



# WASTE MANAGEMENT PLAN

## Site Address:

LOT 602, DP 1277714 Lakewood Drive Merimbula NSW 2548

## Proposed Development:

Vertical Seniors Village with pool, bowling club, health and social amenity, along with carparking and associated landscape works

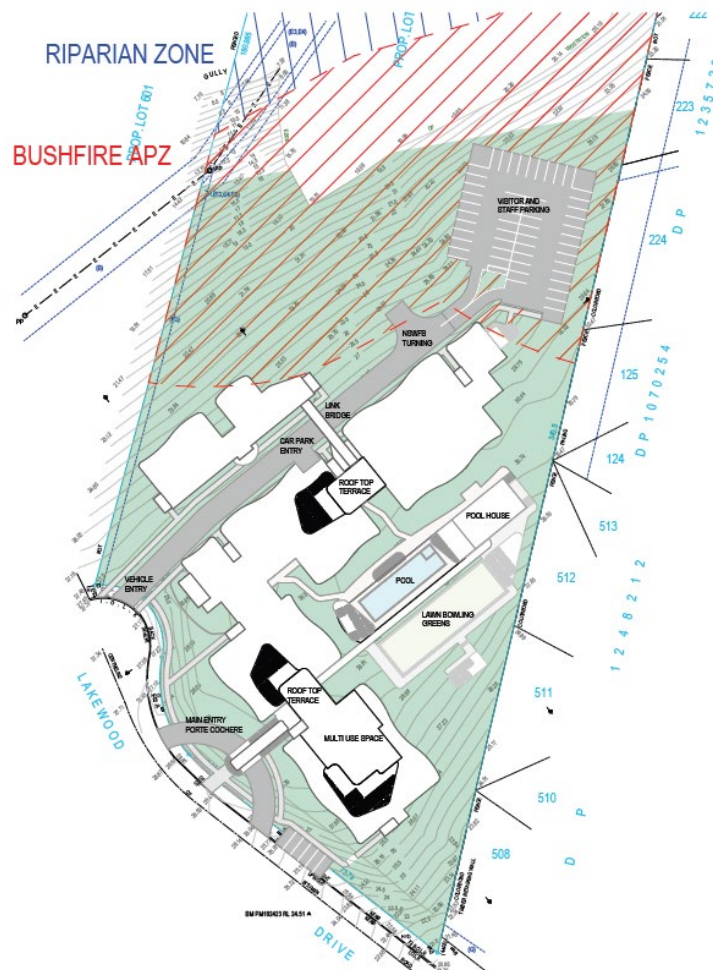


Figure 1 - Site Plan – Architectural Documentation ELK Designs

Issue Number: A

Issue Date: 19/08/2022

## ELK Designs

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Nominated Architect Daniel Hadley 8209

## **Demolition, Construction and Use of Premises Waste Management Plan**

**Site Address:** LOT 602, DP 1277714 Lakewood Drive Merimbula NSW 2548

**Applicant:** JFPG004 Unit Trust

C/O ELK Designs

PO Box 601 Kotara NSW 2289

Phone: 49524425

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### **Buildings and other structures previously on the site:**

The proposed site is a greenfield site and is void of any previous construction works

### **Brief Description of proposal:**

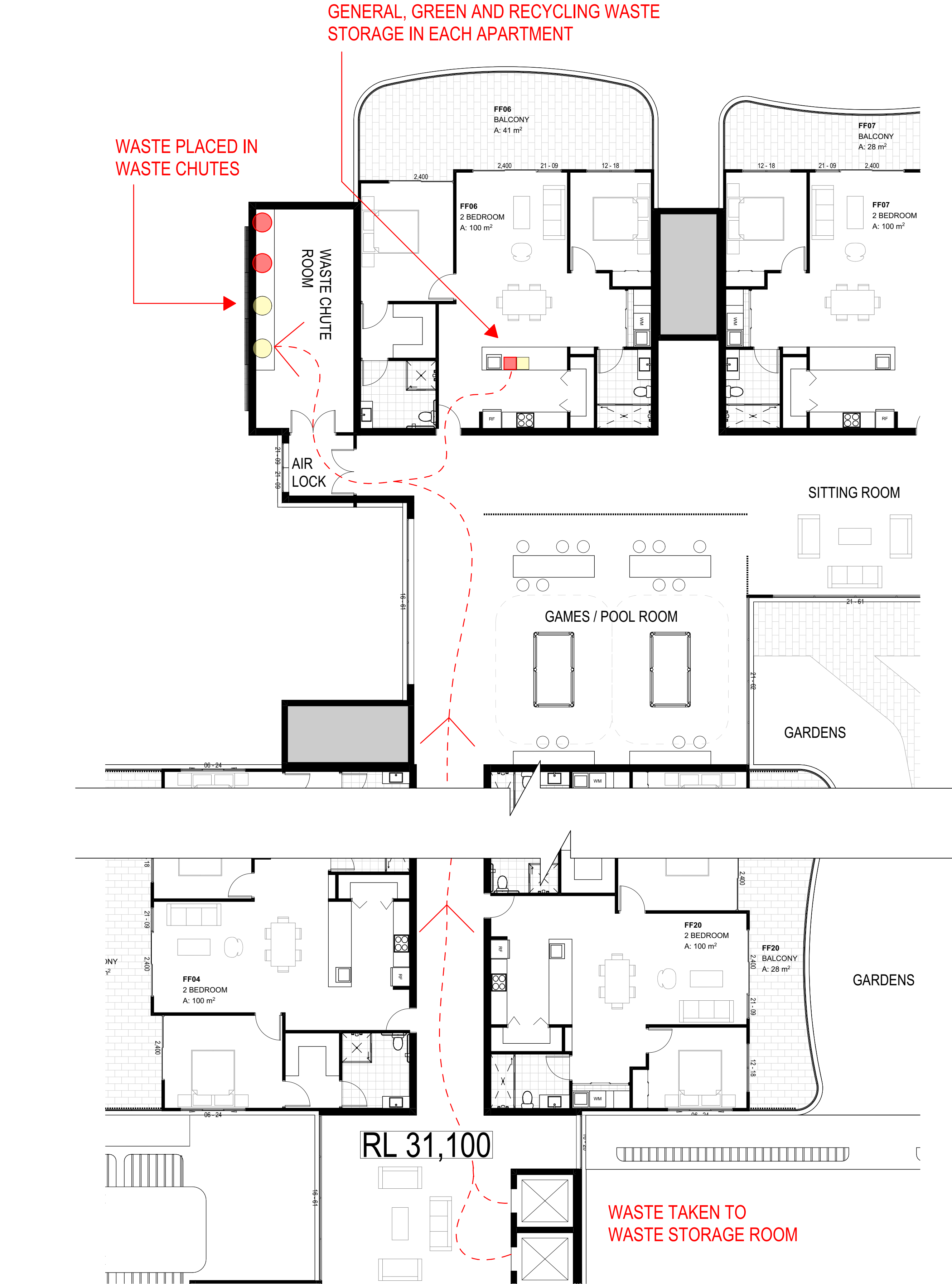
The proposed development is to develop the existing greenfield site and to construct a Seniors Living Village consisting of 89 x 2 Bed Seniors Apartments.

The intent of the proposed development is to provide 18 x 1100 litre bins for general waste, green waste and recyclables as a communal waste usage, these bins are to be stored within the nominated Waste Store.

The development will either be serviced by the Bega Valley Council nominated waste contractor or if this is not acceptable for this development, a collection contract with a private waste contractor. That process will involve the Seniors Living Management entering an agreement with a waste contractor to service the site. That service will incorporate a waste vehicle entering the site and turning in the allocated turning bay and being stood at the front of the Waste Store. An employee of the Seniors Living Village will assist in the access to the bins for collection. Once empty, the bins will be returned to the Waste Store. Each tenancy will be afforded their own bins for putrescible waste and recyclable materials. (See Pages 3 and 4 for detail).

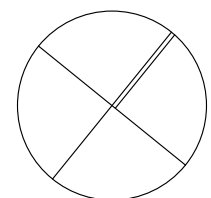
Any excavated material during construction of the residence will be incorporated into the landscaping and stormwater levels of the site. The proposed development will NOT create any toxic waste. During construction, any substance identified as hazardous or material of questionable nature, must be reported directly to the contractor. If identification of the material is inconclusive, the material must be treated as hazardous for purpose of removal and disposal. Removal of asbestos or hazardous waste from site and subsequent disposal is the responsibility of the owner and the removal contractor. Transport and disposal shall be undertaken in accordance with all relevant State legislation and guidelines for the transport and disposal of asbestos waste. If more than 10m<sup>2</sup> of asbestos is identified, a licensed asbestos removal contractor is required for asbestos removal works.

The project details provided in this form are the intentions for managing waste during the demolition/excavation, construction and use of premises phases only.

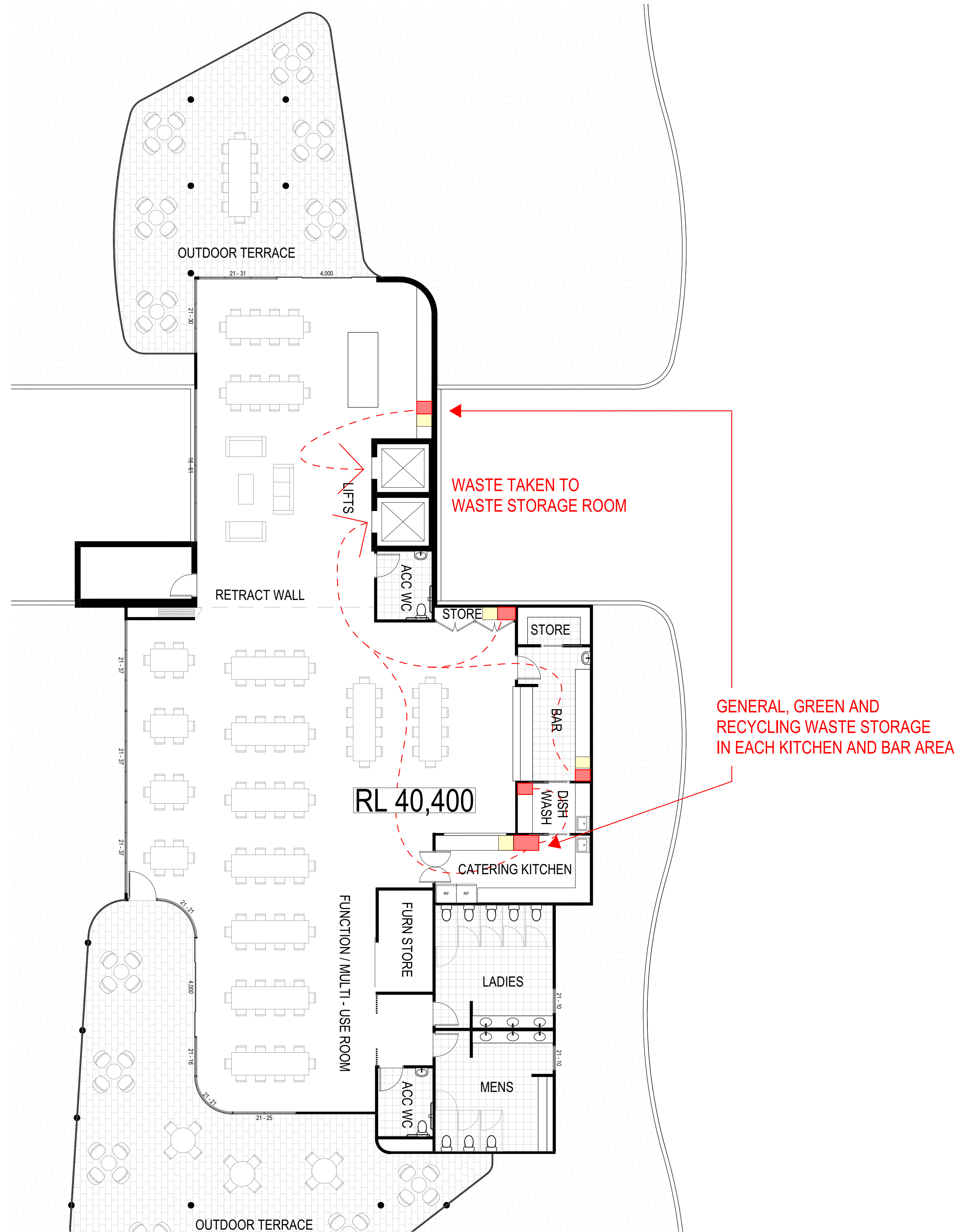


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Consultants



Issue A Description Waste Management Report

Date 19/08/2022

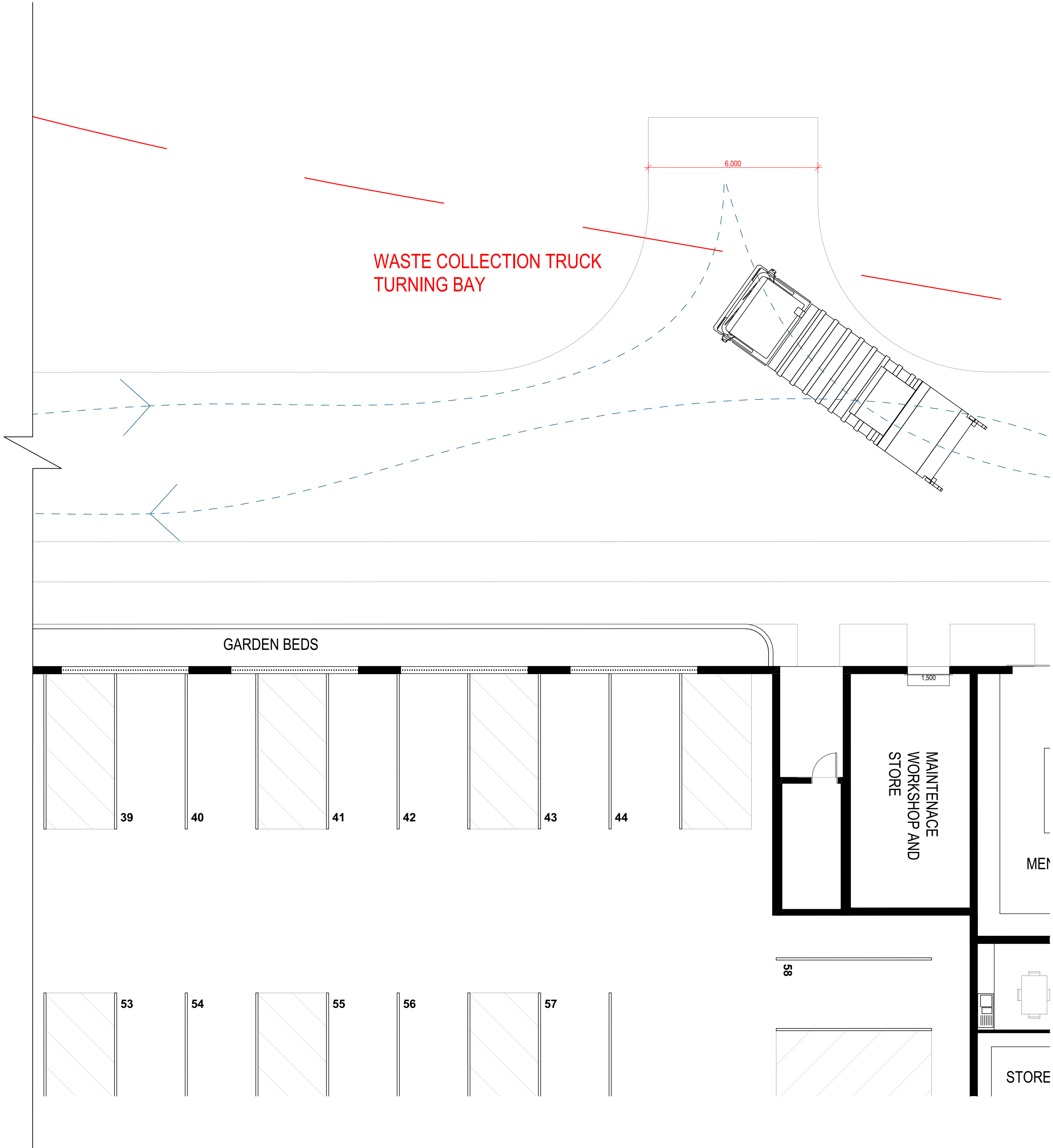
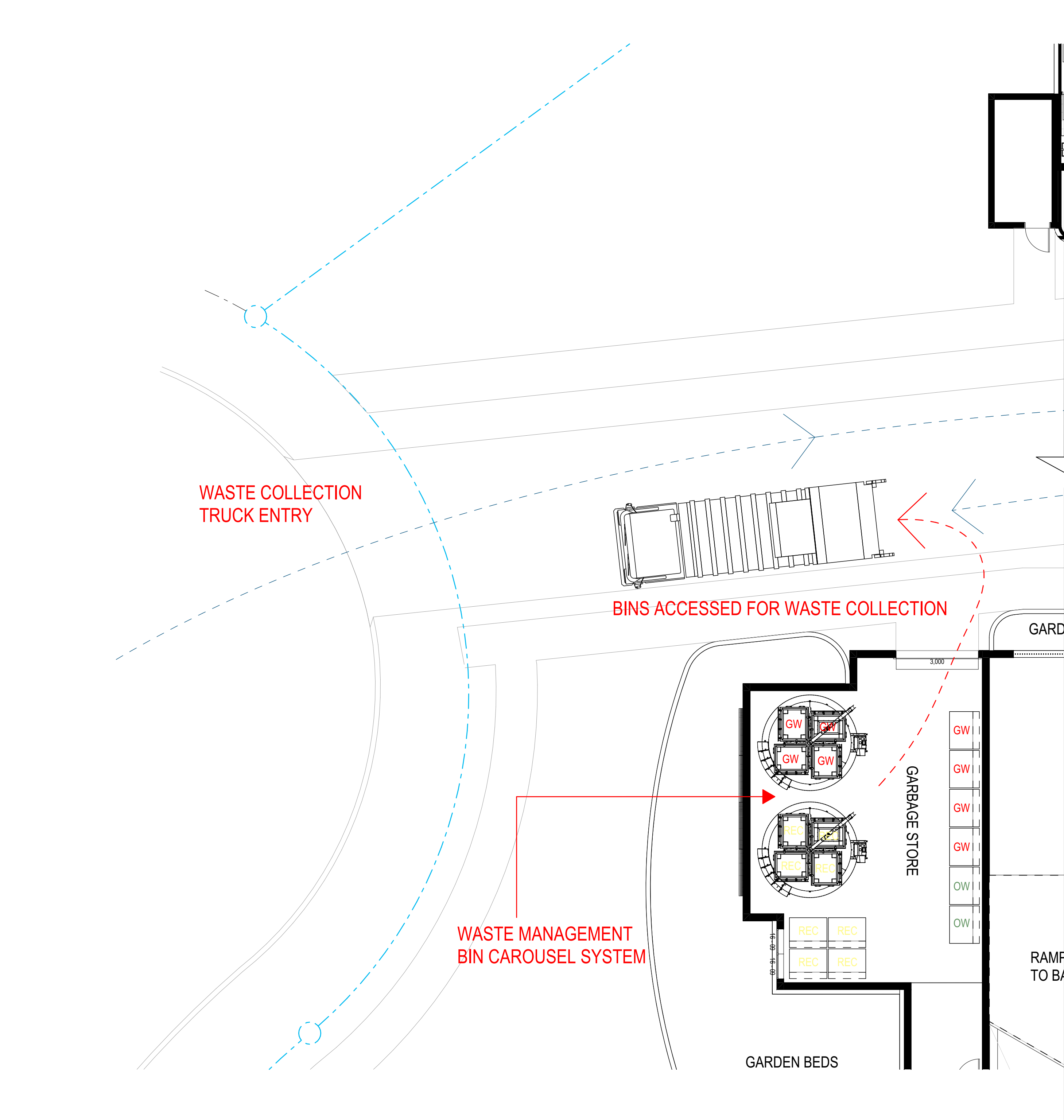
Project Seniors Community  
Location Lot 3 Lakewood Drive Merimbula  
Client Justice Fox

Drawing FIRST AND FOURTH FLOOR WMP  
Scale 1:100 @ A1  
DRAWN WF  
QA CHECKED ELK

Drawing Number WMP02  
Issue A  
Project Number 21159

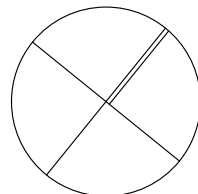






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Consultants

Issue A Description Waste Management Report

Date 19/08/2022

Project Seniors Community  
Location Lot 3 Lakewood Drive Merimbula  
Client Justice Fox

Drawing GROUND FLOOR WMP  
Scale 1:100 @ A1  
DRAWN WF

QA CHECKED ELK

Drawing Number WMP03  
Issue A  
Project Number 21159



## Demolition/Excavation Phase

Materials on Site		Destination		
Type of Material	Estimated Volume	Reuse & Recycling		Disposal
		ON SITE	OFF-SITE	Contractor
Excavation Material	2m <sup>3</sup>	Keep and reuse topsoil for cut, fill and landscaping	N/A	
Green waste	15m <sup>3</sup>	To be separated and collected on site	To be removed by contractor on completion of works and disposed of or recycled off site	Cleanaway or Central Waste Facility
Bricks	Nil	To be separated and collected on site	To be removed by contractor on completion of works and disposed of or recycled off site	Cleanaway
Concrete	Nil	To be separated and collected on site	To be removed by contractor on completion of works and disposed of or recycled off site	Cleanaway
Timber	Nil	To be separated and collected on site	To be removed by contractor on completion of works and disposed of or recycled off site	Central Waste Facility
Plasterboard	Nil	To be separated and collected on site	To be removed by contractor on completion of works and disposed of off site	Central Waste Facility
Metals	Nil	To be separated and collected on site	To be removed by contractor on completion of works and disposed of or recycled off site	Central Waste Facility or Bega Scrap Metal Recyclers
Other	Nil	N/A	N/A	N/A

## Construction Phase

Materials on Site		Destination		
Type of Material	Estimated Volume	Reuse & Recycling		Disposal
		ON SITE	OFF-SITE	Contractor/Site
Excavation Material	Nil	N/A	N/A	N/A
Green waste	Nil	N/A	N/A	N/A
Bricks	5m <sup>3</sup>	To be separated and collected on site	To be removed by contractor on completion of works and disposed of or recycled off site	Cleanaway or Central Waste Facility
Concrete	2m <sup>3</sup>	N/A	To be removed by contractor on completion of works and disposed of or recycled off site	Cleanaway
Timber	3m <sup>3</sup>	To be separated and collected on site	To be removed by contractor on completion of works and disposed of or recycled off site	Central Waste Facility
Plasterboard	3m <sup>3</sup>	To be separated and collected on site	To be removed by contractor on completion of works and disposed of off site	Central Waste Facility
Metals	3m <sup>3</sup>	N/A	To be removed by contractor on completion of works and disposed of or recycled off site	Central Waste Facility or Bega Scrap Metal Recyclers
Other	Plastic bottles, cardboard boxes, lunch wrapping etc	To be placed in bins on-site	To be removed by contractor on completion of works and disposed of off site	Central Waste Facility

## Use of Premises Phase

Type of Waste To Be Generated	Estimated Volume Per Week Per Unit	Proposed On-Site Storage And Treatment Facilities	Destination
Paper	50L	Temporary storage bin in kitchen, council bin located on-site	To Recycling site by Council Waste Contractor
Food and General Waste	100L	Temporary storage bin in kitchen, council bin located on-site	To landfill site by Council Waste Contractor
Glass & Plastic Bottles	50L	Temporary storage bin in kitchen, council bin located on-site	To Recycling site by Council Waste Contractor
Organic/Green Waste	25L	Green Recycle bin located on-site	To Recycling site by Council Waste Contractor

Estimated domestic waste and recycling generation rates per week (Better practice guide for resource recovery in residential developments: State of NSW and the NSW Environment Protection Authority)