

# APPLICATION FORM



## Waste Management Plan

### 1 LAND USE OR ACTIVITY PROPOSED

#### PROPERTY DETAILS

Unit No: \_\_\_\_\_ House No: 118-124, 72 Street: Benelong Rd, Gerard St  
Suburb: Cremorne Lot + DP/SP: Lot 1 DP 932946, Lot 1 DP 932513  
Owner: HELM NO. 20 PTY LTD Lot 1 DP 171543, Lot 1 DP 169147, Lot 1 DP 791296

#### APPLICANT'S DETAILS

Name: Kit Cunningham-Reid  
Postal Address: 131 Sailors Bay Rd  
Suburb and Postcode: Northbridge 2063  
Phone: 0484 051 792

#### BUILDINGS AND OTHER STRUCTURES CURRENTLY ON SITE

Brick residences, tiled roofs on concrete slabs

**BRIEF DESCRIPTION OF PROPOSAL** Demolition of existing improvements and the construction of a high-quality residential flat building, accommodating 23 apartments.

The details provided on this form relate to the management of waste for this project.

Signature of Applicant:  Date 07.02.2025

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Waste Management Plan

2 DETAILS OF WASTE MANAGEMENT - DEMOLITION PHASE

MATERIALS ON SITE			DESTINATION		
Type of Materials	Estimated		Reuse and Recycling	Disposal	
	Vol (m³)	Wt (t)	ON-SITE Specify proposed reuse or on-site recycling methods	OFF-SITE Specify contractor and recycling outlet	Specify contractor and landfill site
BRICK		30		BORAL RECYCLING	
TILED ROOF		12		BENEDICT RECLAMATION	
TIMBER		6		" "	
STONE / CONCRETE FOUNDATIONS		6		ALL WASTE RECYCLE	
CLAY / ROCK		3,487		GORFORD QUARRY	
				* Subject to final contractor selection	

NB: Ensure that all details are in the correct columns

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## Waste Management Plan

### 3 DETAILS OF WASTE MANAGEMENT - CONSTRUCTION PHASE

[illegible]

**NB:** Ensure that all details are in the correct columns

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## Waste Management Plan

#### 4 ON-GOING MANAGEMENT OF WASTE

[illegible]

**NB:** Ensure that all details are in the correct columns

**5 ONGOING MANAGEMENT OF WASTE**

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

*Please refer to submitted Waste Management Plan.*



# WASTE MANAGEMENT PLAN

Residential Flat Building  
118-124 Benelong Road & 72 Gerard Street,  
Cremorne NSW 2090

Prepared February 2025





## EXECUTIVE SUMMARY

This Waste Management Plan outlines the ongoing management of waste for the proposed development at 118-124 Benelong Rd & 72 Gerard Street; involving the demolition and construction of a Residential Flat Building comprising of twenty-three apartments and a three-level basement carpark. The site, shown below in Figure 1, has an area of 2,082m<sup>2</sup> and is legally identified as Lot 1 DP932946, Lot 1 DP932513, Lot 1 DP171543, Lot 1 DP169417, Lot 1 DP791296. The primary objective of this report is to establish generated waste volumes and outline systems that will be implemented for the management of waste in the proposed development.



Figure 1: 118-124 Benelong Rd & 72 Gerard St, Cremorne (Nearmap).

A Site Waste Minimisation and Management Plan has been attached to this report as **Appendix A**.

## WASTE MANAGEMENT SUMMARY

- a) The Owners Corporation shall manage onsite operations (via contractors), shall be responsible for managing the waste system and for developing and implementing adequate safe operating procedures.
- b) Waste shall be stored within a Refuse Room in the basement (hidden from external view).
- c) Users shall sort their waste and dispose garbage and recyclables into collection bins.
- d) Waste shall be collected on Gerard Lane on a weekly basis. The contractor employed by the Owners Corporation responsible for managing the waste system shall transfer collection bins between the building and kerbside.
- e) Council shall provide waste collection services.

## 1. INTRODUCTION

For the purpose of this Waste Management Plan the proposed development will consist of a 5 storey Residential Flat Building with:

- 7 x 2-bedroom & 16 x 3-bedroom residential apartments in total
- 3 level basement providing parking for 37 car spaces, including 6 visitor spaces, and 1 car wash bay.



**Figure 2: 118-124 Benelong Rd & 72 Gerard Street - Proposed Development**

This report will be guided by both the objectives and controls of the North Sydney Development Control Plan 2013. The waste minimisation objectives of the North Sydney DCP 2013 are;

- Reduce the demand for waste disposal.
- Maximise reuse and recycling of building and construction materials, as well as household, industrial and commercial waste.
- Assist in achieving Federal and State Government waste minimisation targets in accordance with regional waste plans.
- Minimise the overall environmental impacts of waste.
- Require source separation, design and location standards which complement waste collection and management services offered by Council and private providers.
- Encourage building design and construction techniques which will minimise future waste generation.



## 2. GENERATED WASTE VOLUMES

The assessment of the following waste volumes is merely an estimate and will be influenced by the development's occupants' attitude to waste disposal and recycling. The following table summarises the waste estimate (m<sup>3</sup>/week):

**Table 1: Weekly Waste Estimate**

Waste Source	Base Qty (est.)	Garbage	Commingled Recycling
Apartments	No. of units = 23	1.38	0.92

*Note: Waste figures are based on Council's DCP*

**Table 2: Bin Schedule and Collection Frequency - Residential**

The following table outlines bin quantity/capacity, collection frequency and volume requirements as stipulated in the North Sydney DCP 2013.

	No. of Dwellings	Rate of Waste Generated	Total Waste Generated	Bins Quantity	Collection per week	Bin Volume
<b>Waste</b>	23	60L/week	1380L	5.75 (6)	1	240L
<b>Recycling</b>	23	40L/week	920L	3.8 (4)	1	240L

\* Allowance has been made for 2 bins for paper and cardboard and 2 bins for Plastic, glass and metals.

**Table 4: Bin Details**

The following bins shall be utilised and supplied by Council at a cost.

Capacity (L)	Height	Width	Depth
240L	1080mm	580mm	735mm

### 3. WASTE MANAGEMENT SYSTEM

The waste management system is summarized as follows:

- a) Apartment receptacles for garbage and recycling
- b) Bin store at basement level
- c) Collection bins (Bins to be moved to kerbside for collection)

The various collection waste-streams include:

Garbage: General waste shall be placed in tied plastic bags and stored within bins.

Recycling: All recyclables shall be commingled into a single type of collection bin (for loose paper, cardboard, PET, glass, aluminum, steel, and HDPE containers).

Green Waste: Garden organics shall be collected and disposed by the future landscape maintenance contractor.

Compost: At this development, composting is considered impractical, as there would be minimal onsite demand for compost. However, residents shall consider composting within private courtyards at Lower Ground & Ground Level.

Other Waste Streams: The disposal of hard/electronic/liquid waste, and home detox (paint/chemicals), etc. shall be organised with the assistance of the Owners Corporation. A hardstand refuse room has been provided on basement level 1.

#### 3.1 Refuse Rooms

The residential refuse room is 23m<sup>2</sup>.

#### 3.2 User Access to Waste Facilities

Residents are to deposit sorted garbage and recyclables into shared collection bins located within the Refuse Room (access via the lift/stairs).

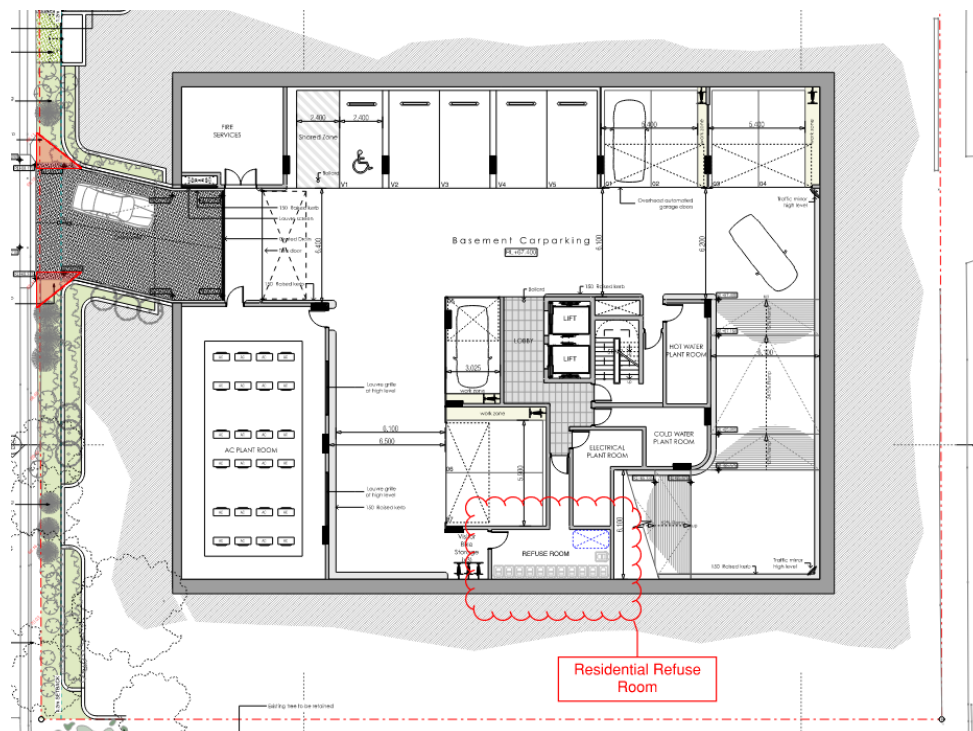


Figure 1: Basement Level 1 - Residential Refuse Room

### 3.3 Bulky Goods Storage

A 2m<sup>2</sup> space within the residential refuse room has been allocated for discarded bulky items.

### 3.4 Garbage Chutes

Four of HELM's recent projects have been approved by North Sydney Council and constructed without garbage chutes or recycling areas on each level, all of which are within a few hundred metres of the proposed development; ELEVE, 131 Holt Avenue Cremorne (24 apartments) approved in North Sydney LGA by L&EC and currently undergoing construction; PHI, 98 Spofforth Street Cremorne (12 apartments) approved by North Sydney Council in 2019 and completed in 2024; MUSE, 9 Rangers Road Neutral Bay (23 apartments) approved by North Sydney Council in 2015 and completed in 2018; and LAURIER, 36 – 42 Parraween Street Cremorne (18 apartments) which was approved by North Sydney Council in 2014 and completed in 2016. These projects have won a multitude of awards including the UDIA Best Medium Density Development in NSW for 2019 & 2018 as well as UDIA Best Medium Density Development in Australia for 2015.

HELM has contacted the Owners Corporation Executive of each of these projects who have advised that the residents are very satisfied with the waste management facilities that have been provided, which are the same as has been provided for this DA.

One of the most expensive costs for Owners Corporations is the ongoing maintenance associated with the unclogging of garbage chutes. This is because residents do not consider the type of waste that goes into a garbage chute. Whilst this is unavoidable in high rise buildings with many apartments, at least the cost can be distributed amongst the many owners.

For each project listed above, which as noted do not have garbage chutes, the recycling bins are used so often that we needed to order additional recycling bins (well in excess of Councils requirements), this is because people are far more inclined to sort their rubbish in their apartments and carry their rubbish in the same bags to the various bins each time they leave their apartments. This is in stark contrast to the reality of garbage chutes, where sadly the norm is for everything to go down the chute.

In accordance with North Sydney Council DCP requirements the development has provided 1 x 240 litre bin per 4 dwellings for general waste, which equates to a total of 6 x 240L bins. The requirement to provide a waste compactor unit for 6 bins is excessive and unnecessary.

For the reasons detailed above, it is not considered appropriate for the residential lift core servicing only 23 apartments to provide a garbage chute and a recycling room on each level. Nor is it considered appropriate that a building accommodating only 23 apartments provide a waste compaction unit. The ongoing maintenance costs are simply not feasible nor warranted for a development of this size.

### 3.5 Collection Arrangements

- a) Waste shall be collected on Gerard Lane.
- b) It is the responsibility of the Owners Corporation (or its agent) to move the bins to the kerbside collection point no earlier than the evening before collection day and to then return the bins to their storage area no later than the evening of collection. Please refer to **Annexure 1** for the proposed path of travel to temporary garbage collection area.
- c) The waste collection shall be carried-out by rear-lift vehicles (nom. 8.8m long and 4m operational height).

### 4. SUPPLEMENTARY INFORMATION

- a) The Refuse Rooms have been designed in accordance with the *Better Practice Guide for Waste Management in Multi Unit Dwelling* published by DECCW and will be constructed in accordance with Building Code of Australia.
- b) The Refuse Room shall be constructed of brick.
- c) The Refuse Room shall have a concrete floor.
- d) For bin traffic areas, either level surfaces (smooth and without steps) or gentle ramps are recommended, including a roll-over kerb or ramp.
- e) Both hot and cold water points will be located in the Refuse Room for the cleaning of the bins and the waste storage area.
- f) The operator shall ensure that bins are not overfilled or overloaded.
- g) Waste incineration devices are not permitted, and offsite waste treatment and disposal shall be carried-out in accordance with regulatory requirements.
- h) Each apartment will be fitted with a receptacle for temporary storage of recyclables and garbage as indicated in the Waste Management Plan.
- i) The operator and waste collector shall observe all relevant OH&S legislation, regulations, and guidelines. The relevant entity shall define their tasks and:
  - a. Abide by all relevant OH&S legislation, regulations, and guidelines.
  - b. Ensure the collector's compliance with NSW WorkCover Code of Practice for Collection of Domestic Waste.
  - c. Address the manual handling risk for waste and bin transfers (as per the National Code of Practice for Manual Handling)
  - d. Observe the NSW WorkCover Code of Practice for risk assessments. Obtain and provide to contractors equipment manuals, training, health and safety procedures, risk assessments, and adequate personal protective equipment (PPE) to control/minimise risks/hazards associated with all waste management activities. As a starting point, these documents and procedures shall address the following:

Task	Hazard	Control Measures
Sorting waste and cleaning bins	Biological hazard & bodily puncture	Personal protective equipment (PPE). Develop a waste-sorting procedure
Bin manual handling	Sprain, strain, crush	PPE. Limit bin weight.

Note: The above shall be confirmed by a qualified OH & S professional who shall also prepare site-specific assessments, procedures and controls.

## 5. CONCLUSION

This Waste Management Plan for 118-124 Benelong Rd & 72 Gerard St, Cremorne thoroughly outlines the relevant considerations for the management of waste in the proposed development. The information provided above, addresses both the objectives and controls of North Sydney Council's Development Control Plan 2013.



## ANNEXURE 1

