMENT PLAN

60 AND 62-64 SHOWGROUND ROAD GOSFORD (LOTS 1-4 ON SP20095 AND LOTS 1-6 ON SP 20058) – PROPOSED MIXED USE DEVELOPMENT INCLUDING INTEGRATED HEALTH HUB FACILITY AND SPECIALIST DISABILITY ACCOMMODATION

August 2022

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1. INTRODUCTION

This Waste Management Plan has been prepared to accompany a development application (DA) to NSW Department of Planning, Industry and Environment (DPIE). The DA seeks consent to demolish existing structures at 60 and 62-64 Showground Road Gosford (Lots 1-4 on SP 20095 and Lots 1-6 on SP 20058) and erect a 6-storey building to be used as a multi-disciplinary health hub, including medical centre with ancillary ground floor retail and basement parking, and specialist disability accommodation (SDA) at roof top level.

Waste management strategies and audits are required for new developments in order to support the design and sustainable performance of the building. A successful waste management strategy contains three key objectives:

i. ***Promote responsible source separation*** to reduce the amount of waste that goes to landfill by implementing convenient and efficient waste management systems.

ii. ***Ensure adequate waste provisions and robust procedures*** that will cater for potential changes during the operational phase of the development.

iii. ***Comply*** with all relevant council codes, policies, and guidelines.

To achieve these objectives, this waste management plan identifies how demolition and construction waste is to be managed, as well as the different waste streams likely to be generated during the operational phase of the development. This includes how the waste will be handled and disposed, details of quantities and waste rooms, descriptions of the proposed waste management equipment used, and information on waste collection points and frequencies. The building manager will adjust waste management operations as required based on actual waste volumes (e.g. if waste is greater than estimated) and increase the number of bins and collections accordingly. It is essential that the management of operational waste is integrated into the overall management of the building and is clearly communicated to all relevant stakeholders.

2. LEGISLATION AND GUIDANCE

Waste management and resource recovery regulation in Australia is administered by the Australian Constitution, Commonwealth laws, and international agreements. State and territory governments maintain primary responsibility for controlling development and regulating waste. The following legislation has been enacted in New South Wales, and provides the underpinnings of this WMP:

- NSW Environmental Planning & Assessment Act 1979;
- NSW Protection of the Environment Operations Act 1997;
- NSW Waste Avoidance & Resource Recovery Act 2001.

Information provided in this WMP comes from a wide range of waste management guidance at the local, state, and federal levels. The primary sources of guidance include:

- NSW Better Practice Guidelines for Waste Management and Recycling in Commercial and Industrial Facilities 2012;
- NSW Better practice guide for resource recovery in residential developments 2019;
- NSW Waste Avoidance and Resource Recovery (WARR) Strategy 2014-2021;
- NSW Waste Classification Guidelines 2014 ;
- Australia's National Waste Policy 2018.

3. DEVELOPMENT OVERVIEW

The proposal is to demolish existing buildings on the amalgamated site, remove existing trees and erect a 6-storey building to be used as a multi-disciplinary health hub, including medical centre with ancillary ground floor retail and basement parking, and specialist disability accommodation (SDA) at roof top level.

In particular, the proposed development includes the following:

Basement 4 – 35 car spaces, storage, plant and circulation areas;

Basement 3 – 70 car spaces (including 2 accessible), motorcycle bay, storage, plant and circulation areas;

Basement 2 – 70 car spaces (including 2 accessible), storage, plant and circulation areas;

Basement 1 – 49 car spaces (including 2 accessible and 2 van spaces), 1 Specialist Disability Accommodation (SDA) drop off space, bike parking, storage, plant and circulation areas;

Ground Floor – 91m^2 retail area, 886m^2 area for medical uses including GP clinic, pharmacy, radiology and pathology, outdoor seating area and secure building entry, new driveway entry off Showground Road with boom gate and associated services areas including ambulance bays, new perimeter landscaping including planter areas and paving around the building, public domain works along Showground Road including street trees;

First Floor – 1528.7m^2 area for medical suites and associated services and amenities with elevated planters along showground road frontage and part of north elevation;

Second Floor – 1527.2m^2 area for medical suites and associated services and amenities;

Third Floor – 1528.5m^2 area for medical suites and associated services and amenities;

Fourth floor – 1495.2m^2 area for medical suites and associated services and amenities with outdoor terrace on northern side;

Fifth Floor – 7 SDA units (5 x 2 bedroom and 2 x 1 bedroom) with total GFA of 655m^2, associated balconies and private outdoor courtyard areas, landscaped area fronting Showground Road including covered seating areas and BBQ area within a landscaped setting.

4. SITE LOCATION

The site is located at 60 and 62-64 Showground Road Gosford. The site has frontage and vehicle access to Showground Road – refer Figure 1 below.

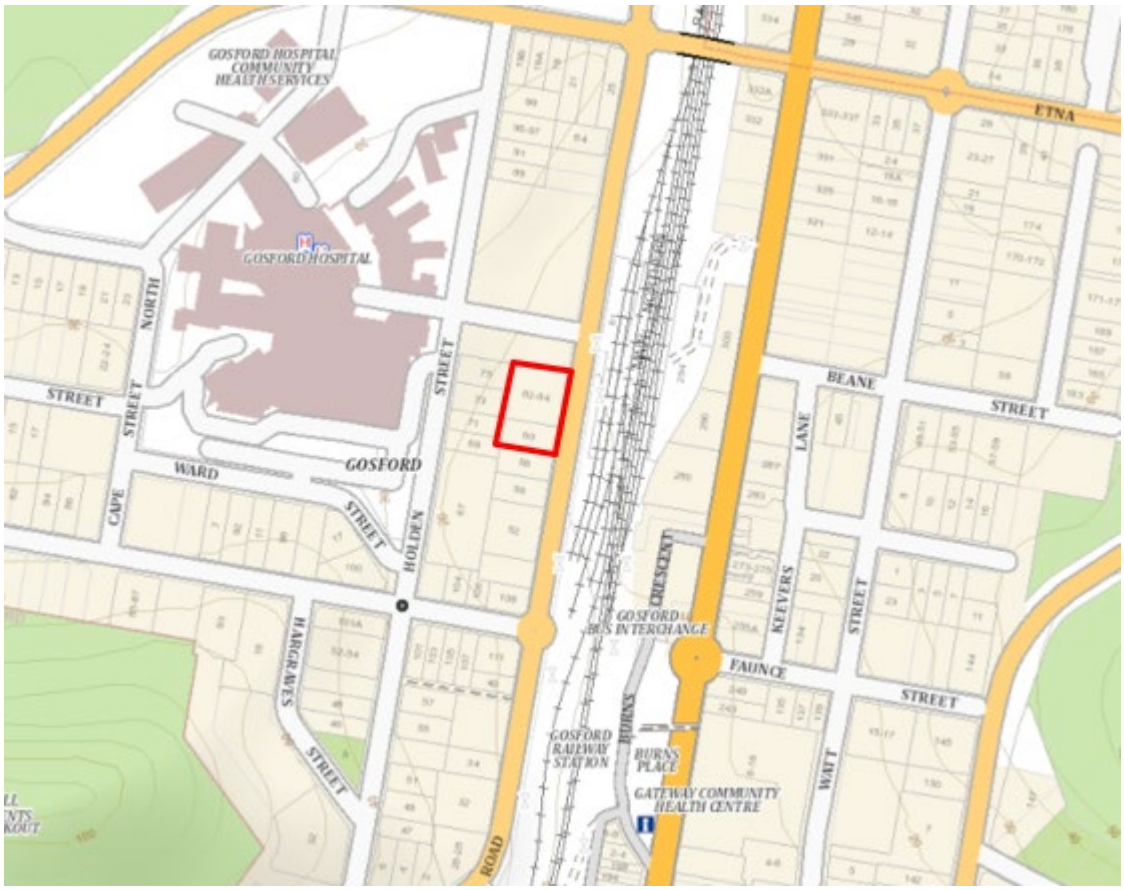

Figure 1 – Site Location

2.1 Gosford City Centre Development Control Plan 2018

Section 8.6 of Gosford Development Control Plan 2018 sets out controls in relation to waste management for both non-residential and residential development. Both categories are discussed below:

Non-Residential Development

DCP Requirement	Comment
Best practice recycling and reuse of construction and demolition materials,	Construction and demolition waste for this project is to be handled in accordance with the NSW EPA construction and demolition waste management toolkit – refer 5 below.
Use of sustainable building materials that can be reused or recycled at the end of their life,	Proposed building materials include dark and light feature bricks, exposed feature concrete, aluminium battens and cladding, which can be recycled at the end of their life.
Handling methods and location of waste storage areas that have no negative impact on the streetscape, building presentation or amenity of occupants and pedestrians,	Waste storage areas are internal – refer **Figure 2** below, and will have no impact on the streetscape or amenity of building occupants or pedestrians.
Procedures for the on-going sustainable management including, glass, metals and paper; including access estimated volumes; required bin capacity and on-site storage requirements.	Green waste; garbage and recyclables are to be accommodated in the general waste storage room - refer **Figure 2**.

Residential Development

DCP Requirement	Comment
All development is to provide for storage of waste bins on-site in an area of sufficient size to accommodate waste generated by the development in accordance with the following:	Dimensions of internal waste storage area are approximately 4.6 by 5.6m to facilitate general storage and manoeuvring space. A separate medical waste storage room is also provided.
General waste - 140l/week/unit, weekly collection	Sufficient space exists in the general waste storage room to accommodate the needs of the 7 SDA units.
Recycling - 140l/week/unit, fortnightly collection	Sufficient space exists in the general waste storage room to accommodate the needs of the 7 SDA units.
Garden Organics - A nominal number of 240 litre Green Waste MGB's for shared use of the residents may be provided subject to suitable storage provisions and available street frontage to the development for kerbside collection by the current Domestic Waste Collection Contractor, fortnightly collection	To be accommodated in general waste storage room
The storage area must accommodate the number of individual mobile bins required or accommodate sufficient larger bulk bins with the following minimum dimensions: Mobile bin 140 nor 240l, Bulk bins 1100l	To be accommodated in general waste storage room

The waste storage areas are internal and located in an area of the building which is unobtrusive from the street, but which facilitates good access by building occupants/users and waste collection vehicles. The vehicle turning template at **Appendix J** demonstrates the size of waste collection vehicles that can access the building basement and enter and exit in a forward direction. Waste collection and storage areas can also be easily maintained and cleaned.

5. DEMOLITION AND CONSTRUCTION WASTE

Existing structures on site to be demolished include two storey brick residential buildings and associated driveways. Excavation is also proposed to facilitate 4 levels of basement parking.

Waste generated from construction and demolition projects, including soil, contaminated soil and demolition waste, must be re-used or disposed of lawfully. Construction and demolition waste for this project is to be handled in accordance with the NSW EPA construction and demolition waste management toolkit, and will include consideration of the following:

- waste classification in accordance with the NSW EPA's Waste Classification Guidelines;
- estimated quantities of each waste type to be removed from the site;
- re-use options;
- suitable receival sites for excavated material including virgin excavated natural material (VENM) and excavated natural material (ENM);
- an outline of how the waste types will be managed during the construction phases, from generation to reuse, recycling or disposal;
- a reporting and monitoring template used to deliver the above-mentioned information to the principal contractor;

- an itemised schedule of rates for the transport, disposal and recycling of each type of waste including any contaminated soil;
- details of any contractors and subcontractors to be used, their environmental history, ACN/ABN and how subcontractors will be managed;
- details of monitoring of transporters such as GPS trackers, WasteLocate and waste tracking;
- allocated areas for waste segregation, stockpiling and management, if applicable;
- contact details for consultant and disposal company that can manage contaminated soil, if applicable;
- sufficient contingency budget and a plan for dealing with unearthed contamination. The plan will need to cover how the unearthed contamination will be managed and the estimated cost.

6. OPERATIONAL WASTE

A general enclosed waste storage area/refuse room and separate enclosed medical waste storage room, both adjoining a dedicated refuse bay, are proposed at ground floor level – refer ground floor plan below.

The general waste storage area incorporates bin chute available to the medical suites and residential units above.

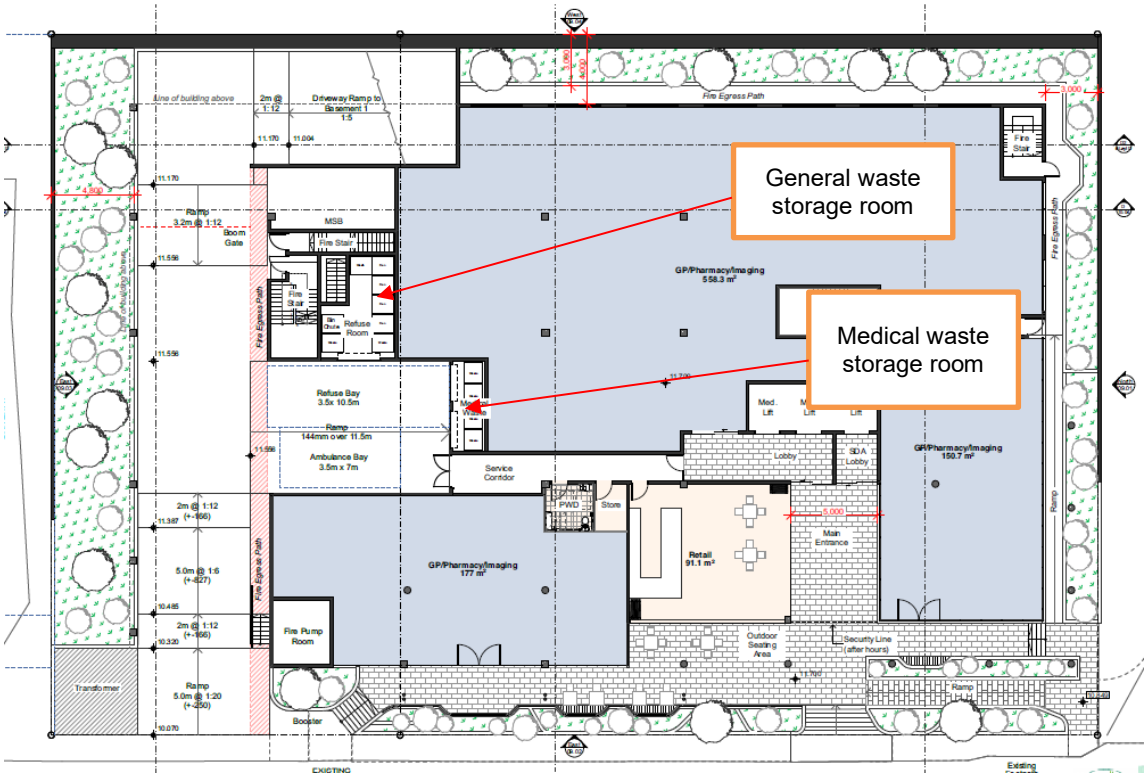

Figure 2 - Ground floor waste facilities

The NSW EPA's *Better Practice Guide for Resource Recovery In Residential Developments 2019* has been referenced to calculate the total number of Food Organics Garden Organics (FOGO) bins required for the residential units. The residential component of the development is estimated to generate 60L of waste per unit per week, with the proposed 7 units generating 420L of waste per week overall.

Similarly, the estimated volume of recycling generated by the residential units is also 60L per unit or 420L of recycling per week overall.

Dual chute systems, comprising a waste chute and a recycling chute will be installed with access provided on each level of the building. Building occupants will be responsible for walking their waste and recycling to the disposal point on their level and placing their items into the correct chute. The building manager will monitor the fullness of the bins under the chutes and rotate the bins as required.

It is anticipated that general and medical waste will be collected weekly, with recycling to be collected fortnightly, both by a private licensed waste contractor.

In terms of residential bulky waste procedures, NSW EPA's *Better Practice Guide for Resource Recovery in Residential Developments 2019* suggests that the bulky waste rooms should be provided at the rate of $10m^2$ of space for up to 40 units and then $2m^2$ for every 10 units after that. 7 SDA units are proposed as part of this development and the area within the general waste storage room will be sufficient to accommodate this.

7. OTHER WASTE MANAGEMENT CONSIDERATIONS

7.1 Bathrooms

Washroom facilities should be supplied with collection bins for paper towels (if used). Sanitary bins for female restroom facilities must also be arranged with an appropriate contractor.

7.2 Liquid waste

Liquid wastes such cleaning products, chemicals, paints, and cooking oil, etc., will be stored in a secure space that is bunded and drained to a grease trap in accordance with State government authorities and legislation.

7.3 Problem waste

The building manager is responsible for making arrangements for the disposal and recycling of problem waste streams with an appropriate contractor. Problem wastes cannot be placed in general waste as they can have adverse impacts to human health and the environment if disposed of in landfill. Tenants will need to liaise with the building manager when disposing of problem waste streams. Problem waste streams include:

- Lightbulbs
- eWaste
- Batteries
- Chemical Waste
- Liquid wastes
- Toner cartridges

During operation, it is the responsibility of the building manager to monitor the number of bins required. Waste and recycling volumes may change according to residents/tenants attitudes to waste disposal and recycling, building occupancy levels or development's management. Any requirements for adjusting the capacity of the waste facilities can be achieved by changing the number of bins, the bin sizes or collection frequencies. Building management will be required to negotiate any changes to bins or collections with the collection service provider.