Demolition & Construction Management Plan

For the proposed development of former kibbleplex marketown site at

Donnison Street Gosford

Concept Development Application Stage

Rev 3 - May 2020

Contents

1. INTRODUCTION

1.1 Purpose of Report:

This preliminary Construction & Demoltion Management Plan has been prepared to outline a range of safety, health, traffic and environmental considerations for the purposes of lodging a development application for the site at 136 Donnison Street Gosford.

The CMP aims to:

- Outline key environmental matters associated with the construction of the proposed development;
- Provide detailed demolition management plan for the initial stage of works
- Guide compliance with potential consent conditions and relevant regulatory requirements;
- Suggest management procedures to achieve the above; and
- Recommend monitoring, auditing and reporting processes to guide the ultimate head contractor appointed to deliver the works.
- Guidelines on waste management

1.2 Structure of the CMP

The structure of the CMP comprises three key elements namely:

- Description of the site and construction activities
- General management of the site
- Recommended environmental controls to be considered during construction
- Demolition management plan
- Waste management plans

1.3 CMP Implementation

This preliminary Management Plan will guide the project managers, contract superintendents and contractors responsible for the demolition and construction of the proposed development. It is expected that the following receipt of the development approval conditions, detailed CMPs are prepared for each stage and submitted with construction certificate information.

Detailed CMP's for each stage will provide details sufficient to understand, avoid, mitigate and remedy the potential environmental impacts of the project during construction.

1.4 Limitations

This preliminary Management Plan has been prepared to provide a general understanding of generic construction activities for delivering buildings and infrastructure, based on the initial concepts and preliminary site assessments.

Following individual Development Approval and availability of the Development Approval conditions, the CMP will be reviewed and revised to incorporate the detailed design, including appropriate arrangements for detailed Construction, Staging, Environmental and Construction Management Plans by the relevant head contractors.

Images 1: overall development image

It is anticipated that the Development Approval will contain conditions that certain reports and payment of fees that must be completed, submitted and approved before works can commence.

They are likely to be:

- Detailed Construction Management Plan for each subsequent Tower/Stage DA
- Environment Management Plans
- Erosion and Sediment Control Plan;
- Waste Management Plan.
- Traffic Management Plan and
- Payment of Long Service Levy and other authority fees.

2. PROJECT INFORMATION

2.1 The site

The site is located 136 Donnison Street Gosford within the Central Coast Council Local Government Area.

The site has frontage to Henry Parry Drive, William Street and Donnison Street. Henry Parry Drive is an RMS owned road.

The site has a total area of approximately 14,000m2.

Currently the site consists of the former kibbleplex/market town shopping centre, including ground and first floor shops, upper level roof top parking.

2.2 Proposed Development

The proposed development comprises of the following:

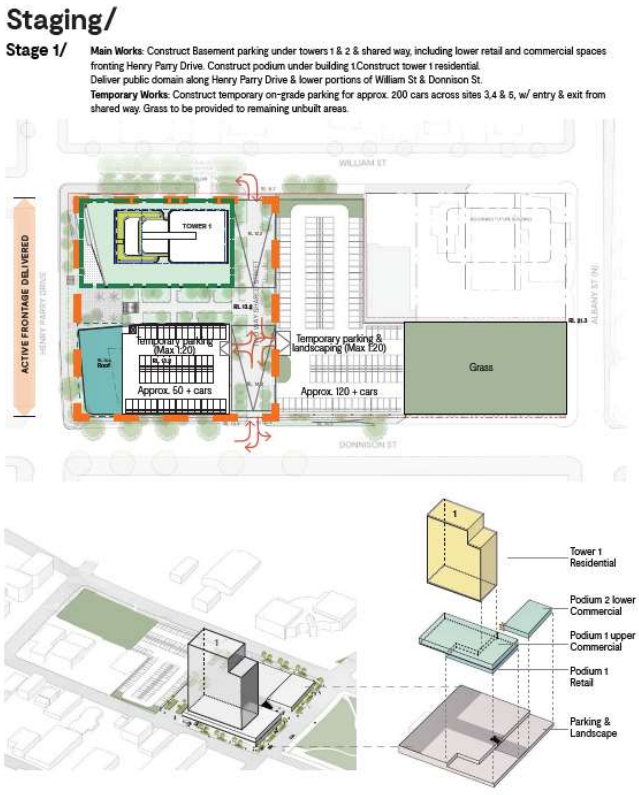
- Demolition of existing improvements on the site;
- Single level basement, plus multi levels of above ground and sleeved parking;
- Mixed us podium levels, including commercial and soho apartments;
- Five towers, comprising over 70,000sqm of GFA;
- Construction of private road infrastructure providing access to the basement car park servicing the residential apartment buildings;
- Extension, relocation and augmentation of physical infrastructure / utilities as required.

2.3 Staging

The project is to be delivered in stages as follows:

- Stage 1: Demolition of all improvements on the site, drainage relocation
- Stage 2: Excavation, Construction of tower 1, tower 2 podium, temporary car parking and landscaping
- Stage 3 – 6: construction of individual towers / podiums.

The temporary car parking will be reduced as staging progresses. Refer to detailed staging plans for further detail.



Architectural Design Report contains further plans on staging.

3. DEMOLITION MANAGEMENT

Demolition is to be undertaken by a qualified and licensed demolition contractor.

Husky Demolition have been appointed to prepare a supplementary Demolition Plan, please refer to annexure A

Demolition Management:

- Obtain Dilapidation Report for buildings on William Street
- Obtain and implement Traffic Management Plan
- Obtain Pre-Demolition Hazardous Materials Management Plan
    - Submit approval to Safe Work NSW for the proposed demolition works/ and Asbestos Removal – if Asbestos Contaminated Materials is on site – Site works cannot commence until approval from Safe Work NSW have been received.
- Submit 7-day notice to residents and local council prior to works commencing.
- Ensure disconnection of all services have been isolated – Confirmation of other trades to be received before commencement on site i.e. Electrical
- Site Amenities to be set up on site
- Site Establishment – all appropriate barriers and temporary fences etc. to be erected, access/egress gate to be locked and all signage “Demolition in Progress” to be displayed to restrict access to unauthorised personnel entering the area.
- B Class Hoarding to be erected on Henry Parry and William Street sides.
- Establish load out Zones on corner of Albany Street, & Donnison Street – see following diagrams
- All personnel engaged to carry out demolition removal are to be appropriately trained and experienced and appropriate PPE requirements for removal / demolition will be worn at all times.
- Carry out toolbox meetings, prior to commencement of demolition work.
- Noise to be monitored during demolition and controlled /reduced as required.
- Ensure all Hazardous Materials (asbestos if any) have been removed and confirmation such as a Clearance Certificate has been given from a Registered Hygienist, including top soil and excavation material. All soil to be classified prior to removal from site.
- Implement waste management guidelines and establish site controls for management of waste

Site establishment

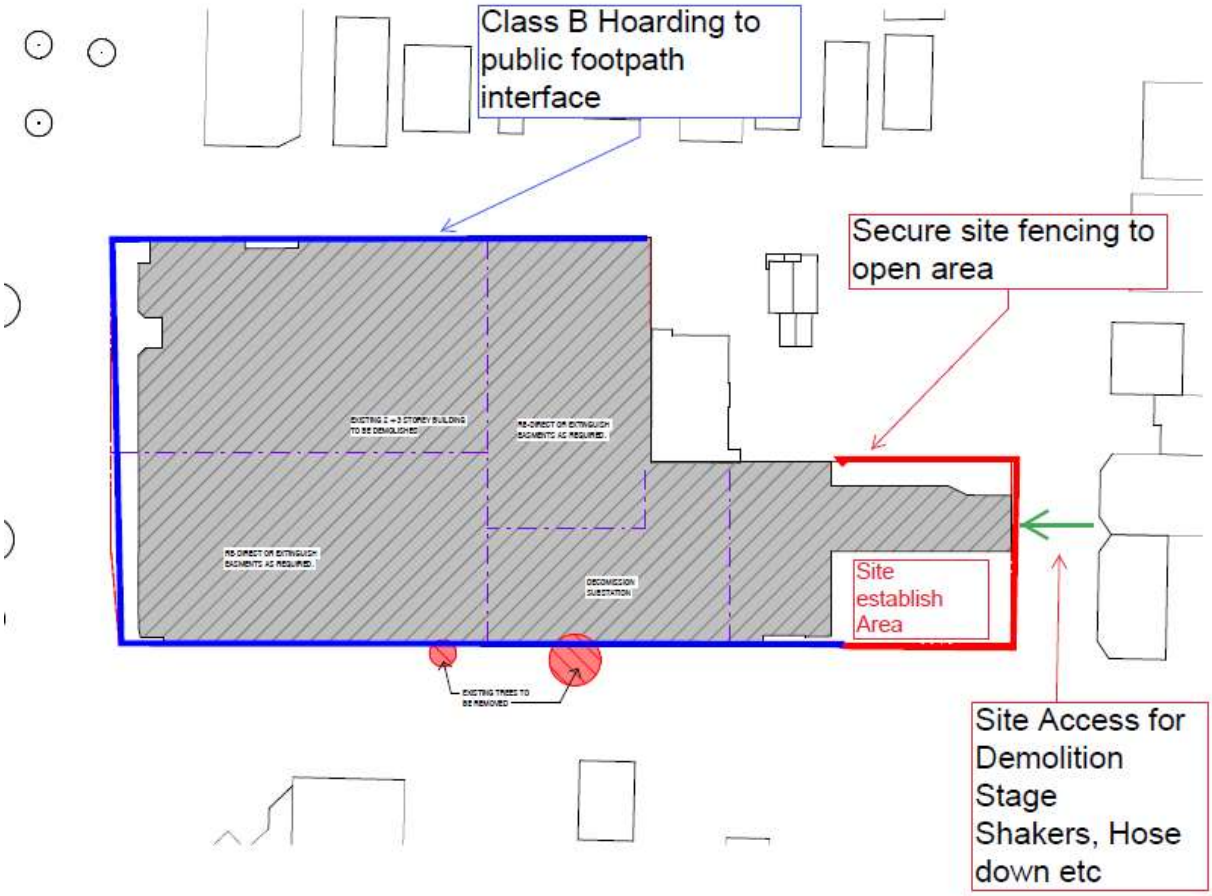
Site establishment including installation of site sheds, amenities and connection of temporary services.

The location of such sheds will be studied in further detail for each stage.

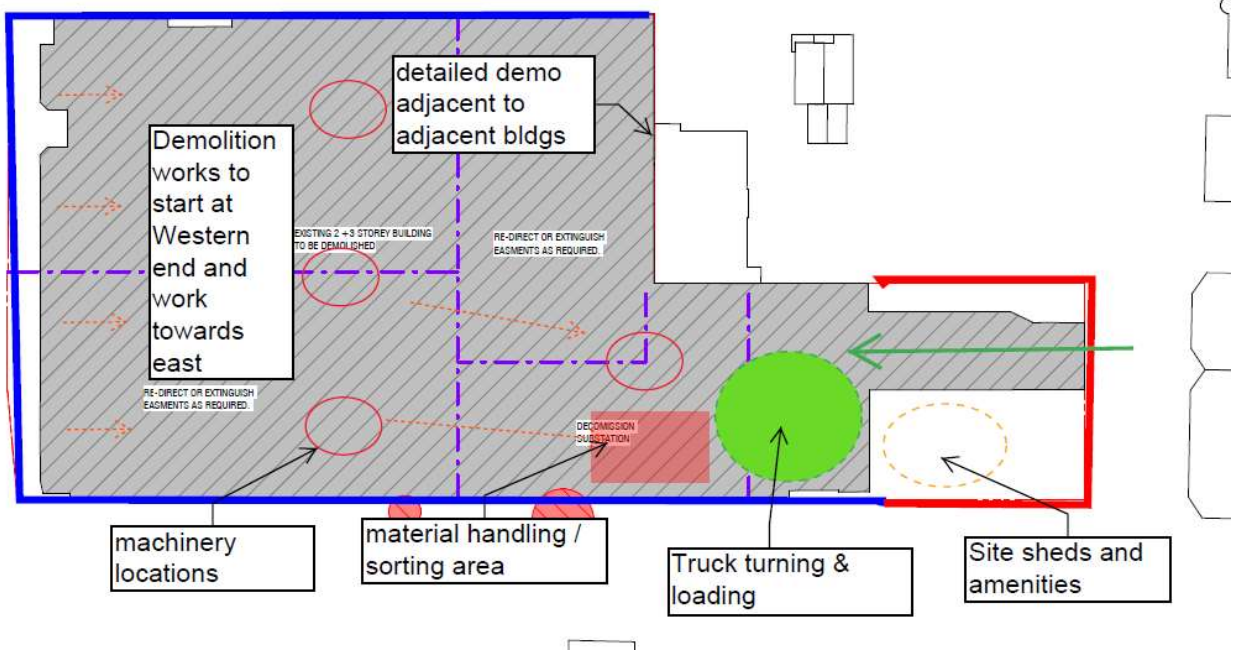
Demolition Stage: the circle below shows the proposed location of site sheds, amenities during the construction period.

Grassed area nominated for demolition contractor to establish onsite.

Demolition Fencing Plan:



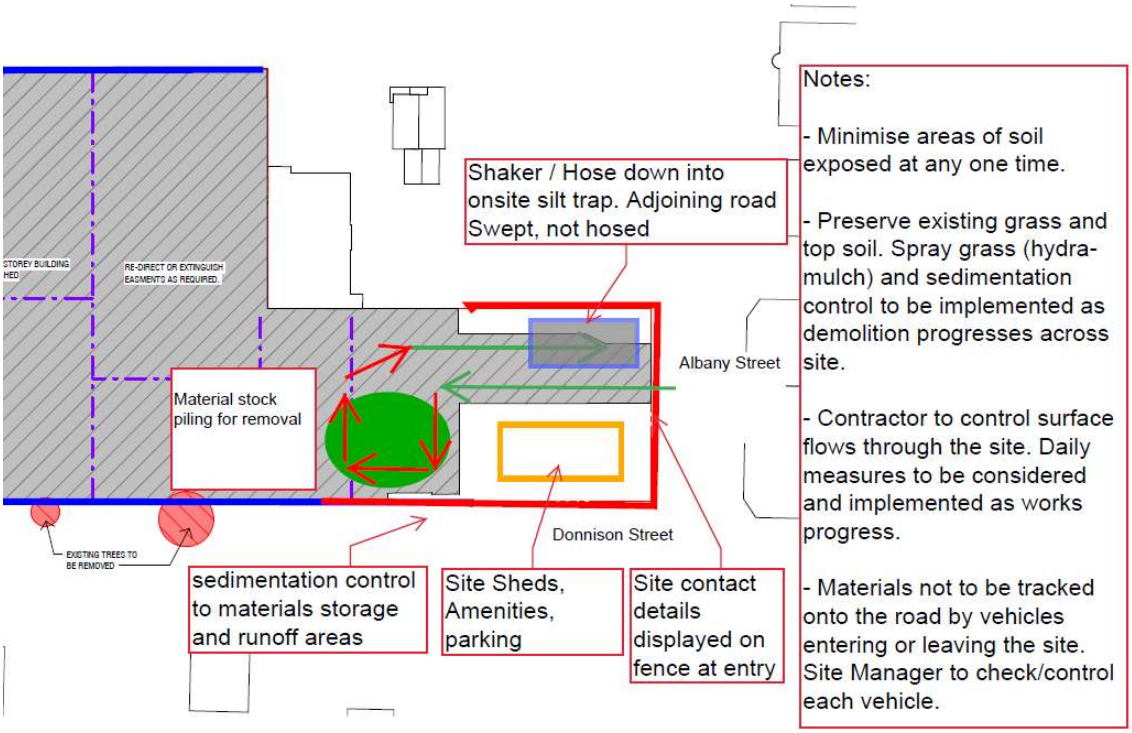
Demolition Staging:



Demolition Establishment Plan:

The following plan provides details on site establishment and management during demolition works.

All works and site establishment to comply with work health and safety requirements. Toilets to be provided on site at a rate of 1 toilet for every 20 persons on site.



Preliminary Traffic Management Plan

Detailed risk assessment to be undertaken to determinate level of traffic control required during heavy truck movements. All trucks forward in / forward out movements only

Trucking is to be staged between various entry and exit roads into and out of the site. Site Manager to manage this to ensure even spread of traffic.

Donnison Street exit should be biased given limited business along this road.

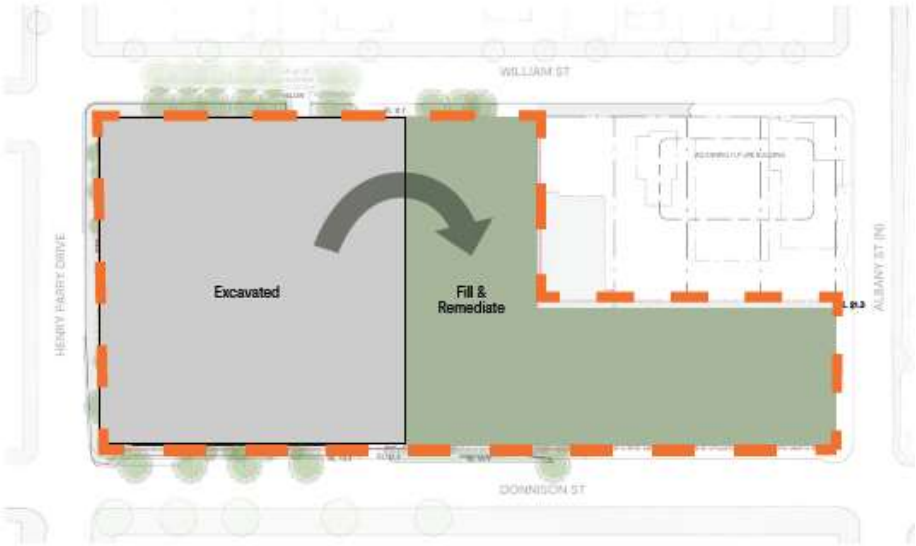
Bulk Excavation: Stage 2

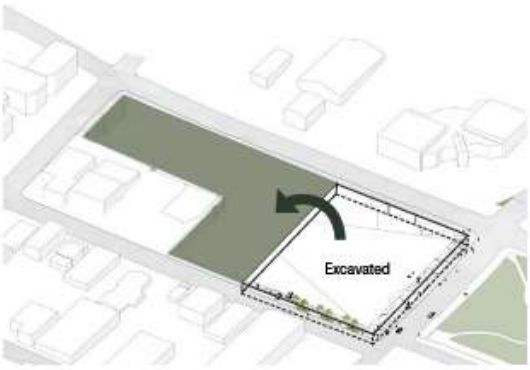
Following demolition (Stage 1), the stage 2 excavation will be completed along with the Stage 2 construction works. The basement excavation pursuant to stage 2 extends under tower 1 & tower 2.

The spoil from the bulk excavation will be relocated onto the balance of the site, the levels in this area will generally be lower than required up until commencement of stage 4. This spoil will assist in creating a level temporary car park.

Relocating spoil on the site also reduces the amount of trucking and traffic impact during this initial stage, given a significant amount of soil can be re-allocated onto the site until later stages.

During excavation appropriate perimeter hoarding will remain in place.





Waste Handling:

The following handling and storage measures will apply during demolition (and construction):

- Spoil, topsoil and mulch are to be stockpiled on site in allocated areas, mitigation measures for dust control and surface water management will be implemented.
- Liquid wastes are to be stored in appropriate containers in bunded areas until transported off site. Bunded areas will have the capacity to hold 110 per cent of the liquid waste volume for bulk storage or 120 per cent of the volume of the largest container for smaller packaged storage,
- The excavation, handling ,management and temporary storage of asbestos containing material will be undertaken in accordance with procedures detailed in the Unexpected Contaminated Lands and Asbestos Finds Procedure and Asbestos Management Plan. Asbestos waste will be disposed of offsite by authorised contractors at a licenced facility and the NSW EPA WasteLocate system will be used to track asbestos waste
- Identified acid sulphate soils (ASS) and potential acid sulphate soils (PASS) material will be managed by the following strategies: | treated and neutralised within a bunded area on-site, before being reused on site; | treated and neutralised within a bunded area on site, before being removed to a licenced facility, and /or | removed directly from site and reburied at a licenced facility (PASS only). | Handling, treatment and disposal will be carried out in accordance with the Guideline for the Management of Acid Sulfate Materials (NSW Roads and Traffic Authority 2005c). Acid sulfate soil management procedures will be prepared and approved prior to works commencing
- The excavation, handling and temporary storage of waste material that is identified as being contaminated . will be undertaken in accordance with the procedures detailed in the CEMP and the Work Health and Safety Regulation 2001 (NSW). Contaminated material will be stockpiled and stored in a suitable hardstand or lined areas and segregated from uncontaminated material onsite to prevent cross-contamination. Contaminated material will be disposed of off site by authorised contractors at a licenced facility,
- Hazardous waste will be managed by appropriately qualified and licensed contractors, in accordance with the requirements of the Environmentally Hazardous Chemicals Act 1985 and the EPA waste disposal guidelines, and
- Recyclable and non-recyclable wastes will be stored in appropriately covered receptacles (e.g. bins or skips) on site and contractors will be commissioned to regularly remove/empty the bins to approved disposal or recycling facilities.

4. CONSTRUCTION MANAGEMENT

A Principal Contractor will be appointed and will provide detailed construction management plans for construction. These will be provided prior to issuance of a construction certificate.

4.1 Responsibilities

Management responsibilities referred to in this CMP are applicable to the design and construction of the site. Handover of responsibilities to operational managers will occur at the completion of the contractual maintenance periods for construction works.

Contractor responsibilities generally apply as follows:

- Detail design and construction program issues.
- Carrying out risk assessments, and for setting up and ensuring the implementation of the management system on every project as appropriate;
- Construction site management;
- Appointing, monitoring and administering the progress of the specialist sub -contractor; and
- Complying with the relevant Development Approval conditions.

4.2 Management Systems

It is intended that where possible the head contractors will have a certified quality system of operation. In particular the system will comprise but not be limited to:

- Planning
- Process control
- Document control
- Monitoring and measurement
- Control of Non conformances
- Corrective and Preventative Actions
- Records
- Internal Audits

4.3 Consultation

The planning and implementation of the proposed construction works will be completed to meet the requirements of the following relevant authorities where applicable:

- Department of Planning (DoP)
- Central Coast Council (SC)
- Road and Maritime Services (RMS)
- Jemena
- NBN Co
- Telstra
- Work Cover Authority (WCA)
- Other relevant State Agencies

4.5. Community Notification

In addition to the public exhibition process as part of the Development Approval process, and any additional consultation undertaken by the applicant if required, it is expected that the head contractor will notify the adjoining properties of commencement of site works.

Further communication proposed may include:

- A contact telephone number, to allow questions and complaints to be answered and managed early and efficiently as well as providing an avenue for issue identification.
- Letterbox drops providing information to the local residents of any upcoming works.

4.6 Complaints

All complaints will be managed and resolved as quickly and efficiently as possible. A set of Complaint Management Protocols and Procedures may be set out in the documentation provided in the letter box drops prior to the commencement of works.

4.7. Health and Safety

4.7.1. General

The construction works will be undertaken in accordance with the WHS Act 2012 and relevant Regulations. As such prior to construction the Head contractor will prepare a Safety Plan for the site.

Appropriate separation between the demolition, Stage 1 construction works and the ongoing operation of the Gosford CBD will be important to address with appropriate fencing and delineation of public and construction use and access.

4.7.2. Site Accommodation & Access

Site accommodation and amenities are to be located within a designated area of the site, subject to staging and nature of works being undertaken at the time. Site accommodation will be accessed via William Street and Donnison Street.

4.7.3. Materials Storage and Unlading

All materials are to be stored within the site boundary. This includes;

- Concrete pumping machinery after excavation reaches Ground floor, building material and waste storage containers.
- All loading and unloading operations are to comply with Work cover and any other statutory body requirements.
- Care is to be taken when loading materials. Due to the nature of the site it will be necessary to review storage areas as the works progress.
- No materials are to be stored on public footpaths and / or roads.

4.7.4. Security

The site will be fenced with appropriate hoarding, with secured access gates manned with trained traffic controllers. During out of hours, it is may be patrolled by security guards if required.

All visitors to the site will be required to report to the site office, and will be appropriately inducted and registered.

Builder identification signage will be displayed indicating the builder's or contact person's name and contact phone number. A contact telephone number will be provided on the sign which will be available 24 hours a day and 7 days per week.

4.7.5. Training

All staff and head contractors working on site will be required to have a Work Cover "White Card" accredited construction training card.

Prior to staff and subhead contractors entering site they will be inducted into the site to likely include the following;

- Entry and exit locations
- Location of amenities and ablution facilities
- First aid officer and facilities
- Emergency muster location
- Site plan & important items
- Personnel Protective Equipment (PPE)
- Site specific risks and requirements
- Other WHS matters

4.7.6. Emergency And Incident Response

Prior to commencing works on site the Head contractor will prepare emergency and incident response procedures to ensure that all incidents will be managed and resolved as quickly as possible and with the minimum impact to the human health and the environment.

5. ENVIRONMENTAL MATTERS

5.1. General

Prior to commencing work on site an Environmental Management Plan will be prepared for the works and submitted to the relevant consent authority for approval. The EMP will provide control procedures and checklists so as to prevent construction adversely impacting on the environment by conserving resources and minimising wastages.

5.2 EMP Content

The EMP will form part of the CMP. In particular the EMP will include controls for, but not be limited to:

- Erosion and Sediment control
- Noise and Vibration Management
- Air quality and Dust
- Contamination and Hazardous Materials Removal – if relevant
- Heritage and archaeology – if relevant
- Construction Waste management
- Mixed waste will be transported off site to a re-cycling depot where it will be further sorted for re-use and / or re-cycling.
- The waste contractor may assist regular waste performance by reporting to the builder.

5.3 Dilapidation Survey

A dilapidation survey of the surrounding roads and road sharing a boundary with the site will be been undertaken.

The following items will be incorporated in the Dilapidation Survey. It will generally consist of written test and photographs. The proposed Management for completion of the dilapidation survey will apply to adjoining properties and are as follows:

- Possible affected areas of other owners adjacent to the work site.
- Access areas.
- Shared facilities.
- Footpaths and roads immediately adjoining.

Appendix A – Demolition Management Plan

Demolition & Asbestos Removal

(Asbestos - pending Pre-Demolition Hazardous Materials Report)

Management Plan

Former Kibbleplex Shopping Centre – Cnr of Henry Parry Drive, William/Donnison Street Gosford

Rev	Details	Date Issued	Prepared By	Authorized By
0001	Demolition & Asbestos Removal Management Plan		Dean Dowden Project Manager	Ross Pannowitz Managing Director

1.0 DOCUMENT DETAILS

Document Name	Demolition Management Plan including Asbestos Removal
Document Number	HSF554
Document Owner	Husky Demolition Pty Ltd Managing Director – Ross Pannowitz
Document Approver	Husky Demolition
Original Issue Date	
Effective From	
Current Issue Date	
Version	001

Revision Control Chart

Rev. number	Date revised	Approved by	Amended Sections(s)	Description of change
DRAFT		Ross Pannowitz		

Distribution Control

Controlled copies of this document shall be distributed to and retained by the following personnel.

Position	Registered Holder	Contact Details
Managing Director	Ross Pannowitz Husky Demolition Pty Ltd	26 Heather Street Heatherbrae NSW 2324 Mobile: 0413108166 Email: demolition@huskygroup.com.au
Project Owner		

Uncontrolled Copies

Uncontrolled copies may be issued on the authority of Husky Demolition Pty Ltd. Such copies shall be marked as an uncontrolled document. Uncontrolled documents are not kept up to date by Husky Demolition Pty Ltd and shall not be relied upon by any party.

Approvals	
Husky Demolition Pty Ltd	**Lederer Group**
Author: **Dean Dowden**	Reviewer: PATRICK HALL
Approved By: **Ross Pannowitz**	Approved By:
Signed: 	Signed:
Date: 17/02/2020	Date:

2.0 COMPANY DETAILS

Trading Name	Husky Demolition Pty Ltd
ABN:	49 140 944 403
Address:	26 Heather Street, Heatherbrae NSW 2324
Phone:	02 4987 2731
Emergency Phone:	Mr Ross Pannowitz 0413 108 166
Managing Director:	Mr Ross Pannowitz
Works Supervisor:	Dean Dowden
Supervisor Contact Number:	0432 151 123
WHS Manager	Mr Ross Pannowitz

3.0 INTRODUCTION

This document is to be read in conjunction with Site Specific Safe Work Method Statements, Safety Management Plans, Hazardous Material Reports and WHS Policies within the company.

Husky Demolition Pty Ltd have a duty of care to protect the welfare of its workers, contractors and site visitors.

Husky Demolition Pty Ltd places the upmost importance in ensuring the Health and Safety of its people and to achieve the stated objectives. Husky Demolition Pty Ltd has developed and implemented a comprehensive Management System to manage its Health and Safety, Environmental & Quality responsibilities. This sets the foundation for the establishment of this plan based on the applicable standards applying to these important components of the HSEQ Management Plan. These include;

- Work Health & Safety AS 4801 – 2001
- Environmental Management ISO 14001- 2004
- Quality Management ISO 9001- 2008

Husky Demolition holds Certification for AS/NZS 4801:2001 OH&S Management Systems.

Third party certification for ISO 9001 is to be commenced for Quality management within Husky Demolition Pty Ltd.

Legislative and Contractual Requirements

Husky Demolition Pty Ltd is aware that a range of Statutes and Regulations governing the work activities it undertakes and acknowledges the need to comply with these requirements at all times. The Statutes and Regulations that apply to this work, along with associated Codes of Practice, Australian Standards, and other relevant guidance material, are acknowledged and used as a reference in the compilation of this document where appropriate.

References
Work Health and Safety Act 2011
Work Health and Safety Regulations 2011
Applicable Australian Standards
Applicable Codes of Practice
Applicable Guidelines.

4.0 LOCATION

Address; Cnr of Henry Parry Drive, William/Donnison Street Gosford. Former Kibbleplex / Markettown Shopping Centre.

5.0 PROJECT DESCRIPTION

Address; Cnr of Henry Parry Drive, William/Donnison Street Gosford.

Former Kibbleplex / Markettown Shopping Centre.

Site Area is approx. 14,000 sqm

5.1 Project Planning

24 Hour Site Contacts:
Dean Dowden 0432 151 123
Ross Pannowitz 0413 108 166

Location of site contact and site phone number will be displayed on sign located on site fencing.

5.2 Project Supervision

At all times during the demolition and asbestos works, the demolition will be supervised by a competent supervisor in addition to a Project Manager.

5.3 Project Manager

The Project Manager is the key person responsible for the success of the project and has overall responsibility for the implementation and administration of the Management System.

The Project Manager's responsibilities include, but are not limited to:

- Track project progress, report issues and manage project resources
- Deliver business outcomes through the effective and efficient management of projects
- Facilitate or participate in project-related meetings and discussions
- Provide or coordinate project management and related training
- Ensure safety, environment and other risk assessments are undertaken for all works
- Maintenance activities undertaken on the site
- Ensure action is initiated to reduce or eliminate risks or hazards
- Interact with clients and communicate at all level
- Analyse complex problems, identify critical issues and develop strategies for delivering solutions
- Supervision of project staff, consultants and contractors
- Management any HSEQC matters that may arise from time to time

5.4 Site Supervisors

Site supervisors are responsible for seeing that the works undertaken on-site are conducted in a safe and efficient manner.

- They report directly to the Project Manager and are assisted by the Site Safety Manager. The Site Supervisor's responsibilities include but are not limited to:
- Conduct pre start meetings, assign tasks, discuss project needs, potential problems, project progress, current performance and future plans, consult with workers on safety matters, and reinforce drug, alcohol, and change management procedure.
- Ensure reporting procedures concerning significant hazards, incidents are followed accurately and in the prescribed time frame for same.
- Ensure that tool box talks are undertaken and recorded as determined in the site management plan.
- Identify safety training requirements and consult with Project Manager and HSEQ Advisor for appropriate training programs.
- Conduct information and induction sessions.
- Assist in the identification of hazards in the workplace.
- Recommend preventative measures, including control systems to detect deviation from agreed safety policy.

- Liaise with the site management team on the safety aspects plant/process modification, including equipment specifications, waste disposal and industrial hygiene, protective clothing and the storage of dangerous chemicals and other substances.
- Initiate and manage site emergency procedures.
- Ensure that company plant is serviced and maintained to manufactures specifications.
- Address any “grievance” that may arise on site pursuant to the registered instrument grievance procedure in a timely manner, those matters that can’t be resolved are to be brought to the immediate attention of the Project Manager.
- Chair weekly tool box talks.
- Ensure that workers are supplied with protective clothing and equipment along with training in the use PPE where necessary.
- Investigate and document all recordable incidents in line with company procedures, and ensure corrective action and notification is actioned.
- Participate in, and contribute to, the effectiveness of health and safety meetings
- Undertake daily work area inspection.

6.0 PROPOSED DEMOLITION METHOD AND ASBESTOS REMOVAL METHOD

Removal method for the Demolition of Redundant Shopping Centre.

- Obtain Dilapidation Report for Douglass Hanly Moir Pathology located on 37 William Street.
- Obtain Traffic Management Plan
- Obtain Pre-Demolition Hazardous Materials Management Plan
- Submit approval to Safe Work NSW for the proposed demolition works/ and Asbestos Removal – if Asbestos Contaminated Materials is on site – Site works cannot commence until approval from Safe Work NSW have been received.
- Submit 7-day notice to residents and local council prior to works commencing.
- Ensure disconnection of all services have been isolated – Confirmation of other trades to be received before commencement on site i.e. Electrical
- Site Amenities to be set up on site
- Site Establishment – all appropriate barriers and temporary fences etc. to be erected, access/egress gate to be locked and all signage “Demolition in Progress” to be displayed to restrict access to unauthorised personnel entering the area.
- B Class Hoarding to be erected on Henry Parry and William Street sides.
- Establish load out Zones on corner of Albany Street, & Donnison Street;
- All personnel engaged to carry out demolition removal are to be appropriately trained and experienced and appropriate PPE requirements for removal / demolition will be worn at all times.
- Husky Demolition to carry out toolbox meetings, prior to commencement of demolition work.
- Ensure all Hazardous Materials (asbestos if any) have been removed and confirmation such as a Clearance Certificate has been given from a Registered Hygienist.

Main Building – Soft Strip Out

- Soft strip out will be carried out manual with use of hand tools, and some small machinery will be used (small bobcat/excavator) of internal fittings, fixtures, windows, carpets, non-structural walls, and escalators etc. from within building structure.

Carpark - Demolition

- Establish load out Zones on corner of Albany Street, & Donnison Street;
- Large excavator with Hammer & Pulveriser attachments to pulverise concrete, and load out into awaiting Semi Tippers to approved recycling centre.

Douglass Hanly Moir – Wall Removal

- Extra care will be taken when removing wall located next to Douglass Hanly Moir building.
- Protection will be made to existing Douglass Hanly Moir carpark by use of ply material etc
- Removal works will be carried out during a nominated weekend – Managers & Employees will be advised of proposed works and date works will be carried out.
- Wall removal will be carried out manually by hand working from Elevated Work Platforms and Boom lifts.

Front Building

- Large excavator working inwards from carpark to demolish into centre of building
- Crane will then be set up in middle of building to lift pre cast panels.
- Large Excavator to continue the demolition of remaining building
- All materials will be separated, & loaded into awaiting tippers and transported to designated Waste/Recycling centre with all disposal receipts kept for records. – If materials are stockpiled it will be within 3 metres of site boundaries. No materials/rubbish etc will be near footpaths.
- Prior to leaving site, all trucks must have loads covered and secured.
- Proposed Waste & Recyclable Locations –

  Asbestos Contaminated Materials (if any), & Non-recyclable Items – SUEZ
  Steel Stone/Gosford – Concrete and Brick
  Sell and Parker – Steel
  Riverside Recyclers – Timber and other recyclable items

- WorkCover NSW Demolition Licensing
- WorkCover NSW Asbestos Licensing
- Work, Health and Safety Act 2011
- Work, Health and Safety Regulation 2011
- Protection of the Environment Operation Act 1997
- Demolition Work Code of Practice
- AS 2601 The Demolition of Structures
- AS ISO 14004 - 2004-11-15: Environmental management systems - General guidelines on principles, systems and support techniques
- AS/NZS ISO 14001:2004: Environmental management systems - Requirements with guidance for use
- AS/NZS 4801 - 2001: Occupational Health and Safety Management Systems - Specification with Guidance for use
- How to Safely Remove Asbestos Code of Practice
- National Code of Practice for Excavation Work

7.0 DEMOLITION LICENCE

NSW GOVERNMENT | SafeWork NSW

DEMOLITION LICENCE

Issued under the *Occupational Health and Safety Regulation 2001(NSW)*. This licence is not transferable.

Licence:	AD210376
Licence period:	From: 22/09/2010 To: 22/09/2018
Licence holder name:	Husky Demolition Pty Ltd
ABN:	49 140 944 403
ACN:	140 944 403
Address:	26 Heather St HEATHERBRAE NSW 2324

Description of the work that can be undertaken under this licence

- All demolition work

Licence holder obligations

A nominated supervisor must be present at the site at all times when licenced demolition work is carried out.

This licence must be displayed on site at all times.

Demolition of a structure or part of a structure that is loadbearing or otherwise related to the physical integrity of the structure, that is at least six metres in height or demolition involving explosives must be notified to SafeWork NSW at least five days prior to the work commencing.

The licence holder must notify SafeWork NSW in writing of any changes to the licence or supervisor details within 14 days.

000001

SW08029 1015

8.0 ASBESTOS LICENCE

NSW GOVERNMENT | SafeWork NSW

FRIABLE ASBESTOS REMOVAL LICENCE

Issued under the *Work Health and Safety Regulation 2011 (NSW)*. This licence is not transferable.

Licence:	AD211161
Licence period:	From: 04/10/2012 To: 03/10/2022
Licence holder name:	Husky Demolition Pty Ltd
ABN:	49 140 944 403
ACN:	140 944 403
Address:	26 Heather St HEATHERBRAE NSW 2324

Description of the work that can be undertaken under this licence

- All friable asbestos removal work
- All non-friable asbestos removal work

Licence holder obligations

A nominated supervisor must be present at the site whenever licenced friable asbestos removal work is being carried out and readily available to attend the site when licenced non friable asbestos removal work is carried out.

This licence must be available for inspections at all times.

All licenced asbestos removal work is to be notified to SafeWork NSW at least five days prior to the work commencing.

The licence holder must notify SafeWork NSW in writing of any changes to the licence or supervisor details within 14 days.

9.0 AS/NZS CERTIFICATION

Occupational Health & Safety Management System

CERTIFICATE OF APPROVAL

No. 005-98728-S

This is to certify that the Occupational Health & Safety Management System at

Husky Demolition Pty Ltd

of

26 Heather Street Heatherbrae NSW 2324

Has been examined by assessors of QMS Certification Services and found to be conforming to the requirements of:

AS/NZS 4801:2001
OH&S Management Systems

In respect of the following activities:

Provision of demolition and asbestos removal services

This certificate is valid from: 13/11/2017 to 13/11/2020
Original certification date: 13/11/2017

Gerry Bonner, CPEng, BEng, FIE Aust, Chairman – QMSCS Pty Ltd
Approval: QMSCS Pty Ltd Trading as QMS Certification Services
To verify the validity of this certificate please visit www.jas-anz.org/register

QMS Certification Services
QMSCS Pty Ltd
Trading as QMS Certification Services
Suite 107 - 17 Bolton Street,
Newcastle NSW 2300 Australia

APPROVED COMPANY
AS/NZS 4801 OH&S Management Systems
QMS Certification Services

Accreditation Number 03910907AL

Appendix B– Waste Management Plan

Project Details:

Address of Development	Donnison Street Gosford Gosford Alive on Kibbleplex site
Existing buildings and other structures currently on the site	Derelict unused shopping centre with associated parking structures
Description of the proposed development:	Mixed used development comprising of approx. 700 residential apartment, commercial, retail and car parking
Prepared by:	LEDERER GROUP & HUSKY DEMOLITION
Date:	March 2020

The following plan proposes how the project anticipates to management waste during demolition and construction.

Demolition:

	Re-use	Recycling	Disposal	Description
	Estimate Volume (m3)	Estimate Volume (m3)	Estimate Volume (m3)	Specify details
Excavation Material	15,000cum		15,000cum	Re-use on site to backfil and level. Disposal excess.
Timber		2.5t	2.5t	Various framing, doors etc
Concrete		10,000cum		Trucked to recycling plants for crushing and future re-use. See list of potential recycle yards
Bricks / Pavers		500t		Trucked to recycling plants for crushing and future re-use
Tiles			Minimal	Bathroom tiles etc
Metal		100t plus Significant reinforcement		Structural steel to be separate from reinforcement. Recycled at appropriate locations.
Furniture			Various	Subject to condition, re-use where possible. 2nd hand market
Fixtures and Fittings			Various	Subject to condition, re-use where possible. 2nd hand market
Floor Coverings		20,000sqm		Stone flooring to be sent for crushing / recycling.
Packaging				Nil
Garden Organics				Nil – greenwaste disposal
Containers				Nil.
Paper / Cardboard				Nil
Residual Waste				nil
Hazardous			Exact quantity unknown	There is likely to be asbestos in the building. Disposal through SUEZ

Construction:

Construction of the Project will require the consumption of a number of resources and materials. Estimates of the type and quantity of materials required for construction of the M4-M5 Link project as identified in the M4-M5 Link EIS are included in Table 3. The following construction activities resulting in the consumption of materials and resources are expected during construction of the Project, include:

- Procurement and delivery of materials to site,
- Removal of vegetation,
- Site establishment, including compound set up,
- Relocation and protection of services and utilities,
- Earthworks including earth and rock cuttings and retaining walls,
- Tunnelling works,
- Removal, relocation and compaction of excavated material,
- Construction of pavements, bridges and culverts,
- Demolition of structures and pavements,
- Operation of site compounds and lighting,
- Use of construction plant,
- Removal of waste from site, and
- Laying concrete and installing precast concrete.

To achieve positive waste and resource management outcomes, the Project will adopt waste management strategies in accordance with the waste hierarchy and requirements identified in the CoA, EIS, SPIR, NSW Waste Avoidance and Resource Recovery Act 2001 (WARR Act) and the NSW Waste Avoidance and Resource Recovery Strategy 2014-21 (EPA 2014). Waste generated during delivery of the Project will be dealt with in accordance with the following priorities (in order of preference):

- Waste generation is to be avoided, and where avoidance is not reasonably practicable, waste generation is to be reduced
- Where avoiding or reducing waste is not possible, waste is to be reused, recycled, or recovered, and
- Where re-using, recycling or recovering waste is not possible, waste is to be treated or disposed of at a waste management facility (premise lawfully permitted to accept the materials), in accordance with a Resource Recovery Exemption or Order issued under the Protection of the Environment Operations (Waste) Regulation 2014, or to any other place that can lawfully accept such waste

Waste Management Hierarchy.

As demonstrated in the waste hierarchy (which governs the management of waste during construction of the Project) nominates avoidance of waste as the most important priority. During the construction phase, the following measures will be implemented to avoid creation of waste:

- Ensuring that the necessary planning is undertaken to enable efficient management of the delivery and storage of materials, to avoid spoilage of materials,
- Wherever possible, establishing agreements with suppliers for 'take back' arrangements for packaging/pallets/drums,
- Highlighting the minimisation of packaging as an important factor in the product procurement process,
- Ensuring correct types and quantities of materials are ordered, essentially avoiding excess material waste,
- Coordinating site activities to minimise waste through utilisation of unused materials,
- Employing trained and qualified plant and machinery operators to avoid damage to materials and reduce wastage of consumables during plant and machinery maintenance,
- Ensure that stored supplies are properly protected from the weather, and
- Where feasible and reasonable suppliers that can demonstrate sustainable practices will be selected e.g. locally sourced, produced with sustainable practices, EMS accredited.

Construction:

	Re-use	Recycling	Disposal	Description
	Estimate Volume (m3)	Estimate Volume (m3)	Estimate Volume (m3)	Specify details
Excavation Material				Nil during construction. Allowed for in Demolition stage
Timber	Formwork re-used / recycled on subsequent projects		Plywood often disposed.	Minimal timber used.
Concrete			1% wastage allowance	Disposal. Spillage, testing etc.
Bricks / Pavers			1% wastage allowance	Disposal. If large quantity, recycle.
Tiles			1% wastage allowance	Ensure accurate measurement and ordering
Metal		Warehouse recycling		Steel fabrication completed in warehouses. recycling
Furniture				nil
Fixtures and Fittings			Breakage allowance. Generally require disposal.	Suitable management on site to reduce breakage
Floor Coverings			Wastage from installation	
Packaging		Cardboard and plastics to be recycled on site. Bins set up for contractors.		
Garden Organics				nil
Containers				
Paper / Cardboard		Refer Packaging		
Residual Waste				NA
Hazardous				NA

On-going Operation:

Waste materials from residential and commercial properties differ in quantity and composition. In general, commercial properties generate higher yields of waste than residential properties.

In determining waste handling and storage requirements, consider:

- The likely types of commercial activities that may occur in the development, and the types and volumes of waste they may generate
- the number of residential dwellings and the quantity of residential waste generation – modelled below
- The waste infrastructure needed to separately manage commercial and residential wastes; for example, commercial units may generate a large volume of cardboard that cannot be accommodated in collection systems
- the need for service lifts (or a goods lift) to transfer waste from the various building floors to the waste storage area(s)
- the opportunities for organic waste collection and treatment, both on and off-site, particularly for restaurant and café commercial uses
- are separate collection points provided for commercial and residential waste
- Do the commercial waste storage trail paths avoid residential corridors and thorough fares

WASTE STREAM	DESCRIPTION
GARBAGE	• Separate waste storage and collection area for commercial waste
COMMINGLED RECYCLABLES	• Separate waste storage and collection area for commercial waste • Bulk bins for cardboard collection. Consider the use of a baler.
ORGANICS	• Organics processing equipment for commercial food organics waste • Community gardens for collection and processing of residential food and gardens organics • Storage of liquid waste in a bunded storage area (e.g. oil from a restaurant)
HARD WASTE	• A communal on-site charity bin managed by council or a private contractor ($1m^2$ per 50 apartments) • E-waste collection bin(s) – size and collection frequency to be determined with council or waste contractor • Move in/ move out waste catered for
STORAGE & COLLECTION	• Consideration of automated waste collection systems (e.g. vacuum waste) or other innovative collection technologies

Residential Waste Generation:

DWELLING SIZE	GARBAGE	RECYCLING
Individual Dwelling	120L	120L or 240L
3 Bedroom Apartment or Greater	120L	120L
2 Bedroom Apartment	100L	100L
1 Bedroom or Studio Apartment	80L	80L

The following waste / Recycling calculation is based on the above industry averages for waste and recycling.

Tower	# Apts	Garbage Generation		Recycling	
		L / Apt/ Week	Total	L / Apt/ Week	Total
Tower 1	132	80-120	13,200	80-120	13,200
Tower 2	125	80-120	12,240	80-120	12,240
Tower 3	104	80-120	10,400	80-120	10,400
Tower 4	187	80-120	23,760	80-120	23,760
Tower 5	178	80-120	13,180	80-120	13,180

Appropriate design/spatial consideration has been given to waste rooms in the example scheme. This will be further developed during detailed design for each building.

Each waste room will be capable of accommodating the required 1100lt bins for the above calculation. For example, tower 1 will require approx. 12 x 1,100lt waste bins.

Best Practice Design:

The diagram below represents best practice design.

Commercial Waste Generation:

COMMERCIAL (NON-FOOD)		
Education/Training (teaching space)	5L/100m² floor area/day or 1.5L/student/week	5L/100m² floor area/day or 0.5L/student/week
Offices	10L/100m² floor area/day	10L/100m² floor area/day
Licensed club	50L/100m² floor area/day	50L/100m² floor area/day
Shops (non-food)	50L/100m² floor area/day	50L/100m² floor area/day
Showrooms	40L/100m² floor area/day	10L/100m² floor area/day
Warehouse (office)	10L/100m² floor area/day	10L/100m² floor area/day

COMMERCIAL (NON-FOOD)		
Childcare	350L/100m² floor area/week	350L/100m² floor area/week
Gym	10L/100m² floor area/day	10L/100m² floor area/day
Hairdresser	60L/100m² floor area/day	60L/100m² floor area/day

Tower	Area	Garbage Generation		Recycling	
		L / Apt/ Week	Total	L / Apt/ Week	Total
Tower 1	1,200*	350l/100sqm / wk	4,200	350l/100sqm / wk	4,200
Tower 1	1,200	40l/100sqm / wk	480	40l/100sqm / wk	480
Tower 2	2,493	40l/100sqm / wk	997	40l/100sqm / wk	997
Tower 3	178	40l/100sqm / wk	71	40l/100sqm / wk	71

*The childcare operator is the heavy generator of waste / recycling. Typically, in this scheme a child care would be 1200. This has been allowed for in Tower 1. The balance of tower 1 assumed to be commercial / shops (non food)/ showrooms

For the balance, a rate of 40lt / week has been modelled. This is a higher blended average, providing flexibility in the final usage.

The commercial waste removal will be completed by a private contractor.

Waste Room areas can be calculated using the above generation rates and bin requirements. The size will be depended on the configuration and dimensions.

Recommended signage for resident education and minimising of waste: