

DICKENS SOLUTIONS

(REF – 24250)

AMENDED **WASTE MANAGEMENT PLAN** **(DPHI RFI)**

Mc DONALD INDUSTRIES PTY LTD
(STOCKBRIDGE PROPERTIES PTY LTD)

MIXED USE **RESIDENTIAL & COMMERCIAL** **DEVELOPMENT**

@
372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD

JANUARY 2026

DISCLOSURE STATEMENT

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PART 1 – OVERVIEW AND PROPOSAL

1.1 INTRODUCTION

This Waste Management Plan (WMP) describes in detail the manner in which all waste and other materials resulting from the demolition, construction and on-going operational use of the building on the site, are to be dealt with.

The aims and objectives of this WMP are to: -

1. Satisfy all State and Local Government regulatory controls regarding waste management and minimisation practices,
2. Promote the use of recyclable materials in the excavation, construction, and on-going operation of the building,
3. Maximise waste reduction, material separation, and resource recovery in all stages of the development,
4. Ensure the design of waste and recycling storage facilities are of an adequate size, appropriate for the intended use of the building, hygienic with safe and manoeuvrable access, and,
5. Ensure that the provision of waste and recycling services to the completed buildings are carried out in an efficient manner, which will not impact negatively on the health, safety, and convenience of all stakeholders.

The land on which the development is proposed is located within the Central Coast (former Gosford) LGA.

This WMP is prepared in accordance with: -

- State Environmental Planning Policy (Precincts-Regional) 2021 and specifically Chapter 5 Gosford City Centre,
- Gosford City Centre DCP 2018, and relevant waste management guidelines,
- Current industry standards and practices for the storage and collection of waste within residential and commercial developments,
- The objective of ensuring that all waste management facilities and collection services will provide an outcome that will be effective and efficient, as well as promote the principles of health, safety, and convenience.

This Waste Management Plan has been prepared for a Development Application for the development of land over two (2) sites at 372-374 Mann Street and 35-37 Dwyer Street, North Gosford, comprising of three developments:

- Site A – Building B1 – 372-374 Mann Street – Twenty-one (21) storey building of mixed residential and commercial components containing 114 x 1, 2 and 3 bed-room units and commercial/retail space on Level 1 over basement levels,
- Site B – Building B2 – 35-37 Dwyer Mann Street – Seven (7) storey residential flat building containing 73 x 1, 2 and 3 bed-room units, over basement levels, and,
- Site B – Building B 3 – 35-37 Dwyer Mann Street – Seven (7) storey residential flat building containing 62 x 2 and 3 bed-room units, over basement levels.

This WMP, dated 29 May 2025 has been prepared for a State Significant Development to be submitted to the NSW Department of Planning and Infrastructure as part of the DA Package for the proposed development. The WMP has been developed and documented in accordance with the Architectural Drawings prepared by Curzon & Partners Architects.

1.2 STATE SIGNIFICANT DEVELOPMENT (SEAR'S REQUIREMENTS)

In accordance with the relevant SEAR's requirements, the following information is provided:

- Project Name – Residential and commercial buildings development at 372-374 Mann Street and 35-37 Dwyer Street, North Gosford.
- Site Description – Lots 5 & 4 in DP15954, 372-374 Mann Street, Lot 1 and Lot 26 of Sec A, in DP1591, 35-37 Dwyer Street, North Gosford.
- Proponent – McDonald Industries Pty Ltd
- SEAR'S Details – Application No SSD-
- Project Description – Refer to Part 1.3 – PROJECT & PROPERTY DESCRIPTION on page 4 below.
- Cumulative Impact – The construction of the residential flat buildings will provide in-demand housing and accommodation, including affordable housing for residential purposes, on the Central Coast of NSW as well as commercial and retail units for the benefit of residents and the local community – during the demolition and construction phases of the project, activities will impact on the amenity of the area in the short term – upon the completion and occupation of the buildings, containing a total number of 249 units, it will provide accommodation for approximately 450 persons – this will impact on traffic, parking, stormwater and sewer, and associated infrastructure.
- Mitigation Measures – This Waste Management Plan (WMP) provides comprehensive details of all waste management activities involved in both the demolition and construction pages, with a focus on recycling and re-use with positive outcomes being put in place during the course of both stages – Waste management strategies have been incorporated into the WMP to provide efficient and effective outcomes in relation to all waste storage and collection activities.
- Evidence of Consultation – in the preparation of this document, consultation has been made with all relevant stakeholders, including, the Architects, McDonald Industries, and the Central Coast Council.
- Statement of Inclusion – It is considered that the WMP meets the requirements of all relevant matters pertaining to the submission of this Application.

1.3 COUNCIL REQUEST FOR FURTHER INFORMATION

As a result of the submission of the DA, on 27 November 2025, the Department of Planning, Housing and Infrastructure provided the Applicant with a Request for Further Information (RFI) to address a number of waste management issues as part of the assessment of the DA.

In respect of waste management and collection, please review the proposed operational waste management and collection arrangements and provide further information on each item as detailed below. The particulars of each item are detailed below in **BOLD FACE TYPE** with a response below each item.

Item 1 Storage, Transfer and Management of Food and Organic Waste

How storage and transfer of food and organic waste from each floor to the storage area are managed.

RESPONSE

The Building Manager or their authorised representative will be responsible for transferring all FOGO bins from the respective compartments on each floor of each building to the three (3) respective Bin/Chute Rooms and Storage Areas in Basement 1 and returning them back to their respective compartments on each level of each building. Bin/Chute Rooms after they have been serviced. This will also be undertaken using a Mobile Bin Towing Device (Bin Tug). As Buildings B2 and B3 share a basement it is proposed to provide 1 MBTD for both of these buildings, and one (1) MBTD will be provided for B1

Item 2 Information on Operation of Chutes

How waste from chute discharge points at B1, B2, and B3 will enter the system

RESPONSE

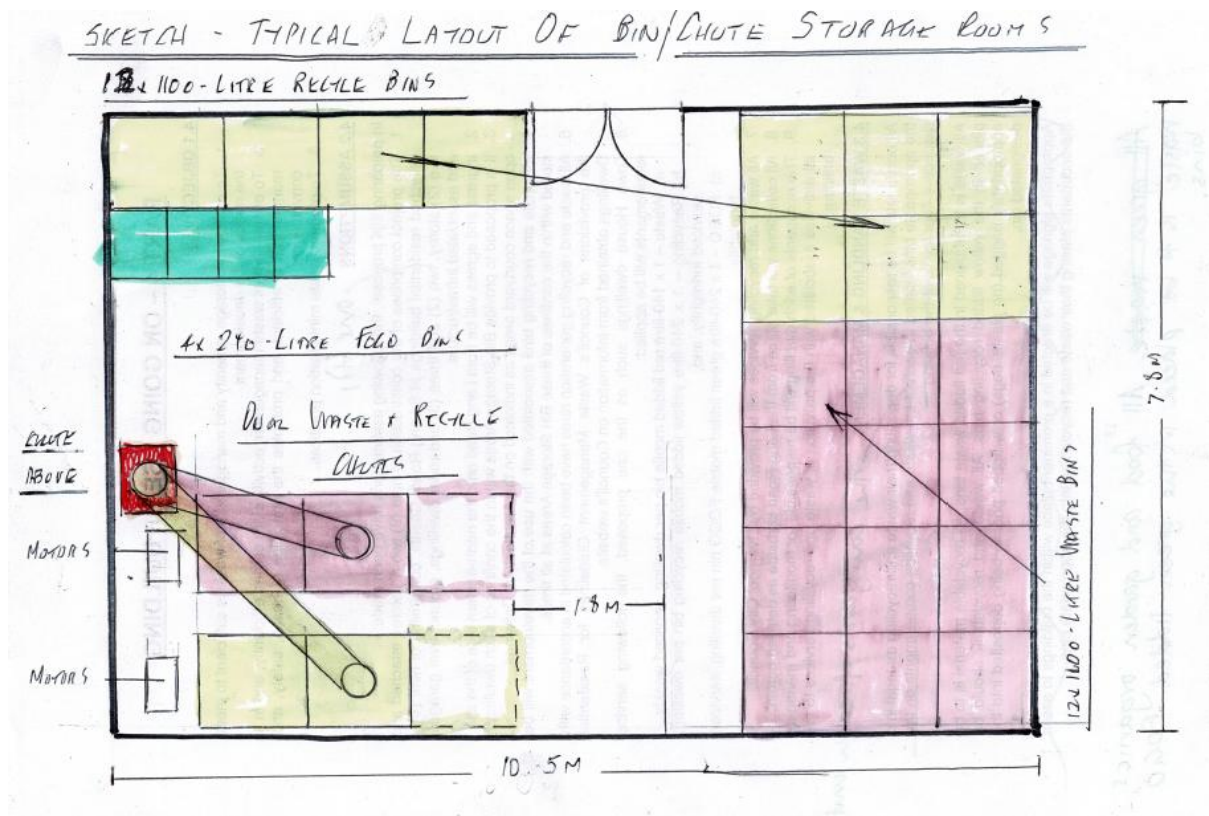
All details in relation to the use and operation of the chute system are provided in Part 4 on pages 22 to 30. The issues in relation to the chute systems are extremely detailed as they comprise of three (3) dual chute systems over all three (3) buildings – B1, B2, and B3, and need to be read in conjunction with the Architectural Drawings.

Due to the number of units in all three (3) buildings (249), each dual waste and recycling is required to be located on a linear track bin system for both streams. The systems are designed to provide space for 3 x 1100-litre bins but will actually hold 2 x 1100-litre bins, as space on the track is to be provided to allow the bins to be moved to the rear of the track when the automated system is activated to recognise that one of the bins (the middle bin) is full. The tracks are located side by side as indicated on the Architectural Drawings.

Linear tracks provide a common engineering solution for buildings that contain a large number of units. All chute systems must comply with the relative provisions of the Building Code of Australia, and relevant Australian Standards (e.g., AS1530.4-2005), as well as being designed, manufactured and installed in accordance with relevant Australian Standards and to manufacturers specifications.

A typical example of a Dual Chute Linear Track System is provided in the sketch on

page 6 below.



Item 3 Bulky Waste Storage Issues

Bulk waste storage areas, ensuring compliance with the DCP requirements. Please mark these areas on the architectural plans.

RESPONSE

The Architectural Drawings have been amended to demonstrate compliance with Item 3. Refer to Architectural Drawings.

Item 4 Traffic Management – Dwyer Street

The measures proposed to manage traffic and prevent vehicle queuing in Dwyer Street when waste collection vehicles (and other heavy vehicles) enter and exit the basement and loading/unloading areas. Note that private waste collection is generally not supported.

RESPONSE

The Traffic Management Plan has been amended to address Item 4.

Item 5 Waste and Recycling Collection Locations

Clarification of residential waste and recycling collection locations, addressing inconsistencies between the EIS and architectural plans.

RESPONSE

The Architectural Drawings, Waste Management Plan and the Traffic Management

Plan (not the EIS) provide all details in relation to the collection of all residential waste recycling and FOGO bins. Refer to Architectural Drawings, Traffic Management Plan (for swept paths) and Part 5.6.6 on pages 36-37 and Part 5.6.7 on page 38.

Item 6 Ramp Use During Collections

Logistics for ramp use during waste collection

RESPONSE

All bin movements will be carried out in accordance with the provisions of Part 5.6.7 on page 28 of the WMP.

Item 7 Traffic Management Systems

Specifications for signal and traffic management systems

RESPONSE

The principles for the signal and traffic management system are outlined in the Addendum Traffic Statement and will be subject to detailed design.

Item 8 Collection Vehicle Risk Issues

Clearance for rear-load trucks and address encroachment risks

RESPONSE

All details in relation to the collection of all residential waste recycling and FOGO bins. Refer to Architectural Drawings, Traffic Management Plan (for swept paths) and Part 5.6.6 on pages 36-37 and Part 5.6.7 on page 38.

Item 9 Compliance with Council Operational Requirements

Demonstrate compliance with Council's operational requirements.

RESPONSE

The Central Coast Council will be providing all waste, recycling and FOGO collections to the residential component of the development. As such it is up to the Council to carry out all collections in accordance with their operational requirements.

This is an Amended WMP, dated 13 January 2026 has been developed and documented to address all of the Departments waste management issues as detailed herein.

1.4 PROJECT & PROPERTY DESCRIPTION

This Waste Management Plan (WMP) has been specifically designed for the development described below: -

DESCRIPTION	Multi-storey Mixed Use Residential and Commercial Development.
DETAILS	- Site A (B1) – 372-374 Mann Steet – Twenty-one (21) storey building of mixed residential and commercial components containing 114 x 1, 2 and 3 bed-room units and commercial/retail space on Level 1 over basement levels, and, - Site B1 – 35-37 Dwyer Mann Steet – Seven (7) storey residential flat building containing 73 x 1, 2 and 3 bed-room units, over basement levels, and, - Site B2 – 35-37 Dwyer Mann Steet – Seven (7) storey residential flat building containing 61 x 2 and 3 bed-room units, over basement levels.
PROPERTY DESCRIPTION	The development is to be constructed over four (4) existing Torrens Title allotments at: - Lots 5 & 4 in DP15954, 372-374 Mann Street, Lot 1 and Lot 26 of Sec A, in DP1591, 35-37 Dwyer Street, North Gosford.
LOCATION	372-374 Mann St & 35-37 Dwyer St, North Gosford.
DIMENSIONS	Refer to Site and Survey Plans
SITE AREA	3,080sqm (Survey)
LGA	Central Coast Council
ZONING	Zone B4 – Mixed Use
PLANNING INSTRUMENTS	State Environmental Planning Policy (Precincts-Regional) 2021 and specifically Chapter 5 Gosford City Centre, Gosford City Centre DCP 2018

1.5 APPLICANTS DETAILS

APPLICANT	Stockbridge Properties Pty Ltd
ADDRESS	Level 6, 131 Macquarie Street, Sydney. NSW. 2000.
TELEPHONE	Mb 0415 468 574
E-MAIL	<u>choughton@mcdonald.com.au</u>

1.6 PROPOSAL

The proposal involves the development of land over two (2) sites at 372-374 Mann Street and 35-37 Dwyer Street, North Gosford, comprising of three developments:

- Site A – Building B1 – 372-374 Mann Street – Twenty-one (21) storey building of mixed residential and commercial components containing 114 x 1, 2 and 3 bed-room units and commercial/retail space on Level 1 over basement levels,
- Site B – Building B2 – 35-37 Dwyer Mann Street – Seven (7) storey residential flat building containing 73 x 1, 2 and 3 bed-room units, over basement levels, and,
- Site B – Building B3 – 35-37 Dwyer Mann Street – Seven (7) storey residential flat building containing 62 x 2 and 3 bed-room units, over basement levels.

Upon completion, the development will occupy the entire site.

Egress to the site is onto Dwyer Street at the northern frontage of the development via a private road.

As there are both residential and commercial components of the development, separate arrangements will be made for each.

Garbage chutes will be incorporated into each building design for the residential component of the building for the reception of both waste and recycling material. All waste storage facilities areas are located in the basement areas as detailed herein.

All waste and recycling services to the development will be provided from a designated loading bay located adjacent a Bin Holding Area located in Basement 1 as detailed herein.

The Central Coast Council will provide all residential waste and recycling services.

Current buildings and structures on the site include:

- 372 Mann Street – a single storey brick and masonry factory building with a metal roof, concrete driveway into the site from Mann Street, metal roller door, front and rear bitumen and gravel car parks, rear grassed areas, some trees and shrubs, retaining wall, timber and metal panel perimeter fencing,
- 374 Mann Street – a one (1) and two (2) storey brick and tiled dwelling, concrete driveway into the site from Dwyer Street, front and rear grassed and garden areas, some trees and shrubs, a 1.2m high brick fence along the Mann Street frontage of the site, and a masonry brick and timber fence along the Dwyer Street frontage with a rear timber fence along the side boundary,
- 35 Dwyer Street – part one (1) and two (2) storey brick and masonry dwelling with a tiled roof, timber framed weatherboard addition, attached garage below, concrete driveway, front and rear grassed areas, some trees and shrubs, a large-grassed retaining area, and a dilapidated brick wall along the site's frontage, and,
- 37 Dwyer Street – a single storey timber framed weatherboard clad dwelling with a corrugated iron roof, front and rear overgrown grassed areas, a number of trees and shrubs, a 1.2m timber picket fence around the site on both the Dwyer and Hills Street frontages.

The project consists of: -

1. The demolition and removal of all buildings and structures over all sites,
2. Levelling and clearing of the site,
3. The excavation of the site to construct the basements and buildings,
4. The construction of the buildings,
5. The provision of landscaping, off streetcar park, driveways, concrete pathways and other elements associated with the development, and,
6. The on-going use of the buildings.

The NSW Planning Panel require a demolition, construction, and operational waste management plan to be submitted describing how all demolition, construction and operational waste will be stored, disposed of, and managed.

This Waste Management Plan has been developed not only to satisfy Council's requirements, but also to ensure that all waste management activities associated with the development are carried out and conducted in accordance with best practice industry standards.

PART 2 – DEMOLITION

2.1 DEMOLITION – OVERVIEW

It is recognised that Sydney has an ever-increasing waste problem, and this practice is not sustainable. In alignment with current NSW waste management legislation, this WMP aims, where possible, to promote waste avoidance, reuse, and the recycling of material, particularly during the course of demolition and construction works.

Part 2.2 on Pages 11, 12, 13, 14, 15 and 16 of this WMP describes the manner in which waste is to be managed during the course of the demolition of the existing structures.

The processes outlined in Part 2.2 are to be read in conjunction with, and comply, with the Development Consent issued in respect of the proposal. It will be the developer's overall responsibility to ensure compliance in this regard.

All material moved offsite shall be transported in accordance with the requirements of the Protection of the Environment Operations Act (1997).

Approved receptacles of an appropriate size will be located on site for the collection of food scraps, beverage containers, and other waste generated on site by workers.

2.2 BUILDINGS TO BE DEMOLISHED

Current buildings and structures on the site include:

- 372 Mann Street – a single storey brick and masonry factory building with a metal roof, concrete driveway into the site from Mann Street, metal roller door, front and rear bitumen and gravel car parks, rear grassed areas, some trees and shrubs, retaining wall, timber and metal panel perimeter fencing,
- 374 Mann Street – a one (1) and two (2) storey brick and tiled dwelling, concrete driveway into the site from Dwyer Street, front and rear grassed and garden areas, some trees and shrubs, a 1.2m high brick fence along the Mann Street frontage of the site, and a masonry brick and timber fence along the Dwyer Street frontage with a rear timber fence along the side boundary,
- 35 Dwyer Street – part one (1) and two (2) storey brick and masonry dwelling with a tiled roof, timber framed weatherboard addition, attached garage below, concrete driveway, front and rear grassed areas, some trees and shrubs, a large-grassed retaining area, and a dilapidated brick wall along the site's frontage, and,
- 37 Dwyer Street – a single storey timber framed weatherboard clad dwelling with a corrugated iron roof, front and rear overgrown grassed areas, a number of trees and shrubs, a 1.2m timber picket fence around the site on both the Dwyer and Hills Street frontages.

There is significant fall over the site running from the north-eastern section from 35 Dwyer Street down to 372 Mann Street.

2.3 MANAGEMENT OF HAZARDOUS WASTE MATERIALS

Due to the age and construction of the existing buildings on the site, there is reasonable potential for hazardous building materials to be present in the buildings to be demolished. Accordingly, the generation, storage, treatment and the disposal of hazardous waste (including asbestos) will be conducted in accordance with relevant waste legislation administered by the NSW EPA and any applicable WH&S legislation administered by Work Cover NSW.

All friable and non-friable asbestos-containing material shall be handled and disposed of off-site at an EPA licensed waste facility by an EPA licensed contractor in accordance with the requirements of the Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classifications Guidelines – Part 1 'Classifying Waste (EPA 2014) and any other instrument as amended.

All friable hazardous waste arising from the demolition process shall be removed and disposed of in accordance with the requirements of Work Cover NSW and the EPA, and with the provisions of:

- a) Work Health and Safety Act 2011,
- b) NSW Protection of the Environment Operations Act 1997 (NSW), and,
- c) NSW Department of Environment and Climate Change Environmental Guidelines; Assessment, Classification and Management of Liquid and Non-Liquid Wastes.

Generation, storage, treatment, and the disposal of hazardous waste (including asbestos) will be conducted in accordance with relevant waste legislation administered by the NSW EPA and any WH&S legislation administered by Work Cover NSW.

2.4 DEMOLITION – RECYCLING, REUSE & DISPOSAL DETAILS

The following details prescribe the manner in which all material involved in the demolition of the building will be dealt with, and includes: -

- a) An estimate of the types and volumes of waste and recyclables to be generated,
- b) A site plan showing sorting and storage areas for demolition waste and vehicle access to these areas (see Part 2.3 of this Plan),
- c) How excavation and demolition waste materials will be reused, and, or recycled and where residual wastes will be disposed (see below), and,
- d) The total percentage of demolition waste that will be reused or recycled.

It is noted that the quantities of materials detailed in this part (Part 2.2) are estimates only, based on current industry standards and quantity analysis, and may vary due to the prevailing nature of site constraints, weather conditions, and any other unforeseeable activities associated with the demolition works, which are beyond the control of the developer, including but not being limited to theft, accidents, and, or, other acts of misadventure.

Notwithstanding any of the above, the developer will provide Council with all details in relation to any major variations in this regard.

1. Excavated Materials & Overburden

Volume / Weight	2,500 cubic metres / 4,250 Tonnes (Cut and Fill – large slope from north-east to south-west over all allotments)
On Site Reuse	Yes. Keep and reuse topsoil for landscaping. Store on site. Use some for support of retaining walls (Excavated Materials are only to be used if the material is not contaminated or has been remediated in accordance with any requirements specified by any Environmental Consultancy engaged to carry out any contamination assessment of excavated material).
Percentage Reused or Recycled	To be determined (see above comments)
Off Site Destination	Refer to Part 2.7 on page 16.

2. Green Waste

Volume / Weight	600 cubic metres / 90 Tonnes
On Site Reuse	To be separated. Chipped and stored on site for re-use in landscaping.
Percentage Reused or Recycled	90%
Off Site Destination	Refer to Part 2.7 on page 16.

3. Bricks

Volume / Weight	1,000 cubic metres / 1,000 Tonnes
On Site Reuse	Clean and remove lime mortar from bricks. Crush and reuse as drainage backfill. Crushed and used as aggregate. 75% - 90%
Percentage Reused or Recycled	Refer to Part 2.7 on page 16.
Off Site Destination	

4. Concrete

Volume / Weight	1,200 cubic metres / 2,880 Tonnes
On Site Reuse	Existing driveways to be retained during construction. Crushed and used as aggregate, drainage backfill.
Percentage Reused or Recycled	75% - 90%
Off Site Destination	Refer to Part 2.7 on page 16.

5. Timber

Volume / Weight	300 cubic metres / 120 Tonnes
On Site Reuse	Re-use for formwork and studwork, landscaping, shoring.
Percentage Recycled	65% - 90%
Off Site Destination	Refer to Part 2.7 on page 16.

6. Plasterboard & Fibro

Volume / Weight	600 cubic metres / 210 Tonnes
On Site Reuse	No. All materials will be processed off-site
Percentage Reused or Recycled	To be determined (dependent on asbestos content)
Off Site Destination Off Site Destination (Asbestos)	Refer to Part 2.7 on page 16.

7. Metals / Steel / Guttering & Downpipes

Volume / Weight	1,000 cubic metres / 350 Tonnes
On Site Reuse	No
Percentage Reused or Recycle	60% - 90%
Off Site Destination	Refer to Part 2.7 on page 16.

8. Roof Tiles / Tiles

Volume / Weight	320 cubic metres / 144 Tonnes
On Site Reuse	Broken up and used as fill, aggregate, driveways.
Percentage Reused or Recycle	80% - 90%
Off Site Destination	Refer to Part 2.7 on page 16.

9. Fixture & Fittings (Doors Fittings, Other Fixtures, etc)

Volume	1,000 cubic metres / 350Tonnes
On Site Reuse	No. All material will be processed or disposed of Off-site.
Percentage Reused or Recycle	80% - 90%
Off Site Destination	Refer to Part 2.7 on page 16.

10. Glass, Electrical & Light Fittings, PC items, Ceramics, etc

Volume / Weight	1,200 cubic metres / 480 Tonnes
On Site Reuse	No
Percentage Reused or Recycle	To be determined (dependent upon nature of material)
Off Site Destination	Refer to Part 2.7 on page 16.

11. Residual Waste

Volume / Weight	1,000 cubic metres / 1,000 Tonnes
On Site Reuse	No
Off Site Destination	Refer to Part 2.7 on page 16.
Notes on calculation of volume of residual waste	1. In calculating the amount of residual waste produced from the demolition of all buildings on site, it is estimated that 10% of it, will be residual waste. 2. As all of the materials vary in weight per volume, a figure of 1 cubic metre of material is equal to 1 tonne in weight has been used.

The facilities and agencies that have been nominated to receive the materials listed above have been identified within the NSW waste industry as being a facility or agency that will accept the materials specified in each respective table. The developer understands that any costs associated with the transportation and receipt of these materials will be their responsibility.

The developer is under no obligation to use any nominated facility or agency, but should any alternative arrangements be made, it will be the developers' responsibility to ensure that all materials excess to construction removed from the site are disposed of, or processed, appropriately. The developer will keep a written record of all documentation associated with the transportation, disposal and processing of all materials associated with the demolition of all structures on site.

2.5 DEMOLITION – ON-SITE STORAGE OF MATERIALS

During the demolition stage of the project, an area will be set aside on the site as a compound for the on-site storage of materials prior to their removal from the site. This compound will provide for: -

- Material sorting,
- Segregation of materials that may be hazardous and which will be required to be disposed of,
- Recovery equipment, such as concrete crushers, chippers, and skip bins,
- Material storage, and,
- Access for transport equipment.

Appropriate vehicular access will be provided on and off site, and to the compound, to enable the efficient removal of reusable, recyclable, and waste materials. Prior to the commencement of demolition works, the developer will provide Council with a 'Site Plan for the On-Site Storage of Materials at Demolition'. This plan will show in detail the location of each area within the compound, set aside for the segregated storage of all materials involved in the demolition of all buildings on the site.

2.6 DEMOLITION – EXCAVATED MATERIAL

All excavated material removed from the site, as a result of the demolition of all buildings, must be classified in accordance with the Department of Environment, Climate Change and Water NSW Waste Classification Guidelines prior to their removal, transportation, and disposal to an approved waste management facility.

All relevant details must be reported to the PCA.

2.7 LICENSED PROCESSING & DISPOSAL FACILITIES

The facilities nominated below are appropriately licensed to receive the materials nominated in Tables 1 to 11 on pages 11 to 15 and Part 2.7 on page 16.

1. Woy Woy Landfill, Nagan Road, Woy Woy (Tel 02 4342 5255)
2. One Steel Recycling, 901-909 Pacific Highway, Lisarow (Tel 02 4343 5922)
3. J & J Metal Recycling, 5 Fielder Street, West Gosford (Tel Mb 0409 195 871)
4. Buttonderry Waste Management Facility, 850 Hue Hue Rd, Jilliby. (Tel 02 4350 1320)
5. The Building Recyclers Depot Pty Ltd, 11 Jack Grant Avenue, Warnervale (Tel 0407

The facilities and agencies that receive the materials listed above are, licensed and generally able, to accept the materials specified.

The appointed contractor understands that any costs associated with the transportation and receipt of these materials will be their responsibility.

Based on the above information, it is anticipated that between 75% and 85% of all materials excess to construction needs will be able to be recycled or re-used, well above the Council's required targets.

The appointed contractor is under no obligation to use any nominated facility or agency, but should any alternative arrangements be made, it will be the contractors responsibility to ensure that all demolished materials removed from the site are disposed of, or processed, appropriately.

The developer will keep a written record of all documentation associated with the transportation, disposal, and processing of all materials excess to the construction of the building.

Additionally, during the construction of the building, every effort will be made to reduce and minimise the amount of building materials excess to construction.

PART 3 – CONSTRUCTION

3.1 CONSTRUCTION – GENERALLY

Upon completion of all demolition works, construction of the building will commence with the excavation of the site for the basement levels of the buildings. All materials sourced from these activities will be disposed of in accordance with the information provided in Part 3.2 on pages 17, 18, 19, 20 and 21 of this WMP.

Additionally, all materials used in the construction of the building that are not required to be incorporated into it, shall be recycled, reused, or disposed of in accordance with these provisions, and the requirements of the Protection of the Environment Operations Act (1997). It will be the developer's overall responsibility to ensure compliance in this regard.

Mobile Bins of an appropriate size will be located on site for the collection of food scraps, beverage containers, and other waste generated on site by workers.

3.2 CONSTRUCTION – RECYCLING, REUSE & DISPOSAL DETAILS

The following details prescribe the manner in which all materials surplus to the construction of the building will be dealt with, and includes: -

- a) An estimate of the types and volumes of waste and recyclables to be generated,
- b) A site plan showing sorting and storage areas for construction waste and vehicle access to these areas (see Part 3.3 of this Plan),
- c) How excavated and other materials surplus to construction will be reused or recycled and where residual wastes will be disposed (see below), and,
- d) The total percentage of waste surplus to construction to be reused or recycled.

1. Excavated Materials

Volume / Weight	35,000 Cubic Metres / 59,500 Tonnes (All basements excavation, services, Pier and Beam, slabs)
On Site Reuse	Yes. Keep and reuse topsoil for landscaping. Store on site. Use some for support of retaining walls (Excavated Materials are only to be used if the material is not contaminated or has been remediated in accordance with any requirements specified by any Environmental Consultancy engaged to carry out any contamination assessment of excavated material).
Percentage Reused or Recycled	To be determined (see above comments)
Off Site Destination	Refer to Part 3.5 on page 21.

2. Bricks

Volume / Weight	75 cubic metres / 75 Tonnes
On Site Reuse	Clean and remove lime mortar from bricks. Broken bricks for internal walls. Crush and reuse as drainage backfill. Crushed and used as aggregate.
Percentage Reused or Recycle	75% - 90%
Off Site Destination	Refer to Part 3.5 on page 21.

3. Concrete

Volume / Weight	50 cubic metres / 120 Tonnes
On Site Reuse	Existing driveway to be retained during construction. Crushed and used as aggregate, drainage backfill.
Percentage Reused or Recycled	60% - 75%
Off Site Destination	Refer to Part 3.5 on page 21.

4. Timber

Volume / Weight	40 cubic metres / 10 Tonnes
On Site Reuse	Re-use for formwork and studwork, and for landscaping
Percentage Reused or Recycled	65% - 90%
Off Site Destination	Refer to Part 3.5 on page 21.

5. Plasterboard & Fibro

Volume / Weight	45 cubic metres / 15.75 Tonnes
On Site Reuse	No – all material will be transported for disposal off-site.
Percentage Reused or Recycled	To be determined
Off Site Destination	Refer to Part 3.5 on page 21.

6. Metals / Steel / Guttering & Downpipes

Volume / Weight	20 cubic metres / 10.50 Tonnes
On Site Reuse	No
Percentage Reused or Recycled	60 – 90%
Off Site Destination	Refer to Part 3.5 on page 21.

7. Roof Tiles / Tiles

Volume / Weight	10 cubic metres / 7.50 Tonnes
On Site Reuse	Broken up and used as fill.
Percentage Reused or Recycled	80% - 90%
Off Site Destination	Refer to Part 3.5 on page 21.

8. Plastics

Volume / Weight	15 cubic metres / 3 Tonne
On Site Reuse	Nil
Percentage Reused or Recycled	80% - 95%
Off Site Destination	Refer to Part 3.5 on page 21.

9. Glass, Electrical & Light Fittings, PC items

Volume / Weight	20 cubic metres / 7 Tonne
On Site Reuse	No
Percentage Reused or Recycled	70% - 90%
Off Site Destination	Refer to Part 3.5 on page 21.

10. Fixture & Fittings (Doors Fittings, Other Fixtures, etc)

Volume	10 cubic metres / 3.50 Tonnes
On Site Reuse	Broken up and used as fill.
Percentage Reused or Recycle	80% - 90%
Off Site Destination	Refer to Part 3.5 on page 21.

11. Pallets

Volume / Weight	10 cubic metres / 46 Tonne
On Site Reuse	No
Percentage Reused or Recycle	90% - 100%
Off Site Destination	Refer to Part 3.5 on page 21.

12. Residual Waste

Volume / Weight	3,500 cubic metres / 3,500 Tonnes
On Site Reuse	No
Off Site Destination	Refer to Part 3.5 on page 21.
Notes on calculation of volume of residual waste	1. In calculating the amount of residual waste produced from the demolition of all buildings on site, it is estimated that 10% of it, will be residual waste. 2. As all of the materials vary in weight per volume, a figure of 1 cubic metre of material is equal to 1 tonne in weight has been used.

It is noted that the quantities of materials detailed in this section (Part 3.2) are estimates only, based on current industry standards and quantity analysis, and may vary due to the prevailing nature of construction constraints, weather conditions, and any other unforeseeable activities associated with the construction of the buildings, which are beyond the control of the developer, including but not being limited to theft, accidents, and other acts of misadventure. Notwithstanding any of the above, the developer will provide Council with all details in relation to any major variations in this regard.

The facilities and agencies that have been nominated to receive the materials listed above have been identified within the NSW waste industry as being a facility or agency that will accept the materials specified in each respective table.

The developer understands that any costs associated with the transportation and receipt of all materials will be their responsibility. The developer is under no obligation to use any nominated facility or agency, but should any alternative arrangements be made, it will be the developers' responsibility to ensure that all materials excess to construction removed from the site are disposed of, or processed, appropriately.

The developer will keep a written record of all documentation associated with the transportation, disposal and processing of all materials associated with the demolition of all structures on site. Additionally, during the construction of the building, every effort will be made to reduce and minimise the amount of building materials excess to its construction.

3.3 CONSTRUCTION – ON-SITE STORAGE OF MATERIALS

During the construction of the buildings, an area will be set aside on the site as a compound for the on-site storage of materials prior to their removal from the site. This compound will provide for: -

- Material sorting,
- Segregation of materials that may be hazardous and which will be required to be disposed of,
- Recovery equipment, such as concrete crushers, chippers, and skip bins,
- Material storage, and,
- Access for transport equipment.

Appropriate vehicular access will be provided on and off site, and to the compound, to enable the efficient removal of reusable, recyclables, and waste materials.

Prior to the commencement of construction works, the developer will provide Council with a 'Site Plan for the On-Site Storage of Materials at Construction'. This plan will show in detail the location of each area within the compound, set aside for the segregated storage of all materials involved in the demolition of all buildings on the site.

3.4 CONSTRUCTION – EXCAVATED MATERIAL

All excavated material removed from the site, as a result of any activities associated with the construction of the building, must be classified in accordance with the Department of Environment, Climate Change and Water NSW Waste Classification Guidelines prior to removal, transportation and disposal to an approved waste management facility. All relevant details must be reported to the PCA.

3.5 LICENSED PROCESSING & DISPOSAL FACILITIES

The facilities nominated below are appropriately licensed to receive the materials nominated in Tables 1 to 12 on pages 17 to 20 and Part 3.5 on page 21.

1. Woy Woy Landfill, Nagan Road, Woy Woy (Tel 02 4342 5255)
2. One Steel Recycling, 901-909 Pacific Highway, Lisarow (Tel 02 4343 5922)
3. J & J Metal Recycling, 5 Fielder Street, West Gosford (Tel Mb 0409 195 871)
4. Buttonderry Waste Management Facility, 850 Hue Hue Rd, Jilliby. (Tel 02 4350 1320)
5. The Building Recyclers Depot Pty Ltd, 11 Jack Grant Avenue, Warnervale (Tel 0407

The facilities and agencies that receive the materials listed above are, licensed and generally able, to accept the materials specified.

The appointed contractor understands that any costs associated with the transportation and receipt of these materials will be their responsibility.

Based on the above information, it is anticipated that between 75% and 85% of all materials excess to construction needs will be able to be recycled or re-used, well above the Council's required targets.

The appointed contractor is under no obligation to use any nominated facility or agency, but should any alternative arrangements be made, it will be the contractors responsibility to ensure that all demolished materials removed from the site are disposed of, or processed, appropriately.

The developer will keep a written record of all documentation associated with the transportation, disposal, and processing of all materials excess to the construction of the building.

Additionally, during the construction of the building, every effort will be made to reduce and minimise the amount of building materials excess to construction.

PART 4 – CHUTE SYSTEMS

4.1 OVERVIEW

This Part (Part 4) applies to chute systems for the development as detailed herein:

- Site A – Building B1 – 372-374 Mann Steet – Twenty-one (21) storey building of mixed residential and commercial components containing 114 x 1, 2 and 3 bed-room units and commercial/retail space on Level 1 over basement levels,
- Site B – Building B2 – 35-37 Dwyer Mann Steet – Seven (7) storey residential flat building containing 73 x 1, 2 and 3 bed-room units, over basement levels, and,
- Site B – Building B3 – 35-37 Dwyer Mann Steet – Seven (7) storey residential flat building containing 62 x 2 and 3 bed-room units, over basement levels.

4.2 DESIGN REQUIREMENTS

Linear Garbage Chute Systems will be incorporated into the building design for each building for the residential component of the development only. The chutes will be dual chutes for the reception and transfer of both waste and recycling material.

All waste deposited into the waste chutes will discharge into 1100-litre mobile bins placed onto a three (3) bin mechanically operated linear track system which are provided in respective Bin/Chute Rooms located in Basement 1 as indicated on the Architectural Drawings.

All recycling material deposited into the recycling chutes will discharge into 1100-litre mobile bins placed onto a three (3) bin mechanically operated linear track system which are provided in respective Bin/Chute Rooms in Basement 1 as indicated on the Architectural Drawings.

The linear systems are located next to each other in the bin chute rooms as detailed in the Architectural Drawings.

At a minimum each Garbage and Recycling Chute System will be designed to meet the following requirements: -

1. Chutes and service openings must be constructed of metal or other smooth faced, durable, fire resistant and impervious material of non-corrosive nature.
2. Chutes will be cylindrical in section with a minimal internal diameter of 500 mm. The diameter around each chute will be a minimum width of 750 mm to allow for infrastructure fittings, such as fixing brackets and noise insulation.
3. Chutes will be vertical without bends or “off-sets” (except for the chute outlets) and not be reduced in diameter.
4. The waste chutes will terminate in the Bin/Chute Room located in Basement 1 and discharge all waste material into a 1100-litre receptacle placed onto the three (3) Bin Linear track system.
5. The recycling chutes will terminate in the Bin/Chute Room located in Basement 1 and discharge all recycling material into a 1100-litre receptacle placed onto the three (3) Bin Linear track system.
6. The Chute and service openings must be capable of being easily cleaned.
7. Chutes must be ventilated to ensure that air does not flow from the chute through any service opening.

8. The Garbage Chute systems must comply with the relative provisions of the Building Code of Australia, and relevant Australian Standards (e.g., AS1530.4-2005).
9. All Linear Bin Systems will be designed, manufactured and installed in accordance with relevant Australian Standards and to manufacturers specifications.

4.3 BUILDING B 1 – DUAL CHUTE SYSTEMS

Building B1 is a twenty-one (21) storey building of mixed residential and commercial components containing 114 x 1, 2 and 3 bed-room units and commercial/retail space on Level 1 over basement levels.

Building B1 comprises of a single core, with dual chute compartments on provided on each level of the building from the Lower Ground Floor up to Level 20 with the dual chute compartments located on each floor of the building , the chute compartments.

Service rooms in the form of separate Waste and Recycling Compartments, each with their own hopper door providing access to each chute, is provided on each residential level of the building, from the Lower Ground Floor level 20.

Each of the chute compartments are located on the western side of the lobby adjacent to the fire stairs and diagonally north-east of and opposite to the three (3) lifts as indicated in the Architectural Drawings.

In general, each dual chute compartment will have approximate internal dimensions of 1.0m x 1.0m, with a floor area of 1.0sqm, and will provide space for both the waste and recycling chutes, which will have internal dimensions of 750 mm x 750mm and will be installed within these confines in a fire rated compartment.

The linear track bin systems for both of the waste and recycling chutes are designed to provide space for 3 x 1100-litre bins but will actually hold 2 x 1100-litre bins, as space on the track is to be provided to allow the bins to be moved to the rear of the track when the automated system is activated to recognise that one of the bins (the middle bin) is full. The tracks are located side by side as indicated on the Architectural Drawings.

Waste and recycling material will discharge into the respective bins on the linear system in the Bin/Chute Room located in Basement 1 of B1 as indicated on the Architectural Drawings.

4.3.1 Waste Chute

Residents will deposit waste material into the chute inlet hopper, labelled '**Waste Chute – Reception of Garbage Only**'.

Based on Council's waste generation rates (140-litres of space per unit per week), it is anticipated that the 114 units in building B1 will generate 15,960-litres of waste per week, or 2,280.00-litres per day.

As the capacity of the waste bins on the track is 2,200-litres, Bin/Chute Room A1, will be inspected a minimum of two (2) times per day in order to ensure that waste receptacles will be removed when full.

Full waste bins will be removed from under the Chute outlet and replaced immediately with an empty one.

The Building Manager or their authorised representative will be responsible for transferring full 1100-litre recycling bins from under the chute into the to the bin storage area of the room, where they will be stored for servicing.

Full waste bins removed from under the Chute outlet and replaced immediately with an empty one.

The Building Manager or their authorised representative will monitor all activities associated with the use and operation of the chute, the depositing of recycling into it, to ensure that there will be no spillage, and that the system operates effectively.

4.3.2 Recycling Chute

Residents will deposit recycling material into the chute inlet hopper, labelled '**Recycling Chute – Reception of Recycling Material Only**'.

Based on Council's recycling generation rates (120-litres of space per unit per week), it is anticipated that the 114 units in B1 will generate 13,680-litres of waste per week, or 1,954.29-litres per day.

As the capacity of the recycling bins on the track is 2,200-litres, Bin/Chute Room B1, will be inspected at least once (1) per day in order to ensure that waste receptacles will be removed when full.

The Building Manager or their authorised representative will be responsible for transferring full 1100-litre recycling bins from under the chute into the to the bin storage area of the room, where they will be stored for servicing.

Full waste bins removed from under the Chute outlet and replaced immediately with an empty one.

The Building Manager or their authorised representative will monitor all activities associated with the use and operation of the chute, the depositing of recycling into it, to ensure that there will be no spillage, and that the system operates effectively.

4.4 BUILDING B 2 – DUAL CHUTE SYSTEMS

Building B2 is a six (6) storey residential flat building containing 73 x 1, 2 and 3 bed-room units from the Lower Ground Floor up.

Building B2 comprises of two (2) cores:

- Southern Core – 37 units, and,
- Northern Core – 36 units.

Dual chute compartments are provided on each level of the building in both cores.

4.4.1 Waste Chute – Southern Core

The Southern Core of Building B2 is situated on the south side of B2 as indicated on the Architectural Drawings and contains 37 x 1, 2 and 3 bed-room units.

Residents will deposit waste material into the chute inlet hopper, labelled '**Waste Chute – Reception of Garbage Only**'.

Based on Council's waste generation rates (120-litres of space per unit per week), it is anticipated that the 37 units in this core of B2 will generate 4,440-litres of waste per week, or 634.29-litres per day.

As the capacity of the waste bins on the track is 2,200-litres, Bin/Chute Room A1, will be inspected once (1) per day in order to ensure that waste receptacles will be removed when full.

Full waste bins will be removed from under the Chute outlet and replaced immediately with an empty one.

The Building Manager or their authorised representative will be responsible for transferring full 1100-litre recycling bins from under the chute into the to the bin storage area of the room, where they will be stored for servicing.

Full waste bins removed from under the Chute outlet and replaced immediately with an empty one.

The Building Manager or their authorised representative will monitor all activities associated with the use and operation of the chute, the depositing of recycling into it, to ensure that there will be no spillage, and that the system operates effectively.

4.4.2 Recycling Chute – Southern Core

Residents will deposit recycling material into the chute inlet hopper, labelled '**Recycling Chute – Reception of Recycling Material Only**'.

Based on Council's recycling generation rates (120-litres of space per unit per week), it is anticipated that the 37 units in this core of B2 will generate 4,440-litres of waste per week, or 634.29-litres per day.

As the capacity of the recycling bins on the track is 2,200-litres, Bin/Chute Room B1, will be inspected at least once (1) per day in order to ensure that waste receptacles will be removed when full.

The Building Manager or their authorised representative will be responsible for transferring full 1100-litre recycling bins from under the chute into the to the bin storage area of the room, where they will be stored for servicing.

Full waste bins removed from under the Chute outlet and replaced immediately with an empty one.

The Building Manager or their authorised representative will monitor all activities associated with the use and operation of the chute, the depositing of recycling into it, to ensure that there will be no spillage, and that the system operates effectively.

4.4.3 Waste Chute – Northern Core

The Northern Core of Building B2 is situated on the north side of B2 as indicated on the Architectural Drawings and contains 36 x 1, 2 and 3 bed-room units.

Residents will deposit waste material into the chute inlet hopper, labelled '**Waste Chute – Reception of Garbage Only**'.

Based on Council's waste generation rates (120-litres of space per unit per week), it is anticipated that the 36 units in this core of B2 will generate 4,320-litres of waste per week, or 617.15-litres per day.

As the capacity of the waste bins on the track is 2,200-litres, Bin/Chute Room A1, will be inspected once (1) per day in order to ensure that waste receptacles will be removed when full.

Full waste bins will be removed from under the Chute outlet and replaced immediately with an empty one.

The Building Manager or their authorised representative will be responsible for transferring full 1100-litre recycling bins from under the chute into the to the bin storage area of the room, where they will be stored for servicing.

Full waste bins removed from under the Chute outlet and replaced immediately with an empty one.

The Building Manager or their authorised representative will monitor all activities associated with the use and operation of the chute, the depositing of recycling into it, to ensure that there will be no spillage, and that the system operates effectively.

4.4.4 Recycling Chute – North Core

Residents will deposit recycling material into the chute inlet hopper, labelled '**Recycling Chute – Reception of Recycling Material Only**'.

Based on Council's recycling generation rates (120-litres of space per unit per week), it is anticipated that the 36 units in this core of B2 will generate 4,320-litres of waste per week, or 617.15-litres per day.

As the capacity of the recycling bins on the track is 2,200-litres, Bin/Chute Room B1, will be inspected at least once (1) per day in order to ensure that waste receptacles will be removed when full.

The Building Manager or their authorised representative will be responsible for transferring full 1100-litre recycling bins from under the chute into the to the bin storage area of the room, where they will be stored for servicing.

Full waste bins removed from under the Chute outlet and replaced immediately with an empty one.

The Building Manager or their authorised representative will monitor all activities associated with the use and operation of the chute, the depositing of recycling into it, to ensure that there will be no spillage, and that the system operates effectively.

4.5 BUILDING B 3 – DUAL CHUTE SYSTEMS

Building B3 is a seven (7) storey residential flat building containing 62 x 1, 2 and 3 bed-room units from the Lower Ground Floor up.

Building B3 comprises of two (2) cores:

- Southern Core – 31 units, and,
- Northern Core – 31 units.

Dual chute compartments are provided on each level of the building in both cores.

4.5.1 Waste Chute – Southern Core

The Southern Core of Building B3 is situated on the south side of B3 as indicated on the Architectural Drawings and contains 31 x 1, 2 and 3 bed-room units.

Residents will deposit waste material into the chute inlet hopper, labelled **‘Waste Chute – Reception of Garbage Only’**.

Based on Council’s waste generation rates (140-litres of space per unit per week), it is anticipated that the 31 units in this core of B3 will generate 4,340-litres of waste per week, or 620.00-litres per day.

As the capacity of the waste bins on the track is 2,200-litres, Bin/Chute Room B3, will be inspected once (1) per day in order to ensure that waste receptacles will be removed when full.

Full waste bins will be removed from under the Chute outlet and replaced immediately with an empty one.

The Building Manager or their authorised representative will be responsible for transferring full 1100-litre recycling bins from under the chute into the to the bin storage area of the room, where they will be stored for servicing.

Full waste bins removed from under the Chute outlet and replaced immediately with an empty one.

The Building Manager or their authorised representative will monitor all activities associated with the use and operation of the chute, the depositing of recycling into it, to ensure that there will be no spillage, and that the system operates effectively.

4.5.2 Recycling Chute – Southern Core

Residents will deposit recycling material into the chute inlet hopper, labelled **‘Recycling Chute – Reception of Recycling Material Only’**.

Based on Council’s recycling generation rates (120-litres of space per unit per week), it is anticipated that the 31 units in this core of B3 will generate 3,720-litres of waste per week, or 531.43-litres per day.

As the capacity of the recycling bins on the track is 2,200-litres, Bin/Chute Room B3, will be inspected at least once (1) per day in order to ensure that waste receptacles will be removed when full.

The Building Manager or their authorised representative will be responsible for transferring full 1100-litre recycling bins from under the chute into the to the bin storage area of the room, where they will be stored for servicing.

Full waste bins removed from under the Chute outlet and replaced immediately with an empty one.

The Building Manager or their authorised representative will monitor all activities associated with the use and operation of the chute, the depositing of recycling into it, to ensure that there will be no spillage, and that the system operates effectively.

4.5.3 Waste Chute – Northern Core

The Northern Core of Building B3 is situated on the north side of B3 as indicated on the Architectural Drawings and contains 31 x 1, 2 and 3 bed-room units.

Residents will deposit waste material into the chute inlet hopper, labelled '**Waste Chute – Reception of Garbage Only**'.

Based on Council's waste generation rates (140-litres of space per unit per week), it is anticipated that the 31 units in this core of B3 will generate 4,340-litres of waste per week, or 620-litres per day.

As the capacity of the waste bins on the track is 2,200-litres, Bin/Chute Room B3, will be inspected once (1) per day in order to ensure that waste receptacles will be removed when full.

Full waste bins will be removed from under the Chute outlet and replaced immediately with an empty one.

The Building Manager or their authorised representative will be responsible for transferring full 1100-litre recycling bins from under the chute into the to the bin storage area of the room, where they will be stored for servicing.

Full waste bins removed from under the Chute outlet and replaced immediately with an empty one.

The Building Manager or their authorised representative will monitor all activities associated with the use and operation of the chute, the depositing of recycling into it, to ensure that there will be no spillage, and that the system operates effectively.

4.5.4 Recycling Chute – North Core

Residents will deposit recycling material into the chute inlet hopper, labelled '**Recycling Chute – Reception of Recycling Material Only**'.

Based on Council's recycling generation rates (120-litres of space per unit per week), it is anticipated that the 31 units in this core of B3 will generate 3,720-litres of waste per week, or 531.43-litres per day.

As the capacity of the recycling bins on the track is 2,200-litres, Bin/Chute Room B3, will be inspected at least once (1) per day in order to ensure that waste receptacles will be removed when full.

The Building Manager or their authorised representative will be responsible for transferring full 1100-litre recycling bins from under the chute into the to the bin storage area of the room, where they will be stored for servicing.

Full waste bins removed from under the Chute outlet and replaced immediately with an empty one.

The Building Manager or their authorised representative will monitor all activities associated with the use and operation of the chute, the depositing of recycling into it, to ensure that there will be no spillage, and that the system operates effectively.

4.6 ON GOING MANAGEMENT & MAINTENANCE OF CHUTE SYSTEM

The Owners Corporation will be responsible for all issues associated with the on-going management and maintenance of the Garbage Chute System and all activities associated with it. This will include, but not be limited, to the following: -

1. Displaying signage indicating appropriate use of all waste management systems, including what is and what is not recyclable.
2. Educating residents in the correct use of the chute, and the need to keep bulky items and recyclables out of the chute system.
3. Providing regular maintenance, including cleaning and unblocking chutes.
4. Regular inspection of the Garbage Rooms, and the Garbage Chute Outlet Compartment to ensure that all waste is managed appropriately.
5. It will be the responsibility of the Building Manager to manage all activities associated with the use and operation of all chute systems, bin transportation activities, maintenance and cleaning, the regular inspection of all bin and chute rooms, bin holding areas and loading areas, and any other activities associated with the operation of all waste management systems and processes of the residential component of the development.

4.7 MANAGEMENT OF FOGO BINS

The Building Manager or their authorised representative will be responsible for transferring all FOGO bins from the respective compartments on each floor of each building to the three (3) respective Bin/Chute Rooms and Storage Areas in Basement 1 and returning them back to their respective compartments on each level of each building.

PART 5 – ON GOING USE

5.1 OBJECTIVES

1. To ensure that the storage, amenity and management of waste is sufficient to meet the needs of the development.
2. To ensure that all waste management activities are carried out effectively and efficiently, and in a manner, that will promote the principles of health, safety and, convenience.
3. To promote waste minimisation practices.

5.2 ASSUMPTIONS

In preparing this Plan, the following assumptions have been made: -

1. This Waste Management Plan has been prepared for a Development Application to be submitted to the NSW Planning Panel as part of a State Significant Development Application for the development of land over two (2) sites at 372-374 Mann Street and 35-37 Dwyer Street, North Gosford, comprising of three developments:
 - a) Site A – Building B1 – 372-374 Mann Street – Twenty-one (21) storey building of mixed residential and commercial components containing 114 x 1, 2 and 3 bed-room units and commercial/retail space on Level 1 over basement levels,
 - b) Site B – Building B2 – 35-37 Dwyer Mann Street – Seven (7) storey residential flat building containing 73 x 1, 2 and 3 bed-room units, over basement levels, and,
 - c) Site B – Building B 3 – 35-37 Dwyer Mann Street – Seven (7) storey residential flat building containing 62 x 2 and 3 bed-room units, over basement levels.
2. Linear Garbage Chute Systems will be incorporated into the building design for each building. The chutes will be dual chutes for the reception and transfer of both waste and recycling material.
3. All waste deposited into the waste chutes will discharge into 1100-litre mobile bins placed onto a three (3) bin mechanically operated linear track system which are provided in respective Bin/Chute Rooms located in Basement 1 as indicated on the Architectural Drawings.
4. All recycling material deposited into the recycling chutes will discharge into 1100-litre mobile bins placed onto a three (3) bin mechanically operated linear track system which are provided in respective Bin/Chute Rooms in Basement 1 as indicated on the Architectural Drawings.
5. The linear systems are located next to each other in the bin chute rooms a detailed in the Architectural Drawings.
6. All details in relation to the use and operation of the Dual Chute systems are provided in Part 4 on pages 19 to 27.
7. All mobile waste and recycling bins required for the on-going operation of the development will be stored within the confines of the respective bin/chute rooms at all times.
8. All waste and recycling generation rates have been calculated in accordance with the Gosford City Centre DCP 2018 and relevant guidelines.
9. All waste will be stored in 32 x 1100-litre mobile bins, serviced one (1) day per week.

10. All recycling material will be stored in 28 x 1100-litre mobile bins, serviced one (1) day per week.
11. As Council will be introducing a food and garden organics (FOGO) collection, serviced one (1) day per fortnight.
12. Until the introduction of the FOGO service, all green waste generated from the use and occupation of the building will be disposed of privately by an appointed landscape contractor.
13. All residential waste and recycling services to the development will take place from a loading bay located in Basement 1 as indicated on the Architectural Drawings.
14. The Central Coast Council will provide all residential waste and recycling services to the development.
15. All commercial waste and recycling bins will be stored within the confines of a Commercial Waste Room (CWR) located in the north-eastern side of the ground floor as indicated on the Architectural Drawings.
16. All commercial waste and recycling services to the development will take place from the loading bay in Basement 1 as indicated on the Architectural Drawings.
17. A licensed private waste and recycling contractor will be provided all residential waste and recycling services to the development.
18. The Owners Corporation will appoint a Building Manager or Caretaker whose responsibilities will include the management of all waste and recycling storage and collection activities.

5.3 RESIDENTIAL WASTE HANDLING & MANAGEMENT

As part of the kitchen fit out of each unit, cabinets will be provided within the unit so that separate and clearly marked and distinguishable waste and recycling containers will be accommodated. This is aimed at encouraging residents to source separate their waste and recycling materials in a convenient and efficient manner.

Additionally, sufficient space will be provided within each unit for the storage of a minimum of one (1) day's waste and recycling material.

5.4 RESIDENTIAL WASTE & RECYCLING – SERVICE REQUIREMENTS

All waste and recycling materials will be stored in approved receptacles of an appropriate size as specified in this WMP.

The lids of the bins shall be closed at all times to reduce litter, stormwater pollution, odour and vermin.

The Council in general requires that colour coded receptacle lids that distinguish each service component are to be provided:

- Waste Service – Red Lidded receptacle;
- Recycling Service – Yellow Lidded receptacle; and,
- FOGO Service – Green lidded receptacle .

Until the introduction of the FOGO service, all green waste generated from the use and occupation of the building will be disposed of privately by an appointed landscape contractor.

5.5 WASTE & RECYCLING – SERVICE ARRANGEMENTS

All waste and recycling generation rates have been calculated from information provided in the Gosford Waste Management Plan 2014 – Chapter 7.2 – Waste Management.

The table (Table 1) below specifies the criteria for waste and recycling generation rates as specified by the Gosford City Centre DCP 2018, based on: -

- Waste – 140 litres of space per unit (collected weekly),
- Recycling – 120-litres of space per unit (collected weekly), and,
- FOGO – 10 x 240-litre FOGO bins.

TABLE 1 – RESIDENTIAL WASTE & RECYCLING GENERATION RATES

SERVICE TYPE	UNITS	BIN SPACE PER UNIT	TOTAL SPACE REQUIRED	BINS SIZE	SERVICES PER WEEK	BINS REQUIRED	BINS PROVIDED
Waste	249	140	34,860	1100	1	31.91	32
Recycling	249	120	29,880	1100	1	27.17	28
FOGO	249	N / A	N / A	240	0.5	10.00	10

The following table (Table 2) specifies the proposed bin servicing requirements for the building and is based on the above waste and recycling generation rates:

TABLE 2 – PROPOSED SERVICING ARRANGEMENTS

WASTE	RECYCLING	FOGO
32 x 1100-litre bins One (1) Service per Week	28 x 1100-litre bins One (1) Service per Week	10 x 240-litre bins One (1) Service per Fortnight

5.6 PROVISION OF WASTE & RECYCLING SERVICES

5.6.1 Waste and Recycling Collection Service Provider Details

The Central Coast Council will provide all waste recycling and green waste services to the building.

5.6.2 Details of Mobile Containers

In relation to the size and design of the waste and recycling mobile bins, the following technical information is provided: -

CONTAINER TYPE	HEIGHT (metres)	DEPTH (metres)	WIDTH (metres)
240-litre mobile container	1.080	0.735	0.585
1100-litre mobile container	1.470	1.250	1.370

5.6.3 Mobile Bin Towing Device

A Mobile Bin Towing Device (MBTD) will be provided to transport all bins through the basement areas to and from the respective bin/chute rooms for all three (3) buildings and the residential bin holding room.

The MBTD will be designed and manufactured to transport a minimum of 8 x 1100-litre waste bins with a weight of 1,200kg's at any one time. As soon as the device is purchased and prior to the occupation of the building a full and comprehensive manufacturers specification of the mobile bin towing device (tug) will be provided to Council.

Prior to the occupation of the building the Owners Corporation will carry out a risk assessment of this activity and as a result will provide Council with a Safe Work Method Statement (SWMS) demonstrating how this work will be undertaken to comply with all relative work, health and safety requirements.

The Mobile Towing Device will be stored in a secure location in Bin Chute Room C in Basement 1 as indicated on the Architectural Drawings.

5.6.4 Waste & Recycling Requirements

Waste and recycling requirements are provided in the table below.

SERVICE	NUMBER OF CONTAINERS	COLLECTION FREQUENCY
Waste Service	32 x 1100-litre mobile containers	Weekly
Recycling Service	28 x 1100-litre mobile containers	Weekly
Green Waste	10 x 240-litre mobile containers	Fortnightly

5.6.5 Location, Design, and Construction of Bin/Chute and Storage Rooms

5.6.5.1 Bin Chute and Storage Room (BCSR) B1

Building B1 is a twenty-one (21) storey building of mixed residential and commercial components containing 114 x 1, 2 and 3 bed-room units and commercial/retail space on Level 1 over basement levels.

The Bin/Chute and Storage Room (BCSR) for B1 is separated into two (2) separate areas – one for the waste chute and one for the recycling chute.

For the waste chute, the linear track system outlet point is located BCSR 1 in Basement 2. It is a rectangular structure with an area of 17.5sqm and will provide storage space for the garbage chute outlet point with the 3 x 1100-litre waste bin linear track system located under the waste chute outlet

For the waste recycling chute, the linear track system outlet point is located BCSR 1 in Basement 1. It is also a rectangular structure with an area of 17.5sqm and will provide storage space for the garbage chute outlet point with the 3 x 1100-litre recycling bin linear track system located under the waste chute outlet

An appropriate number of spare 1100-litre waste and recycling bins will be stored in the storage areas adjacent to each of the rooms in Basements 1 and 2.

5.6.5.2 Bin Chute and Storage Room (BCSR) B2

Building B2 is a six (6) storey residential flat building containing 73 x 1, 2 and 3 bed-room units from the Lower Ground Floor up.

Building B2 comprises of two (2) cores:

- Northern Core – 36 units, and,
- Southern Core – 37 units.

Dual chute compartments are provided on each level of the building in both cores.

As Building B2 is separated into two (2) cores, it is provided with two (2) separate Bin Chute and Storage Rooms (BCSR's). Both of the rooms provide all infrastructure for the dual waste and recycling chutes and linear track systems.

For the 36 units located in the Northern Core, BCSR2N is located on the northern side of Basement 1 in the north-western corner of Basement 1 as indicated on the Architectural Drawings. It is an enclosed rectangular structure with an area of approximately 16sqm and will provide space for

- The garbage chute outlet with the 3 x 1100-litre waste bin linear track system located under the waste chute outlet,
- The recycling chute outlet with the 3 x 1100-litre recycling bin linear track system located under the recycling chute outlet,

For the 37 units located in the Southern Core, BCSR2S is located on the southern side of Basement 1 in the south-western corner of Basement 1 as indicated on the Architectural Drawings. It is an enclosed rectangular structure with an area of approximately 16sqm and will provide space for

- The garbage chute outlet with the 3 x 1100-litre waste bin linear track system located under the waste chute outlet,
- The recycling chute outlet with the 3 x 1100-litre recycling bin linear track system located under the recycling chute outlet,

An appropriate number of spare 1100-litre waste and recycling bins will be stored in the storage areas adjacent to each of the rooms in Basement 1.

5.6.5.3 Bin Chute and Storage Room (BCSR) B3

Building B3 is a six (6) storey residential flat building containing 62 x 1, 2 and 3 bed-room units from the Lower Ground Floor up.

Building B3 comprises of two (2) cores:

- Southern Core – 31 units, and,
- Northern Core – 31 units.

Dual chute compartments are provided on each level of the building in both cores.

As Building B3 is separated into two (2) cores, it is provided with two (2) separate Bin Chute and Storage Rooms (BCSR's). Both of the rooms provide all infrastructure for the dual waste and recycling chutes and linear track systems.

For the 31 units located in the Southern Core, BSCR3S is located on the southern side of Basement 1 as indicated on the Architectural Drawings. It is an enclosed rectangular structure with an area of approximately 16sqm and will provide space for

- The garbage chute outlet with the 3 x 1100-litre waste bin linear track system located under the waste chute outlet,
- The recycling chute outlet with the 3 x 1100-litre recycling bin linear track system located under the recycling chute outlet,

An appropriate number of spare 1100-litre waste and recycling bins will be stored in the storage areas adjacent to each of the rooms in Basement 1.

For the 30 units in the Northern Core, BSCR3N is located on the southern side of Basement 1 in the southern side of Basement 1 as indicated on the Architectural Drawings. It is an enclosed rectangular structure with an area of approximately 16sqm and will provide space for

- The garbage chute outlet with the 3 x 1100-litre waste bin linear track system located under the waste chute outlet,
- The recycling chute outlet with the 3 x 1100-litre recycling bin linear track system located under the recycling chute outlet,

An appropriate number of spare 1100-litre waste and recycling bins will be stored in the storage areas adjacent to each of the rooms in Basements 1 and 2.

All electrical equipment, including the provision of lighting, will be installed in accordance with the relevant Australian Standards.

Natural and mechanical ventilation will be required to be installed within the WSA in accordance with the relative provisions of the Building Code of Australia.

5.6.6 Serving Methodology – On Site Collections

All residential waste and recycling services will take place from an on-site loading area provided in Basement 1 of Building B1 or Building B2, as indicated on the Architectural Drawings.

The loading area is located on the northern side of Basement B1. It is proposed to provide all waste and recycling services from these loading areas, which have been designed to accommodate the Central Coast Councils rear loading HRV collection vehicle, which according to the Councils guidelines has the following dimensions:

- Length – 10.24m (max),
- Operational and Travel Height – 3.5m (max),
- Weight (Vehicle only) – 12.4 tonnes,
- Payload – 9.5 tonnes,
- Width – 2.5m, and,

- Swept Paths (Turning Circles) – 18m.

All information in relation to the collection vehicle sizes has been provided by the Traffic Consultant.

The process of moving all bins from the respective Bin/Chute Rooms in Basement 1 of all three (3) buildings will be undertaken by the Building Manager or their authorised representative, using a Mobile Bin Towing Device (Bin Tug).

It will be necessary to tow 32 x 1100-litre mobile waste bins and 28 x 1100-litre mobile recycling bins, one (1) day per week, and 10 x 240-litre mobile FOGO bins, one (1) day per fortnight.

It is obvious that all bin movements will need to be coordinated in a manner that will minimise the impact of their movements on both pedestrian and vehicular movement throughout the Lower Ground Floor.

To facilitate this process, the Owners Corporation will develop a Bin Transportation Operational Management Plan which will be provided to Council prior to the issue of a Construction Certificate.

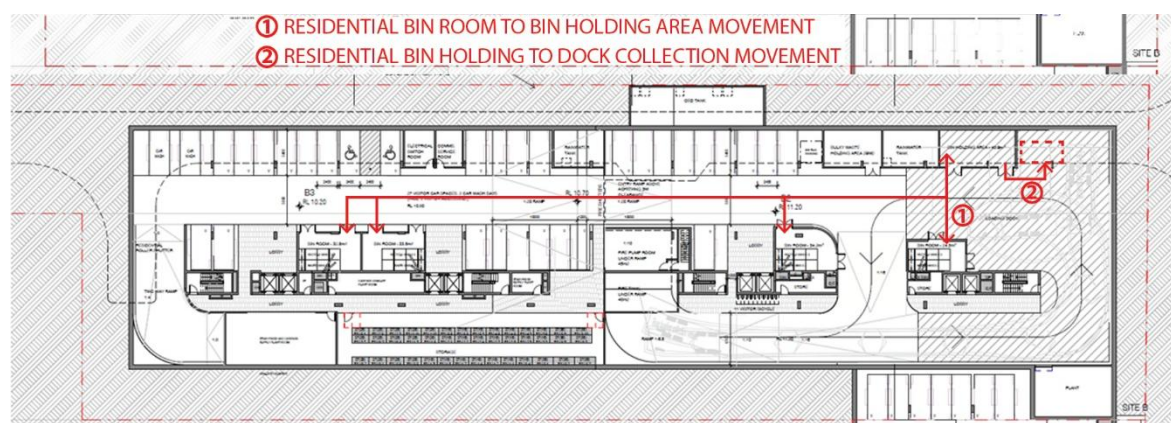
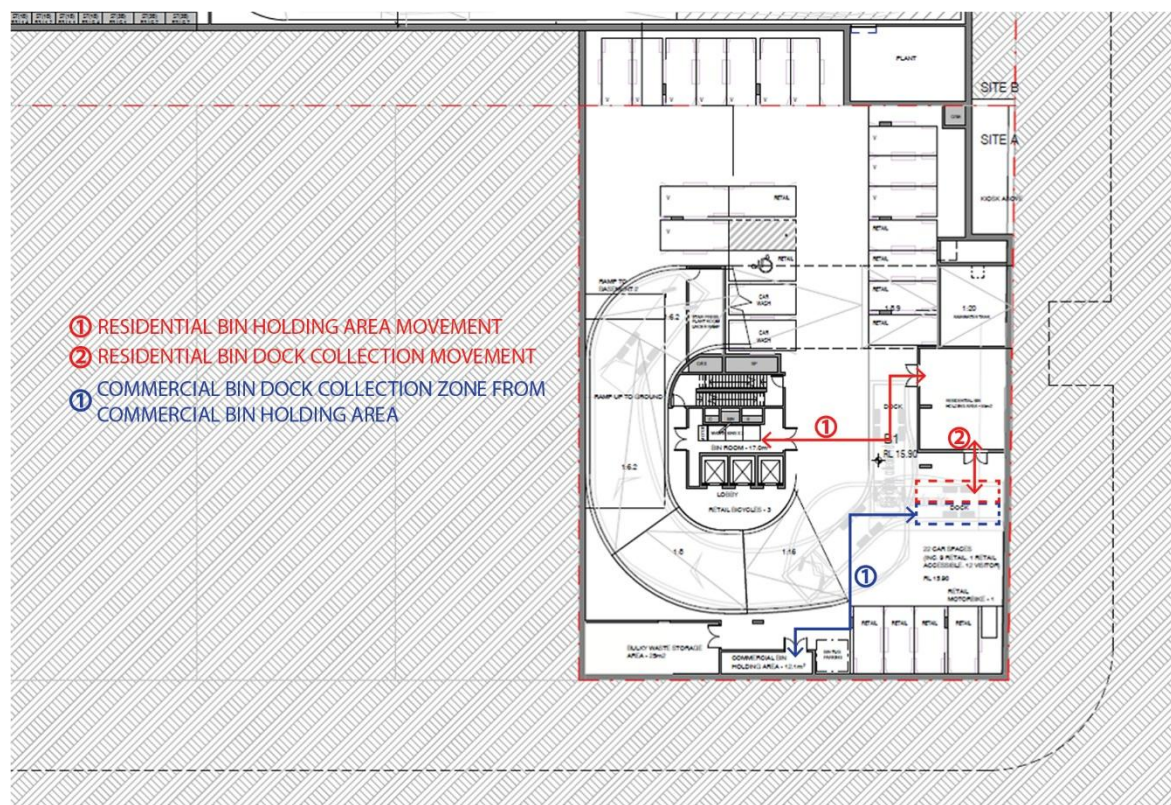
As all Bin/Chute Rooms are located in various areas of Basement 1, the waste and recycling bins provided in each building will need to be transported from these areas along the floor of Basement 1, up the ramp to the Lower Ground Floor to the Bin Holding Room located in its northern corner, where they will be stored for collection.

The collection area is separated into the loading dock with the temporary Bin Holding Area where all respective bins will be stored for servicing. The BHA will provide adequate space for all bins required to be serviced by Council and will only be stored in this area for a maximum of 24 hours.

The Building Manager or their authorised representative will be responsible for returning all waste, recycling and FOGO bins back to their respective Bin/Chute Rooms after they have been serviced. This will also be undertaken using a Mobile Bin Towing Device (Bin Tug).

5.6.7 – LAYOUTS – BIN HOLDING ROOMS – BIN MOVEMENTS

The sketch below provides details of bin movements to and from collection area for the provision of both residential and commercial services. These sketches are to be read in tandem with the information provided herein.



5.6.8 Servicing Arrangements – Waste Collections

All waste services will be provided by Central Coast Council, using a rear-loading collection vehicle that will enable all collections to be carried out effectively and efficiently, and in a manner that will aim not impact negatively on the principles of health, safety or convenience.

On the evening prior to collection the Building Manager or their authorized representative will transport the bins from the respective Basement 1 Bin/Chute Rooms to the Lower Ground Floor Loading Dock where a Bin Holding Area (BHA)

will be provided at the rear of the loading dock.

The bins will be placed onto the BHA in a manner that will not adversely impact on the principles of health, safety or convenience.

Upon the arrival of the collection vehicle to the loading area a member of the collection team will transport the bins from the BHA to the rear of the collection vehicle stationed in the loading area and attached the bins to the lifting device, activate the device and deposit the contents of each bin into the body of the collection vehicle.

Upon completion of servicing, a member of the collection team will return the bins to the BHA.

The waste bins will be serviced one (1) day per week on a day to be determined by the Council.

All 32 x 1100-litre mobile waste bins will be serviced on each collection day.

The bins will be returned to the respective Bin/Chute Rooms as soon as practicable after servicing has been completed, but no later than 4 hours after collection. The Building Manager will be responsible for this using the MBTD. As Buildings B2 and B3 share a basement it is proposed to provide 1 MBTD for both of these buildings, and one (1) MBTD will be provided for B1

5.6.9 Servicing Arrangements – Recycling Collections

All recycling services will be provided by the Central Coast Council, using a rear-loading collection vehicle that will enable all collections to be carried out effectively and efficiently, and in a manner that will aim not to impact negatively on the principles of health, safety or convenience.

On the evening prior to collection the Building Manager or their authorized representative will transport the bins from the respective Basement 1 Bin/Chute Rooms to the Lower Ground Floor Loading Dock where a Bin Holding Area (BHA) will be provided at the rear of the loading dock.

The bins will be placed onto the BHA in a manner that will not adversely impact on the principles of health, safety or convenience.

Upon the arrival of the collection vehicle to the loading area a member of the collection team will transport the bins from the BHA to the rear of the collection vehicle stationed in the loading area and attached the bins to the lifting device, activate the device and deposit the contents of each bin into the body of the collection vehicle.

Upon completion of servicing, a member of the collection team will return the bins to the BHA.

The recycling bins will be serviced one (1) day per week on a day to be determined by the Council.

All 28 x 1100-litre mobile recycling bins will be serviced on each collection day.

The bins will be returned to the respective Bin/Chute Rooms as soon as practicable after servicing has been completed, but no later than 4 hours after collection. The Building Manager will be responsible for this using the MBTD.

5.6.10 Servicing Arrangements – FOGO Collections

All FOGO services will be provided by the Central Coast Council, using a rear-loading collection vehicle that will enable all collections to be carried out effectively and efficiently, and in a manner that will aim not impact negatively on the principles of health, safety or convenience.

On the evening prior to collection the Building Manager or their authorized representative will transport the bins from the respective Basement 1 Bin/Chute Rooms to the Lower Ground Floor Loading Dock where a Bin Holding Area (BHA) will be provided at the rear of the loading dock.

The bins will be placed onto the BHA in a manner that will not adversely impact on the principles of health, safety or convenience.

Upon the arrival of the collection vehicle to the loading area a member of the collection team will transport the bins from the BHA to the rear of the collection vehicle stationed in the loading area and attached the bins to the lifting device, activate the device and deposit the contents of each bin into the body of the collection vehicle.

Upon completion of servicing, a member of the collection team will return the bins to the BHA.

The FOGO bins will be serviced one (1) day per fortnight on a day to be determined by the Council.

All 10 x 240-litre mobile recycling bins will be serviced on each collection day.

The bins will be returned to the respective Bin/Chute Rooms as soon as practicable after servicing has been completed, but no later than 4 hours after collection. The Building Manager will be responsible for this using the MBTD.

5.6.11 Bulky Waste Storage (BWSA)

Secure storage spaces will be provided for the storage of household bulky waste items that can be disposed of as part of any Council Clean Up services to be provided to the building. Three BWSA's will be provided, one for each building

All residents of the building will be provided with unrestricted 24-hour access to the each BWSA is located in Basement 1 as indicated on the Architectural Drawings. It measures 2.80m x 2.35m, with an area of approximately 6.58sqm.

The Building Manager or their authorized representative will be responsible for the transfer of bulk waste to and from the BWSA to the external collection point adjacent Ambler Parade.

The Owners Corporation will monitor this area regularly to ensure that all materials stored within its confines are done so in a manner that will not adversely impact on the health, safety and convenience. Regular maintenance of this area will be carried out.

The Owners Corporation will also be responsible for liaising with Council and arranging Council 'Clean Ups' to ensure the efficient and regular removal at these materials. It

will be the responsibility of the occupants of individual residential units, to dispose of this material, appropriately.

5.7 COMMERCIAL WASTE & RECYCLING SERVICES

5.7.1 Details of Commercial Land Uses

The commercial component of the development comprises of one (1) Takeaway Café with an outdoor 'Plaza' eating area. The café and plaza have a combined area of approximately 250sqm.

5.7.2 Commercial Waste and Recycling Generation Rates

All waste and recycling generation rates have been calculated in accordance with The Central Coast Waste Management Guidelines for cafes.

TABLE 3 – FORMULA FOR CALCULATION WASTE & RECYCLING GENERATION RATES FOR COMMERCIAL LAND USES

SERVICE	LAND USE	WASTE & RECYCLING GENERATION RATES
Waste	Cafe	660-litres of waste per 100sqm of floor area per day
Recycling	Café	130-litres of waste per 100sqm of floor area per day

5.7.3 Commercial Waste Services

All commercial waste services will be provided in accordance with the waste generation rates as prescribed in Table 3. The following table (Table 4) specifies the criteria for waste generation rates, and the service requirements as a result of applying to takeaway food shops.

TABLE 4 – WASTE GENERATION RATES

ACTIVITY	FORMULA	CALCULATION	LITRES PER WEEK
Café	660-litres per 100sqm per day	$660 \times 250 / 100 \times 6$	9,900.00
Total Litres of Waste Generated per Week			9,900.00
Service Requirements		3 x 1100-litre bins Three (3) Services per Week	
Total Litres of Waste Serviced per Week			9,900-litre per Week

It is considered that the one (1) contractor provide all waste services to the building and that 3 x 1100-litre mobile waste bins be provided to service the shop three (3) days per week. The Proprietor of the shop will be required to enter into a Service Level Agreement with the contractor, and written evidence of the Agreement will be kept on the premises, in order to demonstrate that the regular collection and disposal of all waste generated from these activities, has taken place.

5.7.4 Commercial Recycling Services

All commercial waste services will be provided in accordance with the waste generation rates as prescribed in Table 3. The following table (Table 5) specifies the criteria for waste generation rates, and the service requirements as a result of applying the waste generation rates to all units.

TABLE 5 – RECYCLING GENERATION RATES

ACTIVITY	FORMULA	CALCULATION	LITRES PER WEEK
Café	130-litres per 100sqm per day	$130 \times 250 / 100 \times 6$	1,950.00
Total Litres of Recycling Generated per Week			1,950.00 litres
Service Requirements		2 x 1100-litre bins	

	One (1) Service per week
Total Litres of Waste Serviced per Week	2,200-litres Serviced per Week

It is considered that the one (1) contractor provide all recycling services to the building and that 2 x 1100-litre mobile recycling bins be provided to service the shop one (1) day per week. The Proprietor of the shop will be required to enter into a Service Level Agreement with the contractor, and written evidence of the Agreement will be kept on the premises, in order to demonstrate that the regular collection and disposal of all waste generated from these activities, has taken place.

5.7.5 Commercial Waste Storage Area (CWSA)

The Commercial Waste Storage Area (CWSA) is located in the eastern corner of Basement 1 as indicated on the Architectural Drawings. It is an enclosed rectangular structure, which will provide sufficient space for:

- Storage space for 3 x 1100-litre mobile waste bins, and,
- Storage space for 2 x 1100-litre mobile recycling bins, and,

The Commercial Waste Storage Area (CWSA) will be designed to ensure there will be sufficient space to accommodate all garbage and recycling bins for all commercial units.

5.7.6 Commercial Waste Collection

All residential waste and recycling services will take place from an on-site loading area provided in Basement 1 of Building B1, as indicated on the Architectural Drawings.

The loading area is located on the northern side of Basement B1, adjacent to Lifts B1-1, B1-2 and B1/3. It is proposed to provide all waste and recycling services from THIS loading area, which has been designed to accommodate a rear loading HRV collection vehicle, which according to the Councils guidelines has the following dimensions:

- Length – 10.5m,
- Operational and Travel Height – 3.8m,
- Width – 2.9m, and,
- Swept Paths (Turning Circles) – 25m.

As required by Council all collection vehicles will reverse into the site and exit the building in a forward direction. Collection activities will take place as follows: -

- a) The Collection vehicle will enter the building from the New Private Road Pacific as indicated on the Architectural Drawings,
- b) Once into the building, a member of contractors collection team will remove the bins from the Commercial Waste Room and place the contents of the respective bins into the body of the collection vehicle.
- c) Once the bins have been serviced, the collection vehicle will exit the collection area and exit the building in a forward direction.

All internal access, parking and servicing arrangements are to comply with all relevant Australian Standards.

5.8 ON GOING OPERATION, USE & MAINTENANCE OF WASTE MANAGEMENT FACILITIES

All waste management facilities will be maintained in a clean and hygienic condition that will promote the principles of health, safety, and convenience.

In order to achieve these objectives, the following requirements will apply: -

1. The walls and floor of the bin room will be constructed of smooth faced masonry or concrete.
2. The bin room is to be washed and cleaned on a regular basis.
3. All mobile bins will be washed and cleaned on a regular basis.
4. Any electrical equipment, including the provision of lighting, will be installed in accordance with the relevant Australian Standards.
5. Appropriate signage will be displayed in a prominent position within the Centre identifying the location of the bin room as well as providing instruction to employees on how to use waste and recycling facilities, including what is and what is not recyclable.
6. The proprietor of the centre will be responsible for ensuring that all waste and recyclable matter and materials are placed and stored within the appropriate containers provided.

PART 6 – SUMMARY

6.1 SUMMARY

In summarising this proposal, the following information is provided:

1. This WMP has been prepared for a multi-storey mixed use residential and commercial development over two (2) sites at 372-374 Mann Street and 35-37 Dwyer Street, North Gosford, comprising of three developments.
2. This Waste Management Plan has been developed and documented in accordance with the requirements of Council.
3. All waste and recycling generation rates have been calculated in accordance with the Central Coast Councils Waste Management DCP and relevant guidelines.
4. All waste and recycling services for the residential component of the development will be provided by the Central Coast Council.
5. All waste and recycling services for the commercial component of the development will be provided by a licensed private waste and recycling collection contractor.
6. The WMP aims to promote the use of recyclable materials in the excavation, demolition, construction, and on-going operation of the building.
7. The WMP aims to ensure the design of waste and recycling storage facilities are of an adequate size, appropriate for the intended use of the building, hygienic with safe and manoeuvrable access.
8. The WMP aims to ensure that the provision of waste and recycling services to the completed buildings are carried out in an efficient manner, which will promote the principles of health, safety, and convenience.

The measures set out in this WMP aim to demonstrate that all such activities will be carried out effectively and efficiently, in a healthy, safe, and convenient manner, to acceptable community standards, and to the requirements of the Central Coast Council.
