

# WASTE MANAGEMENT PLAN

PROJECT DETAILS	
Address of Development	41 - 45 and 29 - 31 Victoria Street 27 & 27A Adelaide Street 20 and 16 Brougham Street East Gosford
Existing buildings and other structures currently on site	Hotel, Motel, Bottle Shop, Commercial Shops, Car Wash, Car Parking
Description of Proposed Development	<p>The proposal is for redevelopment of the Elanora Hotel site, including:</p> <ul style="list-style-type: none"><li>• demolition of the former motel and other structures on the site (existing bottle shop, commercial premises, car wash and car park);</li><li>• alterations and additions to extend the hotel to the north-east, along Adelaide Street, and including service areas on a part level underneath;</li><li>• a new 3 storey 60 room motel facing Brougham Street;</li><li>• a new drive-through bottle shop facing Victoria Street;</li><li>• new car parking areas across two levels at the rear of the hotel and motel; and</li><li>• new one-way access driveways to Victoria Street (in and out), Adelaide Street (in) and Brougham Street (out).</li></ul>
<i>The details on this form are the provisions and intentions for minimising waste relating to this project. All records demonstrating lawful disposal of waste will be retained and kept readily accessible for inspection by regulatory authorities such as Council, OEH or Workcover NSW</i>	
Prepared By	Coastal Planning and Consulting
Date	13 May 2024

## DEMOLITION

Type of waste generated	Reuse	Recycle	Disposal	Comment
	Estimated volume	Estimated volume	Estimated volume	Method of onsite reuse, recycling outlet and/or waste depot to be used
Excavation Material		N/A		Nil, excavation will occur at the construction stage
Timber/ Hardiplank		36m <sup>3</sup>	6m <sup>3</sup>	Transfer to Material Recovery Facility
Concrete Bitumen		100m <sup>3</sup> 180m <sup>3</sup>	20m <sup>3</sup> 18m <sup>3</sup>	Transfer to Material Recovery Facility/ Council Waste Facility
Bricks/Pavers		30m <sup>3</sup>		Transfer to Material Recovery Facility
Tiles (roof)		N/A		
Metal (roofing, misc)		14m <sup>3</sup>		Transfer to Material Recovery Facility
Gyprock		6m <sup>3</sup>		Transfer to Material Recovery Facility
Glass -		6m <sup>3</sup>	2m <sup>3</sup>	Transfer to Material Recovery Facility/ Council Waste Facility
Furniture		N/A		
Fixtures & Fittings		6m <sup>3</sup>	10m <sup>3</sup>	Transfer to Material Recovery Facility/ Council Waste Facility
Floor Coverings		9m <sup>3</sup>		Transfer to Material Recovery Facility
Packaging (used pallets, pallet wrap)		N/A		
Garden Organics		9m <sup>3</sup>		Transfer to Material Recovery Facility
Containers (Cans, plastic, glass)		N/A		
Residual Waste		N/A	12m <sup>3</sup>	Transfer to Council Waste Facility
Asbestos (potential)			15m <sup>3</sup>	Transfer to approved disposal facility, in accordance with legislative requirements. Refer also notes below

**Note:** Note: Final waste volumes and treatment to be confirmed by the demolition contractor. If any hazardous or special waste is found during demolition, measures will be put in place to ensure they are removed in accordance with relevant legislative requirements.

### NOTES REGARDING ASBESTOS

Buildings built before 1988 may contain asbestos in the form of flat or corrugated sheets ('fibro') used for walls, ceilings and roofing, or in products such as pipes, electrical conduit and eaves. To prevent access to the area which may contain asbestos the site should be securely fenced. The site will need to be continually damped down so as not to cause runoff or sprayed with PVA to ensure that the asbestos cannot become airborne. This needs to continue until the site is cleaned up.

## CONSTRUCTION

Type of waste generated	Reuse	Recycle	Disposal	Comment
	Estimated volume	Estimated volume	Estimated volume	Method of onsite reuse, recycling and/or waste disposal
Excavation Material	1,505m <sup>3</sup>	820m <sup>3</sup>	50m <sup>3</sup>	Reuse material for fill, balance Transfer to Material Recovery Facility/ Council Waste Facility
Timber		6m <sup>3</sup>	3m <sup>3</sup>	Transfer to Material Recovery Facility/ Council Waste Facility
Concrete		6m <sup>3</sup>	1m <sup>3</sup>	Transfer to Material Recovery Facility/ Council Waste Facility
Bricks/Pavers		3m <sup>3</sup>		Transfer to Material Recovery Facility
Tiles (bathroom)		3m <sup>3</sup>		Transfer to Material Recovery Facility
Metal		7.5m <sup>3</sup>		Transfer to Material Recovery Facility
Gyprock		2m <sup>3</sup>		Transfer to Material Recovery Facility
Glass - Windows		N/A		Will be made to order
Furniture		N/A		Will be made to order
Fixtures & Fittings		N/A		Will be made to order
Floor Coverings		1m <sup>3</sup>		Transfer to Material Recovery Facility
Packaging (used pallets, pallet wrap)	6m <sup>3</sup>		3m <sup>3</sup>	For reuse and transfer to Council Waste Facility
Garden Organics		3m <sup>3</sup>		Transfer to Material Recovery Facility/ reuse for landscaping
Containers (Cans, plastic, glass)		12m <sup>3</sup>		Transfer to Material Recovery Facility
Residual Waste			18m <sup>3</sup>	Transfer to Council Waste Facility
Hazardous/special waste eg. Asbestos (specify)		N/A		No hazardous materials proposed
Other (specify)		N/A		

**Note:** Final waste volumes and treatment to be confirmed by the builder.

## ONGOING OPERATION – Hotel/ Bottle shop

**Note:** The waste estimates have regard to current waste generation from the existing hotel and bottle shop

	Recyclables		Residual Waste
	Paper/ Carboard	Glass	
Amount generated (L per day)			12,000L (9,000L existing)
Amount generated (L per development per week)	2,600L (1,900L existing)	1,900L (1,300L existing) 50% reduction for glass crusher = 950L	
Any reduction due to compaction equipment	Nil	Glass Crusher to be used	
Frequency of collections (per week)	Weekly	Weekly	3 per week
Number and size of storage bins required	4 x 660L	2 x 660L	4 x 1,100L
Floor area required for storage bins (m <sup>2</sup> )	4m <sup>2</sup>	2m <sup>2</sup>	6m <sup>2</sup>
Floor area required for manoeuvrability (m <sup>2</sup> )	All bins are able to be manoeuvred on site, and details of the waste room are provided on the architectural plans.		
Height required for manoeuvrability (m)	2.7m		

**Note:** all green waste will be removed by the landscaping maintenance contractor

## ONGOING OPERATION – 60 Room Motel

	Recyclables		Residual Waste
	Paper/ cardboard/	Metal/ plastic/ glass	
Amount generated (L per day)	10L/ room/ day		10L/ room/ day
Amount generated (L per development per week)	4,200L		4,200L
Any reduction due to compaction equipment	Glass will be sorted and crushed		Nil
Frequency of collections (per week)	Weekly		3 per week
Number and size of storage bins required	5 x 660L		1 x 1,100L
Floor area required for storage bins (m <sup>2</sup> )	4m <sup>2</sup>		2m <sup>2</sup>
Floor area required for manoeuvrability (m <sup>2</sup> )	All bins are able to be manoeuvred on site, and details of the waste room are provided on the architectural plans.		
Height required for manoeuvrability (m)	2.7m		

**Note:** all green waste will be removed by the landscaping maintenance contractor

## Total Bins

	Recyclables		Residual Waste
	Paper/ cardboard/	Metal/ plastic/ glass	
Frequency of collections (per week)	Weekly		3 per week
Number and size of storage bins required	11 x 660L		4 x 1,100L

## CONSTRUCTION DESIGN

**Outline how measures for waste avoidance have been incorporated into the design, material purchasing and construction techniques of the development (refer to section 7.2.14 of the DCP)**

### **Materials**

Careful bill of quantities by builder to ensure that building materials are used or returned to the supplier for refund. Arrange for delivery of all materials to ensure that materials are used in an as needed basis. Any excess material will be recycled or reused in accordance with Part 3 of this Plan.

### **Lifecycle**

Selection of materials which will minimise replacement of substandard products in years to come. Selection of quality paints and finishes will reduce the need to re-apply and minimise maintenance to the proposed structure.

**Detail the appropriate needs for the ongoing use of waste facilities including the transfer of waste between the residents or tenancy units, the servicing of waste location and frequent of waste transfer and collection. If truck access is required then engineering details are required.**

Waste rooms are provided below the hotel extension, with a total area of 52m<sup>2</sup>, and separate areas are provided for recycling (32m<sup>2</sup>) and mixed waste (20m<sup>2</sup>).

### Hotel/ Bottle shop

Waste from the hotel and bottle shop will be transferred by staff to the appropriate bins in the waste room, with access provided by way of a goods lift, and a glass crusher will be provided in the waste room to both reduce noise during collection and to reduce glass waste volumes. Travel paths are shown on Architectural Plan sheets DA-706 and DA-707. Cardboard waste from the bottle shop will be temporarily be held in the bottle shop, and will then be transported to the waste room.

### Motel

Waste from rooms will be collected by housekeeping staff via small bins, and will be transferred into larger bins in the new temporary waste holding room on the lower level, which will be transported to the main waste room. These details are shown on the amended plans, and Plan Sheet DA-707 in particular

### Collection

Collection of bins will be 3 times weekly for general waste, and weekly for recyclables. Collection will occur via waste trucks that will access the site from Adelaide Street, and pull into the collection/ loading area adjacent to the driveway for bin collection. The trucks then exit the site in a forward direction via the internal driveway to Brougham Street. Details of waste vehicle swept paths are provided in the submitted Traffic Impact Assessment Report prepared by Barker Ryan Stewart, and extracts are provided in Attachment 1.

## PLANS & DRAWINGS

The following checklists are designed to help ensure WMP are accompanied by sufficient information to allow assessment of the application.

Drawings are to be submitted to scale, clearly indicating the location of and provisions for the storage and collection of waste and recyclable during:

- Demolition – **to be provided at Construction Certificate stage**
- Construction – **to be provided at Construction Certificate stage**
- Ongoing operation.

<b>DEMOLITION</b> <i>Refer to Section 7.2.13 of the chapter for specific objectives and measures.</i> Do the site plans detail/indicate:	<b>Y/N</b>
Size & location of waste storage areas	<b>Detail at CC stage</b>
Access for waste collection vehicles	<b>Detail at CC stage</b>
Areas to be excavated	<b>Detail at CC stage</b>
Types and numbers of storage bins likely to be required	<b>Detail at CC stage</b>
Signage required to facilitate correct use of storage facilities	<b>Detail at CC stage</b>

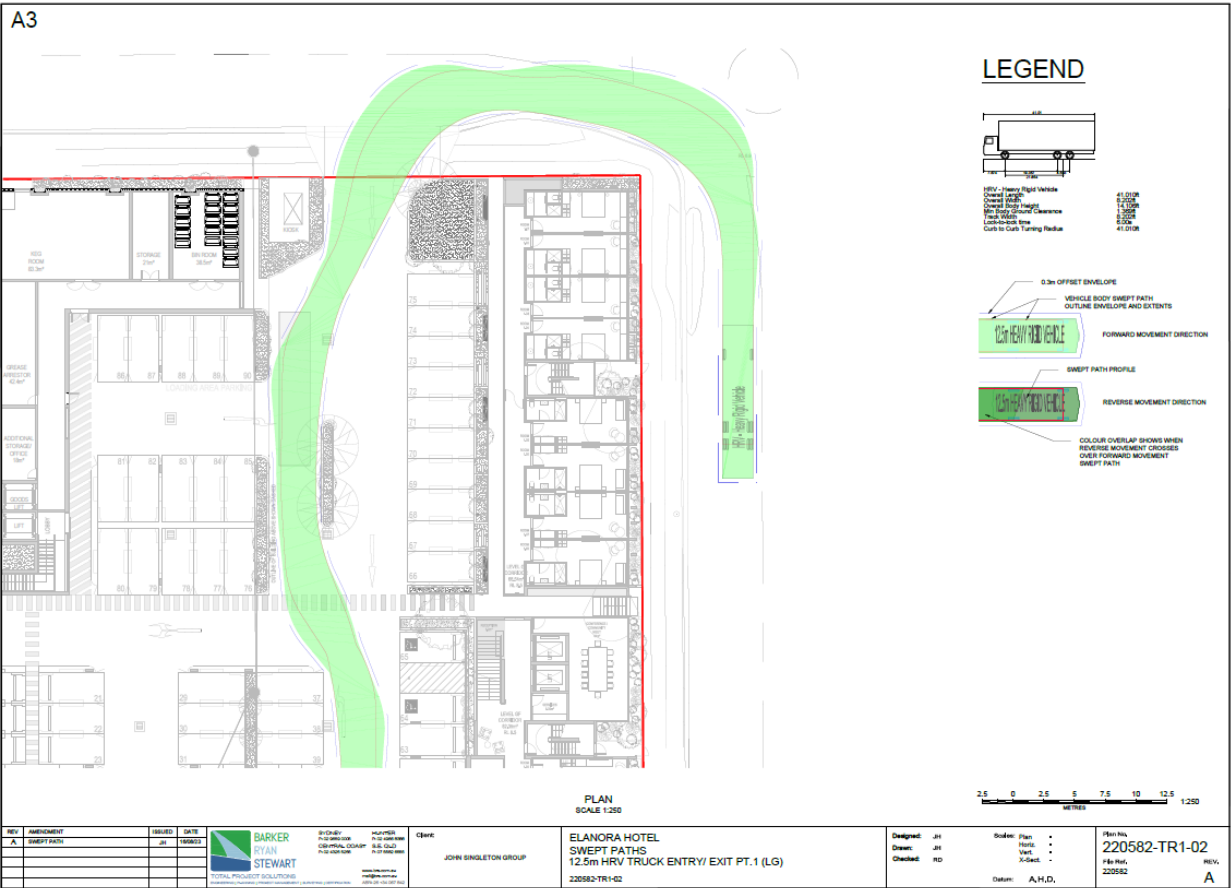
<b>CONSTRUCTION</b> <i>Refer to Section 7.2.15 – 7.2.19 of the chapter for specific objectives and measures.</i> Do the site plans detail/indicate:	<b>Y/N</b>
Size & location of waste storage areas	<b>Detail at CC stage</b>
Access for waste collection vehicles	<b>Detail at CC stage</b>
Areas to be excavated	<b>Detail at CC stage</b>
Types and numbers of storage bins likely to be required	<b>Detail at CC stage</b>
Signage required to facilitate correct use of storage facilities	<b>Detail at CC stage</b>

## ONGOING OPERATION

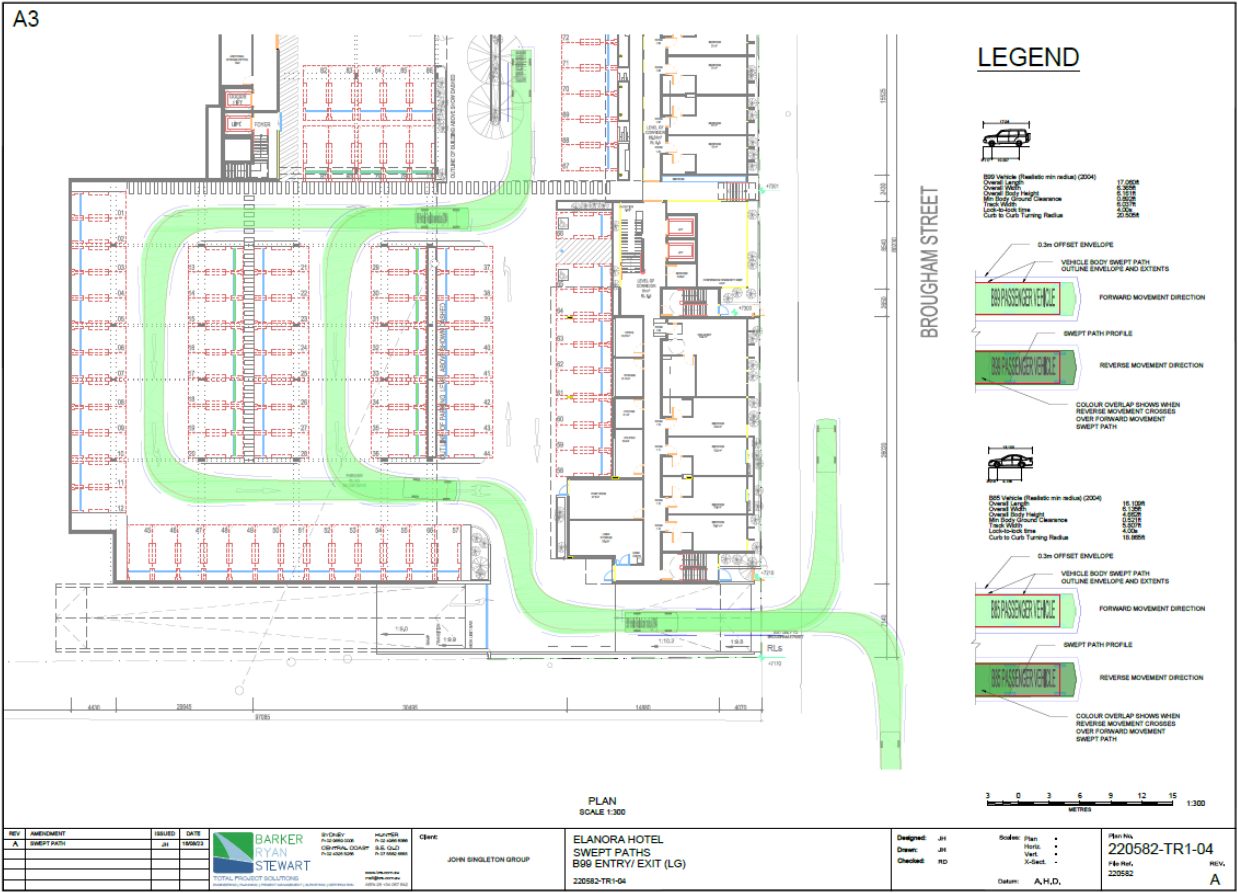
	Comment
SPACE	
Size and location of waste storage areas	Located in waste room, as detailed on the amended Architectural Plans
Recycling bins placed next to residual waste bins	Will be located in adjoining rooms
Space provided for access to and the manoeuvring of bins/equipment	Adequate access and manoeuvring area are available
Any additional facilities	Glass crusher to be provided
ACCESS	
Access route to deposit waste in storage room/area	Suitable access routes are available to the waste room, and for transport of bins for collection
Access route to collect waste from storage room/area	
Bin carting grade not to exceed 10% and travel distance not greater than 100m in length	Bin carting grades are less than 10% and travel distance is under 100m
Clearance, geometric design and strength of internal access driveways and roads	Details are provided in the Traffic Impact Assessment Report, and Attachment 1
Direction of traffic flow for internal access driveway and roads	
AMENITY	
Aesthetic design of waste storage areas, including being compatible with the main buildings and adequately screened and visually unobtrusive from the street	Bins will be screened and stored out of public view
Signage type and location	Details will be provided as required at the construction certificate stage
Construction details of storage rooms/areas (including floor, walls, doors, ceiling design, sewer connection, lighting, ventilation, security, wash down provisions, cross and longitudinal section showing clear internal dimensions between engaged pier and other obstructions etc	



Attachment 1 – Waste Vehicle Swept Paths  
(from the Traffic Impact Assessment Report prepared by Barker Ryan Stewart)



Waste vehicle entry and collection area



Waste vehicle exit