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Waste Management Plan

Montefiore St Ives

**19-25 College Crescent, St Ives
State Significant Development
Application (SSD-98363228)**

June 2026

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Executive Summary

This Waste Management Plan has been prepared by Waste Audit and Management Group Pty Ltd to accompany a State Significant Development Application (**SSDA**) for the development of seniors housing accommodation at 19-25 College Crescent, St Ives, NSW, in the Ku-ring-gai Local Government Area (**LGA**). The site is legally described as Lot 2 and Lot 3 in DP616326.

This report has been prepared to address the Secretary's Environmental Assessment Requirements (**SEARs**) (SSD-98363228) issued by the Department of Planning, Housing and Infrastructure on 10th November 2025.

This report concludes that the proposed seniors housing is suitable and warrants approval subject to the implementation of the following mitigation measures.

- **Source Segregation:** Implement effective on-site waste separation protocols across all buildings to support resource recovery, separating general waste, recyclable streams, future food organics, and bulky waste.
- **Efficient Chute and Bin Linear Track Operation:** Maintain dedicated single-chute system alongside linear track bin system to automate bin rotation and holding of everyday residential waste.
- **Bulky Waste Provisions:** Dedicate sufficient storage spaces within the ground and basement levels to accommodate the temporary holding of larger household items prior to collection.
- **Future Infrastructure Adaptability:** Allocate specific spatial provisions within the bin rooms to integrate secondary recovery streams such as food organics.
- **Tenant and Contractor Education:** Establish clear operational procedures and ongoing education programs for building caretakers, cleaners, and residents to prevent waste stream contamination and maximize system efficiency.

Following the implementation of the above mitigation measures, the remaining impacts are appropriate.

1 Introduction

A State Significant Development Application (**SSDA**) has been prepared in support of the proposed seniors housing development at 19 – 25 College Crescent, St Ives. The proposed development comprises:

- Site preparation and demolition of existing structures.
- Construction of four buildings ranging in heights from five to eight storeys comprising:
 - approximately one hundred and twenty-six (126) Independent Living Units
 - approximately forty-eight (48) residential care beds.
 - a range of resident amenities and facilities.
 - basement car parking containing approximately 260 spaces.
- Vehicular and pedestrian access from Link Road and College Crescent.
- Associated landscaping works.

The Construction & Demolition Waste Management Plan details how construction and demolition activities are managed in an effective and environmentally responsible manner, specifically:

- To minimise the generation of waste to landfill
- To maximise waste avoidance and reuse of materials on site
- To ensure that an efficient recycling procedure is applied to waste materials
- To make employees and subcontractors aware of their waste management responsibilities

The Operational Waste Management Plan provides detailed descriptions and strategies for managing waste generated by the proposed development. Specifically, it addresses the following components:

- Estimated waste volumes – Projections for general waste, recycling, paper/cardboard and food organics are calculated using the rates mentioned in NSW EPA'S "Better practice guide for resource recovery in residential developments". These estimates are based on an occupancy rate of 100%.
- Bin, equipment, and storage area requirements – Specifications for the sizing, layout, and construction of waste storage areas and associated equipment.
- Collection vehicle access and service frequency – Details on waste collection vehicle specifications, manoeuvring requirements, and the proposed frequency of collections.
- On-site waste handling and management – Procedures for internal waste movement, segregation, and safe storage within the development.
- Collection and loading processes – Steps for waste operations, including collection points, access, and loading.
- Ongoing waste management – Recommendations for ongoing monitoring, reporting, and management systems to ensure compliance with relevant regulations and best practices.

This report has been prepared to address the Secretary's Environmental Assessment Requirements (**SEARs**) and accompanying cover letter issued for the project (reference SSD-98363228) dated 10th November 2025.

Specifically, this report has been prepared to respond to the SEARs requirement issued below:

Table 1 SEARs Requirements

Item	Description of requirement	Section reference
17. Waste Management	Provide the measures to be implemented to manage, reuse, recycle and safely dispose of waste, including in accordance with any council waste management requirements.	Refer to Section 4 and 5
	Identify appropriately sited waste storage areas, collection access paths/roads, and appropriate servicing arrangements for the site.	Refer to Section 5

2 The Site

The primary area of the site is located at 19-25 College Crescent, St Ives, within the Ku-ring-gai Local Government Area and is approximately 10 kilometres north of Chatswood and 19 kilometres north of Sydney CBD. This primary site is legally described as Lot 3 in DP 616326.

A small part of site to be developed is the adjoining lot upon which the Masada College is located at 9-15 Link Road, St Ives (legally described as part of Lot 2 in DP 616326). This part of the development site will specifically be used for access purposes and provide a direct connection from the proposal to the Link Road frontage.

On this basis, the site (for the purpose of this SSDA) comprises:

- the (primary) residual land, being 14,480 square metres (accommodating the proposed buildings and associated spaces); and
- part of the adjoining land, being 1,060 square metres (accommodating the proposed access driveway and pedestrian link from the proposed buildings to the Link Road frontage)

The site is zoned SP2 Infrastructure under the Ku-ring-gai LEP 2015.

The surrounding area is characterised by residential flat buildings, aged care facilities, educational uses and commercial/retail uses within St Ives Town Centre, which is located approximately 400 metres west of the site on Mona Vale Road.

- To the north of the site is 132-138 Killeaton Street, which comprises a residential development with six residential flat buildings.
- To the east of this development (at 142 Killeaton Street) comprises town houses and further east (at 144-146 Killeaton Street on the corner of Yarrabung Road) exists an aged care facility (Estia Healthcare). The site is bounded to the east by College Crescent, with tall street trees providing partial screening of the site. On the eastern side of College Crescent are detached houses, set back from the road and generally below street level, with significant street-front planting.
- To the south of the site is Chabad North Shore. Further south are large, detached houses along Stanley Street and Lancaster Avenue, and residential flat buildings to the south-west along Stanley Street

- To the west of the site is Masada College, which includes early learning, junior and secondary schools. An easement will be created on the edge of the campus to provide vehicle access from Link Road for the development. Link Road, a four-lane regional road, runs west of the school campus and connects to Mona Vale Road. West of Link Road are residential buildings along Newhaven Place, and further west are medium and higher-density housing and commercial premises in St Ives Town Centre. This includes five-six -storey buildings along Porters Lane, St Ives Shopping Centre and St Ives Village Green. The shopping centre precinct is expected to be subject to future major redevelopment.

A map of the regional context of the site and an aerial of the site is shown in Figure 1 and Figure 2.

Figure 1 Regional Context



Source: Urbis

Figure 2 Aerial Photograph



Source: Urbis

3 Reference Documents & Standards

The following documents have been used as references:

- Ku-ring-gai Development Control Plan (DCP) 2026, Section C, Part 25 Waste Management
- NSW EPA's Better Practice Guide for Resource Recovery in Residential Developments 2019
- NSW EPA's Better Practice Guidelines for Waste Management and Recycling in Commercial and Industrial Facilities 2012
- NSW Waste Classification Guidelines 2014
- NSW Waste Avoidance and Resource Recovery Act 2001
- NSW Health Clinical and Related Waste Management for Health Services Policy, August 2017

4 Demolition & Construction Waste Management Plan

The demolition & construction waste management plan has been prepared to calculate the expected waste types and volumes that would be generated based on projected activities during the demolition & construction phase; detail recommended systems for the management of the estimated waste profile; and review provision for recycled waste collection and outline waste practices to maximize recycling initiatives and ensure target material recovery rates are achieved.

Preparation of this Demolition and Construction Waste Management Plan has been undertaken with reference to industry best practices. In particular, compliance with *Australian Standard AS2601: The Demolition of Structures is required under* the Environmental Planning and Assessment Regulation 2021, which:

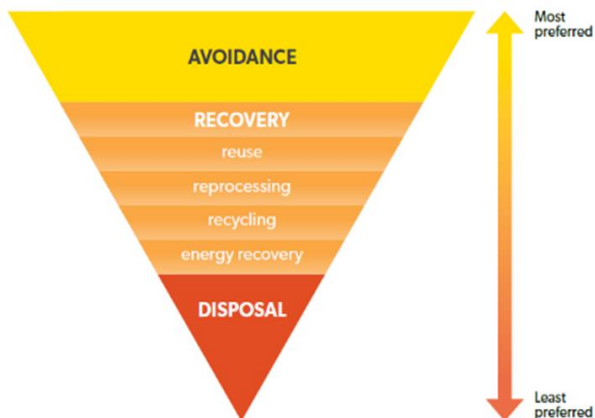
- Sets out requirements for the planned demolition of buildings and certain other structures so that the risk of injury to workers, other site personnel and the public, and the risk of damage to adjacent property and the immediate environment is minimised;
- Covers the methods and safety procedures applicable to demolition work in general as well as procedures for some types of structures;
- Deals with manual and mechanical demolition techniques including those employing specialised earth-moving type machinery;
- Includes appendices covering the demolition of pre-stressed concrete structures, some contractual considerations, a checklist for contractors and qualifications for site personnel;
- Addresses safety and health issues under the headings of:
 - Health and safety of the public - covering general requirements, lighting, falling materials, fencing, hoardings and warning notices, scaffolding, overhead protection for footpaths, and hazardous materials and conditions;
 - Health and safety of site personnel - covering general safety, personal protective clothing and equipment, cutting and welding, fire protection, first aid, amenities, removal of hazardous material and electrical safety;
 - Protection of adjoining buildings and protection of immediate environment - covering requirements relating to access and egress, damage and structural integrity, vibration and concussion, weatherproofing, burning, dust control, noise control, protection of public roads and protection of sewers and water courses.

Section 143 of the *Protection of the Environment Operations Act 1997* requires waste to be transported to a place that can lawfully accept it. It will be the responsibility of the site's developer to ensure that all contractors:

- Provide details of their operating licence to transport waste
- Clearly specify where all wastes are to be transported
- Confirm the capacity of the nominated facilities to receive/manage the waste
- Retain demolition, excavation, and construction waste/recycling dockets on site to confirm which authorised waste/recycling facilities received the material for recycling and disposal
- Provide reports on management aspects (types, quantities and disposal pathways).

4.1 Waste Management Principles

The following waste hierarchy has been used to guide this waste management plan:



Avoid

Adopt sound work practices during the demolition and construction processes that avoid the creation of waste products in the first place

Reduce

Reduce the use of materials during the demolition process that require treatment or disposal

Reuse

Ensure that wherever possible, materials are reused either on site or offsite:

- Implement systems to separate and store materials that can be reused onsite
- Identify the potential applications for reuse offsite and facilitate this process

Recycle and Recover

Identify all recyclable waste products to be produced on site:

- Provide systems for separating and stockpiling of recyclables
- Provide clear signage to ensure recyclable materials are separated
- Process the material for recycling either onsite or offsite

Note: In some cases, it may be more economical to send the unsorted waste to specialised waste contractors who will separate and recycle materials at an offsite location

Treat and Dispose

Waste products which cannot be reused or recycled will be removed and treated/disposed of at appropriately licensed facilities, ensuring the following:

- Chosen waste disposal contractor complies with OEH requirements
- Bins to be monitored for fullness and collected on an efficient schedule

4.2 Record Keeping

Records will be kept of all waste materials generated and either re-used on site or transported off-site. It will be a condition of appointment that all contractors provide these records and that they also contain details of the facilities that the materials are transported to. These records will be made available to the relevant authorities on request.

4.3 Materials Storage

All waste materials will be stored in bins provided by the appointed contractor(s). These bins will be appropriately coloured and signed to indicate what materials are to be deposited into them and located so as to maximise the recovery of reusable/recyclable materials.

4.4 Asbestos

The process for managing any materials suspected of being, or containing, asbestos is¹:

- i. Treat the material as asbestos unless proven otherwise
- ii. Do not disturb the material (i.e., shift or place into a container)
- iii. Seek advice from a suitably qualified laboratory to test the material(s) to determine if it is or is not asbestos
- iv. If determined not to be asbestos, then it can be managed as an inert waste
- v. If determined to be asbestos then it must be managed by a licenced contractor for packaging, removal and disposal
- vi. If the material has accidentally been uncovered, then the area should be cleared, barriers erected to prevent access, NSW WorkCover and EPA notified, and if the material is broken, it should be covered with a fine spray/mist of water.

For what has been conclusively identified as asbestos-containing materials (including soils), a specialist/licensed asbestos contractor will be used. As required, only workers trained in asbestos removal techniques will be allowed to manage the removal of asbestos-contaminated soil and any material contained in the buildings.

There are strict regulatory requirements under Clause 42 of the *Protection of the Environment Operations (Waste) Regulation 2005* that apply to management of asbestos waste, including:

- Waste must be stored on the premises in an environmentally safe manner.
- Non-friable asbestos material must be securely packaged at all times.
- Friable asbestos material must be kept in a sealed container.
- Asbestos-contaminated soil must be wetted down.
- All asbestos waste must be transported in a covered, leak-proof vehicle.
- It is illegal to re-use, recycle or dump asbestos waste.

4.5 Demolition Phase – Material Streams

The table below shows the materials streams expected to be generated during the demolition process for existing structures on site, for 19-25 College Crescent, St Ives.

Specific disposal/recycling facilities are not shown, as a waste contractor has not yet been appointed for the project. All contractors and sub-contractors, once appointed, will be required to detail all intended and actual disposal facilities used, in order to ensure the principles of the waste hierarchy are upheld and maximum diversion from landfill is achieved.

The demolition plan is located in Appendix B. The following table details estimated quantities, in cubic metres, of demolition waste to be generated, and the recommended management strategy for each type of material.

¹ Alternatively, any material suspected of being asbestos can simply be classified as such, and then managed accordingly.

Table 2: Demolition Materials

Materials on Site		Destination/Treatment		
Type of Material	Estimated Volume (m ³)	Onsite (Reuse/Recycle)	Offsite (Reuse/Recycle)	Disposal (Landfill)
Bricks	22 m ³	No onsite reuse	Collected and recycled at recycling facility to be used in aggregate gravel products	No disposal to landfill
Concrete	60 m ³	No onsite reuse	Collected by contractor and taken to recycling facility	No disposal to landfill
General Waste	12 m ³	No onsite reuse or recycling	Separated onsite into dedicated receptacles and collected by the waste contractor for disposal	Disposal to landfill
Garden Organics	85 m ³	No onsite reuse	Collected by contractor and taken to recycling facility	No disposal to landfill
Metals	18 m ³	No onsite reuse	Removed if still serviceable and sold for reuse to an appropriate contractor, or collected by specialist contractor for recycling	No disposal to landfill
Plasterboard	14 m ³	No onsite reuse	Material to be separated and stockpiled onsite and collected by waste contractor for recycling. Possible use as soil improver with gypsum etc. removed by recycler	Material that cannot be recycled will be disposed of at landfill facility
Ceiling Tiles & Materials	8 m ³	No onsite reuse	Material to be separated and stockpiled onsite and collected by the waste contractor for recycling	Material that cannot be recycled will be disposed of at landfill facility
Wood	24 m ³	Retained onsite for reuse in construction work	Material to be separated and stockpiled onsite for reuse	No disposal to landfill
Electrical Cabling & Fixtures	4 m ³	No onsite reuse	Collected by contractor and taken to recycling facility	No disposal to landfill
Lighting and Fixtures	3 m ³	No on-site reuse	Removed if still serviceable and sold for reuse to an appropriate contractor, or collected by specialist contractor for recycling	No disposal to landfill
Glazing	6 m ³	No on-site reuse	Recyclers consulted re: potential for recycling, possibly as Street base; windows should be removed intact as there is a higher potential for them to be reused	No disposal to landfill
TOTAL VOLUME OF MATERIALS	256 m³	POTENTIAL RECOVERY	240 m³ 93.8%	

In total, the development's demolition phase will produce around 256 cubic metres of waste materials of which over 93.8% should be able to be diverted from landfill disposal, either by being reused on or off site, or recycled off-site at a specialised facility.

4.6 Construction Phase – Material Streams

The table below shows materials streams expected to be generated during the construction process at 19-25 College Crescent, St Ives. Specific disposal/recycling facilities have not been shown, as a waste contractor has not yet been appointed for the project. Waste contractors and sub-contractors, once appointed, will be required to detail intended and actual facilities used.

The following table details the estimated composition in cubic metres of construction waste to be generated, and the recommended management strategy for each type of material.

Table 3: Construction Waste Materials

Materials on Site		Destination/Treatment		
Type of Material	Estimated Volume (m ³)	Onsite (Reuse/Recycle)	Offsite (Reuse/Recycle)	Disposal (Landfill)
Used Pallets	40 m ³	Reused on site for storage where possible	Collected by contractor and disposed of at recycling facility	No disposal to landfill
Paper/Cardboard Recycling	32 m ³	Reuse cardboard boxes for storage where possible	Separated onsite into dedicated receptacles and collected by the waste contractor for recycling	No disposal to landfill
Timber Offcuts	48 m ³	Reuse for formwork where possible	Untreated recyclable timber will be collected and recycled at appropriate timber yard. Unrecyclable (treated) timber will be disposed of at landfill	Material that cannot be recycled will be disposed of at landfill facility
Plasterboard Offcuts	26 m ³	No on-site reuse	Material to be separated and stockpiled onsite and collected by the waste contractor for recycling for use as soil improver with gypsum etc. removed by recycler	Material that cannot be recycled will be disposed of at landfill facility
Concrete (Excess)	35 m ³	No on-site reuse	Collected by contractor and taken to concrete recycling facility	No disposal to landfill
General Waste (All Other Materials)	24 m ³	No on-site reuse or recycling	Separated onsite into dedicated receptacles and collected by the waste contractor for disposal	Disposal to landfill
Metal Offcuts, Roof Sheeting, Wiring, etc.	26 m ³	No on-site reuse	Collected by specialist metal subcontractor for separation into different metal types for recycling	No disposal to landfill
Glass (Excess)	12 m ³	No on-site reuse	Recyclers consulted as to potential for recycling	No disposal to landfill
Mixed Recyclables	65 m ³	No on-site reuse or recycling	Separated onsite into dedicated receptacles and collected by the waste contractor for recycling	No disposal to landfill

Materials on Site		Destination/Treatment		
Type of Material	Estimated Volume (m ³)	Onsite (Reuse/Recycle)	Offsite (Reuse/Recycle)	Disposal (Landfill)
Floor Coverings	12 m ³	No on-site reuse	Disposed of into a designated bin and collected for recycling if of the required quality, or disposal to landfill if not	Material that cannot be recycled will be disposed of at landfill facility
TOTAL VOLUME OF MATERIALS	320 m³	POTENTIAL RECOVERY	292 m³ 91.25%	

In total, the development's construction phase will produce around 320 cubic metres of waste materials, of which over 91.25% should be able to be diverted from landfill disposal, either by being reused on or off site, or recycled off-site at a specialised facility.

4.7 Work Plan

The following summarises the principles for the work plan to be provided for demolition activities for the development. It will be a condition of appointment that the contractor(s) will develop a work plan and the requirement for submitting it following the appointment will be conditioned in the SSDA for lodgment with the reviewing authority.

A copy of AS 2601-2001 *The Demolition of Structures* will be kept on site, and during site induction all workers will be advised as to the requirements contained within the Standard.

It is recommended that the following requirements are included in the work plan:

Proposed Demolition Methods

- The contractor will detail all machinery that will be used on-site as well as for transporting materials off-site, including vehicles to be used by waste/recycling contractors
- All operators of machinery will be required to provide evidence of licences and insurances to operate machinery
- All machinery will have to be demonstrated to be in good working order
- Safe work method statements will be required for all aspects of the demolition

Estimated Time for Work to be Completed

It is difficult to state with accuracy the actual time for the demolition activities to occur (i.e., be completed), due to issues such as weather and other unforeseen issues. Once the contractor(s) have been appointed a timeframe for demolition activities will be developed.

Hours of Operation

Hours of all demolition activities will be restricted to what is required by Council and any other relevant obligations.

All contractors will be required to ensure that hours of operation, noise, dust and other adverse impacts, do not cause nuisance to these other premises.

Sediment Control Measures

All drains located on or off-site that could have any sediment flow to them will be protected by bunding. The type of bunding used will depend on the location.

Contractors will be responsible for undertaking activities that minimise sediment generation and this will be required to be included in their work plan as to the methodologies to be used. All measures used for sediment control will be inspected daily.

Site Access

The site will be protected by fencing, and all gates locked when the site is not occupied. Access during working hours will be controlled by a gatekeeper, and there will be clearly signed and controlled entry and exit points. Site access will only be granted to those who have attended site induction and/or required to be on site due to their employing organizations requirements (e.g., Council or WorkCover officers).

4.8 Contractor Management

Each subcontractor working on the site will adhere to this waste management plan. The head contractor will ensure that each subcontractor:

- Takes practical measures to prevent waste being generated from their work
- Implements procedures to ensure any waste that is created will be actively managed and where possible recycled, as part of the overall site recycling strategy or separately
- Ensures that the right quantities of materials are ordered, minimally packaged and where practical pre-fabricated, and any oversupplied materials are returned to the supplier
- Implements source separation of off-cuts to facilitate reuse, resale or recycling

The site manager will be responsible for:

- Ensuring there is a secure location for on-site storage of materials to be reused on site, and for separated materials for recycling off site
- Engaging qualified contractors to remove waste and recycling materials from the site
- Coordinating subcontractors to maximise on site reuse of materials
- Regular monitoring of bins by site supervisors to detect any contamination or leakage
- Ensuring the site has clear signs directing staff to the correct location for recycling and stockpiling, and that each bin/skip/stockpile is clearly signposted
- Providing training to all site employees and subcontractors in regard to the waste management plan as detailed in Section 9

Should a subcontractor cause a bin to be significantly contaminated, the site manager will be advised through a non-conformance report and the offending subcontractor will then be required to take corrective action, at their own cost. The non-conformance process would be managed by the head contractor's quality management system.

5 Operational Waste Management Plan

5.1 Waste Generation Assessment

Residential waste generation rates are shown below in Table 4. Calculations are based on a 7 day per week operation. Generation rates have been adopted based on residential waste generation rates enclosed in the NSW EPA's '*Better Practice Guide for Resource Recovery in Residential Developments 2019*'. These rates are considered appropriate for a residential development located within the Ku-ring-gai Council.

It has been assumed that each unit will generate 20L/ week of organics waste and that 50% of recyclables will consist of paper/ cardboard waste. The rates shown in table 4 have been adjusted accordingly.

Any common spaces to the residential areas, including lobbies, communal spaces, server, utility rooms, amenities and storage rooms have not been included in these calculations as any waste generated in these areas is generated in service of the residential dwellings and therefore incorporated into the below rates.

Table 4 Waste Generation Rates

Apartment Size	General Waste (L/week)	Recycling (L/week)	Organics (L/week)	Paper/ Cardboard (L/week)
1 bedroom or studio	80	40	20	40
2 bedroom apartment	100	50	20	50
3 bedroom apartment or greater	120	60	20	60

A waste generation assessment of the proposed development is provided in Table 5, 6 and 7.

Table 5 Waste Generation Assessment (Building A+B)

Residential Type	Number of Units	General Waste (L/week)	Recycling (L/week)	Paper/Cardboard (L/week)	Organics (L/week)
Residential Care Beds (Building B)	48	3,840	1920	1,920	960
2 Bed (Building A)	11	1,100	550	550	220
2-Bed+S (Building A)	5	500	250	250	100
3 Bed (Building A)	18	2,160	1080	1,080	360
Penthouse (Building A)	2	240	120	120	40
Total	84	7,840	3920	3,920	1,680

Table 6 Waste Generation Assessment (Building C)

Residential Type	Number of Units	General Waste (L/week)	Recycling (L/week)	Paper/Cardboard (L/week)	Organics (L/week)
1 Bed+S	2	160	80	80	40
2 Bed	9	900	450	450	180
2-Bed+S	14	1,400	700	700	280
3 Bed	10	1,200	600	600	200
Total	35	3,660	1,830	1,830	700

Table 6 Waste Generation Assessment (Building D)

Residential Type	Number of Units	General Waste (L/week)	Recycling (L/week)	Paper/Cardboard (L/week)	Organics (L/week)
2 Bed	20	2,000	1000	1,000	400
2-Bed+S	13	1,300	650	650	260
3 Bed	17	2,040	1020	1,020	340
3-Bed+S	2	240	120	120	40
Penthouse	3	360	180	180	60

Total	55	5,940	2970	2,970	1,100
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Each of the streams will require different operational management practices depending on the area usage. Recommended systems are detailed in following sections of this report.

Once fully operational, the development will produce the various waste streams shown in Table 7.

Table 7 Definitions and Examples of Various Waste Streams

Material Streams	Waste Stream Description
General Waste	Material that is either not recyclable or that should be disposed of in general waste bins. The following items can be placed in general waste: - o Styrofoam packaging and food containers - o Broken ceramics, crockery, and glassware - o Used tissues, paper towels, wipes, and sanitary items - o Soft plastics including plastics bags, plastic wraps etc - o Nappies & incontinence products
Recycling	Material that is recyclable according to local waste recovery guidelines. Common items that can be placed in mixed recycling include: - o Glass bottles and jars - o Plastic containers and bottles - o Steel and aluminium cans and tins
Food Organics	Material that is biodegradable and can be composted or converted into other reusable resources. Common items that can be placed in organics: - o Kitchen food scraps - o Flowers and garden waste
Paper/ Cardboard	Material that is recyclable according to local waste recovery guidelines. Common items that can be placed in paper/ cardboard recycling include: o Office paper, cardboard, envelopes and magazines
Clinical Waste	Clinical waste refers to waste arising from medical, nursing, dental, veterinary, pharmaceutical, laboratory, or related clinical activities, that has the potential to cause injury, infection, or public health risks. Clinical waste typically includes: - o Sharps (needles, syringes, lancets, scalpel blades) - o Items contaminated with blood or other bodily fluids - o Contaminated PPE and disposable medical equipment
Bulky Waste	Large, solid waste too large to fit into MGBs that typically includes: - o Furniture, - o Large packing materials e.g. oversized cardboard, pallets - o Whitegoods and appliances - o Mattresses

5.2 Bin Quantity, Size and Collection Frequency

Table 8, 9, 10 and 11 below contain information regarding the bin quantity, size and frequency of collection.

Table 8 Bin Quantity, Bin Numbers and Collection Frequency (Building A + B Bin Room)

Waste Stream	Bin Size (L)	Number	Collections/Week	Weekly Generation (L)	Weekly Capacity (L)	Footprint (m ²)
General Waste	660	12	1	7,840	7,920	11.60
Recycling	660	6	1	3,920	3,960	5.80
Paper/Cardboard	660	6	1	3,920	3,960	5.80
Clinical Waste	240	4	1	N/A	N/A	1.70
Organics (future bins provision)	240	8	1	1,680	1,920	3.40
Total Footprint (excluding circulation)						28.40
Space Provided (including circulation)						72.00

The Building A + B bin room and a separate 46m² bulky waste storage room are both located on the ground level (see Appendix A). The bin room includes a dedicated 4.0m² area allocated for the storage of organics bins once mandated by council.

Table 9 Bin Quantity, Bin Numbers and Collection Frequency (Building C Bin Room)

Waste Stream/ Equipment	Bin Size (L)	Number	Collections/Week	Weekly Generation (L)	Weekly Capacity (L)	Footprint (m ²)
General Waste	660	6	1	3,660	3,960	5.82
Recycling	660	3	1	1,830	1,980	2.91
Paper/Cardboard	660	3	1	1,830	1,980	2.91
Organics (future bins provision)	240	3	1	700	720	1.29
Bin Tug	N/A	1	N/A	N/A	N/A	1.70
Total Footprint (excluding circulation)						14.63
Space Provided (including circulation)						41.00

The Building C bin room is located on basement level 1 (see Appendix A). The bin room includes a dedicated 2.0m² area allocated for the storage of organics bins once mandated by council.

Table 10 Bin Quantity, Bin Numbers and Collection Frequency (Building D Bin Room)

Waste Stream	Bin Size (L)	Number	Collections/Week	Weekly Generation (L)	Weekly Capacity (L)	Footprint (m ²)
General Waste	660	10	1	5,940	6,600	9.70
Recycling	660	5	1	2,970	3,300	4.85
Paper/Cardboard	660	5	1	2,970	3,300	4.85
Organics (future bins provision)	240	5	1	1,100	1,200	2.15
Total Footprint (excluding circulation)						21.55

Space Provided (including circulation)	54.00
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The Building D bin room is located on basement level 1 (see Appendix A). The bin room includes a dedicated 2.5m² area allocated for the storage of organics bins once mandated by council. A separate 18m² bulky waste storage room has been allocated within basement level 1 for residents of Buildings C and D to dispose of their bulky waste.

Table 11 Bin Quantity and Bin Numbers (Ground Level Bin Holding Area)

Waste Stream	Bin Size (L)	Number	Footprint (m²)
General Waste	660	16	15.52
Recycling	660	8	7.76
Paper/Cardboard	660	8	7.76
Organics	240	8	3.44
Total Footprint (excluding circulation)			34.48
Space Provided (including circulation)			63.00

The bin holding area is located on ground level (See Appendix A). During waste collection periods, building management/cleaners will use the bin tug (stored in Building C bin room) to transport bins from the Basement Level 1 bin rooms (Building C and D bin rooms) via the ramp to the ground level bin holding area. Following waste collection, all bins will be returned to their respective basement level bin rooms.

Table 12 below contain information regarding the bin/ equipment dimensions.

Table 12 Standard Bin/ Equipment Dimensions

Bin Size (L)/ Equipment	Height (mm)	Width (mm)	Depth (mm)	Footprint (m²)
240L	1060	585	730	0.56
660L	1200	1240	780	0.97
Bin Tug	1300	985	1730	1.70

5.3 Waste Systems

Waste would be sorted on-site by residents and the cleaning staff as appropriate into following streams:

- General Waste;
- Commingled Recycling;
- Food Organics;
- Paper/ Cardboard;
- Clinical Waste; and
- Bulky Waste.

5.3.1 Single Chute

All residents would dispose of bagged garbage using the provided single chute system. Building A, Building C and Building D will each have its own single chute system. Chute doors would be signed as 'Garbage'. The general waste chute would output directly into the 660L bin located within the respective bin rooms.

It is recommended that a spare bin be purchased and placed under the garbage chute for use during bin collections.

5.3.2 660L Linear Track Bin System

A 660L Linear Track bin system has been installed beneath the chute dispensing point in all three bin rooms (Building A+B, Building C, and Building D). This system will facilitate efficient bin rotation for the general waste bins positioned directly under the chutes.

5.3.3 General Waste

Each dwelling and residential care unit within Buildings A, B, C, and D would be furnished with plastic-lined bins to have a minimum capacity of 20 litres for the temporary holding of garbage.

Residents of Buildings A, C, and D would transfer their waste as required to the appropriate chute drop-off point at each residential level, as shown in Appendix A.

For Building B, cleaners and staff will be responsible for clearing the waste from the 20L bins within the residential care units and common areas and transferring it directly to the Building A+B bin room located on the ground level.

Building management is responsible for placing empty bins beneath the chute dispensing points located within the respective building bin rooms (Building A+B bin room on the ground level and Buildings C and D bin rooms on basement level 1).

Garbage is to be disposed of bagged.

5.3.4 Paper/ Cardboard

Each dwelling within Building A, C and D and each residential care unit within Buildings B would be furnished with unlined bins to have a minimum capacity of 20 litres for the temporary holding of paper and cardboard waste.

Each residential floor for Buildings A, C, and D is equipped with a 240L paper/cardboard bin, positioned next to the general waste chute within the chute room. Residents of Buildings A, C, and D would transfer their paper and cardboard waste as required to these drop-off points, as shown in Appendix A.

Building management and cleaners are responsible for clearing the 240L bins from each residential floor for Buildings A, C, and D, and transferring the waste to the respective main building bin rooms (Building A+B bin room on the ground level, and Buildings C and D bin rooms on basement level 1).

For Building B, cleaners and staff will be responsible for clearing the paper and cardboard waste from the 20L bins within the residential care units and transferring it directly to the Building A+B bin room located on the ground level.

Paper and cardboard waste is to be disposed of loosely.

5.3.5 Commingled Recycling

Each dwelling within Building A, C and D and each residential care unit within Buildings B would be furnished with unlined bins to have a minimum capacity of 20 litres for the temporary holding of commingled recyclables.

Each residential floor for Buildings A, C, and D is equipped with a 240L commingled recycling bin, positioned next to the general waste chute within the chute room. Residents of Buildings A, C, and D would transfer their recyclables as required to these drop-off points, as shown in Appendix A.

Building management and cleaners are responsible for clearing the 240L bins from each residential floor for Buildings A, C, and D, and transferring the waste to the respective main building bin rooms (Building A+B bin room on the ground level, and Buildings C and D bin rooms on basement level 1).

For Building B, cleaners and staff will be responsible for clearing the commingled recyclables from the 20L bins within the residential care units and transferring it directly to the Building A+B bin room located on the ground level.

Commingled recyclables are to be disposed of loosely.

5.3.6 Food Organics

Once Ku-ring-gai Council mandates organics bins, each dwelling and residential care unit within Buildings A, B, C, and D would be furnished with unlined bins, to have a minimum capacity of 5 litres.

An 80L organics bin will be positioned within the chute room on each residential floor for Buildings A, C, and D. Residents of Buildings A, C, and D would transfer their organic waste as required to these drop-off points. Building management and cleaners are responsible for clearing these 80L bins and transferring the waste to the main building bin rooms.

Building B accommodates a Residential Care Facility (RCF) kitchen and a dedicated café for RCF residents. Cleaners and staff will be responsible for collecting the organic waste directly from these commercial kitchen and café spaces, as well as the 5L bins within the care units, and transferring it to the designated organics bins within the Building A+B bin room on the ground level.

Organics waste is to be disposed of loosely.

5.3.7 Clinical Waste

All clinical waste must be managed in accordance with the NSW Health *Clinical and Related Waste Management for Health Services* (PD2020_049) and the NSW EPA *Waste Classification Guidelines*.

Clinical waste generated within Building B must be handled, stored, and managed according to the following protocols:

- **Staff Handling and PPE:** Clinical waste must only be handled by staff trained in clinical waste procedures and provided with appropriate Personal Protective Equipment (PPE).

- **Containment:** Waste must be packaged and contained in compliant, leak-proof, and puncture-resistant bags or containers to prevent spillage, leakage, or exposure.
- **Storage and Facilities:** There will be four (4) dedicated 240L clinical waste bins securely located within the Building A+B bin room on the ground level.
- **Compliance:** Clinical waste must be labelled, stored, transported, and disposed of in accordance with NSW Health requirements, EPA NSW legislation, and relevant Australian Standards and Codes of Practice.

Collection of clinical waste will be performed by a licensed clinical waste collection contractor on an as-required basis.

5.3.8 Bulky Waste

Provisions have been made for the temporary storage of bulky waste items (such as whitegoods, furniture, and mattresses) generated across the development. To facilitate convenient disposal, two dedicated bulky waste storage spaces have been allocated within the development:

- **Buildings A and B:** A separate 46 m² bulky waste storage room is located on the ground level directly adjacent to the Building A+B bin room (see Appendix A).
- **Buildings C and D:** A separate 18 m² bulky waste storage room has been allocated within basement level 1 for the residents of Buildings C and D (see Appendix A).

Residents of Buildings A, C, and D would transfer their bulky waste items as required directly to their respective designated bulky waste storage rooms.

For Building B, cleaners and staff will be responsible for collecting and transferring bulky waste items from the residential care units directly to the 46 m² ground level bulky waste storage room.

The bulky waste will be collected on an as-required basis. Building management is responsible for organizing bulky waste collections.

5.4 Bin Transfer & Collection

The bins from the development would be stored on-site within their designated bin rooms and collected by a private waste collection contractor as follows:

Building A + B (Ground Level Bin Room):

Building A and B waste would be stored on-site in the Building A + B bin room located on the ground level. Waste would be collected by a private contractor as follows:

- General Waste: 12 x 660L bins collected weekly;
- Commingled Recycling: 6 x 660L bins collected weekly;
- Paper/Cardboard: 6 x 660L bins collected weekly;
- Clinical Waste: 4 x 240L bins (collected on an as-required basis);
- Organics (Future Provision): 8 x 240L bins collected weekly (a dedicated 4.0 m² storage space is allocated within the bin room for future organics bins provision once mandated by council);
- Bulky Waste: A separate 46 m² storage room allocated for bulky waste (collected on an as-required basis).

Building C (Basement Level 1 Bin Room):

Building C waste would be stored on-site in the Building C bin room located on basement level 1. Waste would be collected by a private contractor as follows:

- General Waste: 6 x 660L bins collected weekly;
- Commingled Recycling: 3 x 660L bins collected weekly;
- Paper/Cardboard: 3 x 660L bins collected weekly;
- Organics (Future Provision): 3 x 240L bins collected one time per week (a dedicated 2.0 m² storage space is allocated within the bin room for future organics bins provision once mandated by council);

Building D (Basement Level 1 Bin Room)

Building D waste would be stored on-site in the Building D bin room located on basement level 1. Waste would be collected by a private contractor as follows:

- General Waste: 10 x 660L bins collected weekly;
- Commingled Recycling: 5 x 660L bins collected weekly;
- Paper/Cardboard: 5 x 660L bins collected weekly;
- Organics (Future Provision): 5 x 240L bins collected weekly (a dedicated 2.5 m² storage space is allocated within the bin room for future organics bins provision once mandated by council);
- Bulky Waste: A separate 18 m² storage room allocated within basement level 1 for residents of Buildings C and D to dispose of their bulky waste (collected on an as-required basis).

During waste collection periods, building management/cleaners will use a bin tug (stored in the Building C bin room) to transport bins from the Basement Level 1 bin rooms (Building C and D bin rooms) via the ramp to the ground level temporary bin holding area.

The ground level temporary bin holding area provides a 63 m² space to accommodate the following bins during collection times:

- 16 x 660L general waste bins;
- 8 x 660L recycling bins;
- 8 x 660L paper/cardboard bins; and
- 8 x 240L organics bins.

Waste collections would occur via an 8.8m long rear loader waste collection vehicle performing collection from the dedicated waste loading dock. Vehicle operators would ferry waste bins from the temporary bin holding area and Building A + B bin room to the collection vehicle and return them upon emptying.

Building management/cleaners are responsible for returning the bins to their respective basement and ground level bin rooms immediately upon collection.

Please refer to the swept path analysis attached in **Appendix C** which demonstrates access by the waste collection vehicle.

Bins would not be permanently stored in the ground level temporary bin holding area.

5.5 Bin Room Requirements

All waste and recycling containers will be clearly differentiated through appropriate signage and colour coding to reflect the materials contained, with each stream located in a designated area with large, clear colour-coded signage to assist in easy identification by users.

Access to the waste and recycling storage areas will be restricted to authorised staff only. These areas will incorporate the following design features and maintenance practices as required by Ku-ring-gai Council waste management requirements:

1. The floor of any waste and recycling room is to be:

- constructed of either concrete which is at least 75mm thick; or other equivalent material; and
- graded and drained to a floor waste which is connected to the sewer.

2. The walls of any waste room, recycling room and waste service compartment are to be constructed of solid impervious material and cement rendered internally to a smooth even surface coved at all intersections.

3. All waste and recycling rooms are to be provided with an adequate supply of hot and cold water mixed through a centralised mixing valve with hose cock. This does not include waste and recycling service compartments located on residential floors.

4. A close-fitting and self-closing door that can be opened from within the room is to be fitted to all waste and recycling rooms.

5. In the event that Council permits the installation of a roller shutter door (under special circumstance only), a sign is to be erected in a conspicuous position drawing attention to the fact the door is to be kept closed at all times when not in use.

6. All waste and recycling rooms are to be constructed to prevent the entry of vermin (eg. no gaps under access doors etc).

7. All waste and recycling rooms are to be ventilated by either:

- mechanical ventilation system exhausting at a rate of 5L/s per m² of floor area, with a minimum rate of 100L/s; or
- permanent, unobstructed natural ventilation openings direct to the building exterior, not less than one-twentieth (1/20th) of the floor area.

8. Meters and piping are not to be located in the waste and recycling room.

9. All waste and recycling rooms are to be provided with artificial light controlled by switches located both outside and inside the rooms.

10. Clearly printed "NO STANDING" signs are to be affixed to the external face of each waste and recycling room.

11. Clearly printed signage is to be affixed in all communal waste collection and storage areas, specifying which materials are acceptable in the recycling system and identifying the location of waste and recycling storage areas, as well as waste and recycling service compartments.

12. Waste management systems are not to be visible from outside the building.

6 Tenant & Stakeholder Education

For the new systems to be successful an education program will be required for the development's tenants.

Tenants, cleaners, and building caretakers will be a key element in the effectiveness of the new systems and as such, relevant procedures will need to be written into contract specifications, including requirements for monitoring contamination of recycling streams and condition of bins and other equipment, and providing users with feedback on ongoing systems performance.

7 Conclusion

The Operational Waste Management Plan has been developed to ensure that waste and recycling streams are effectively managed on-site, in accordance with all relevant regulatory standards. Based

on the current design, the proposed building satisfies the requirements of the relevant authorities, including the Building Code of Australia (BCA) and the Ku-ring-gai Council guidelines relating to waste management.

As the author of this report, I certify that the design of the waste storage areas and management systems detailed herein are adequately sized and located for safe and convenient storage and collection of all identified waste streams as required to meet the relevant SEARs requirements and Ku-ring-gai Council guidelines relating to waste management.

Hari Haran

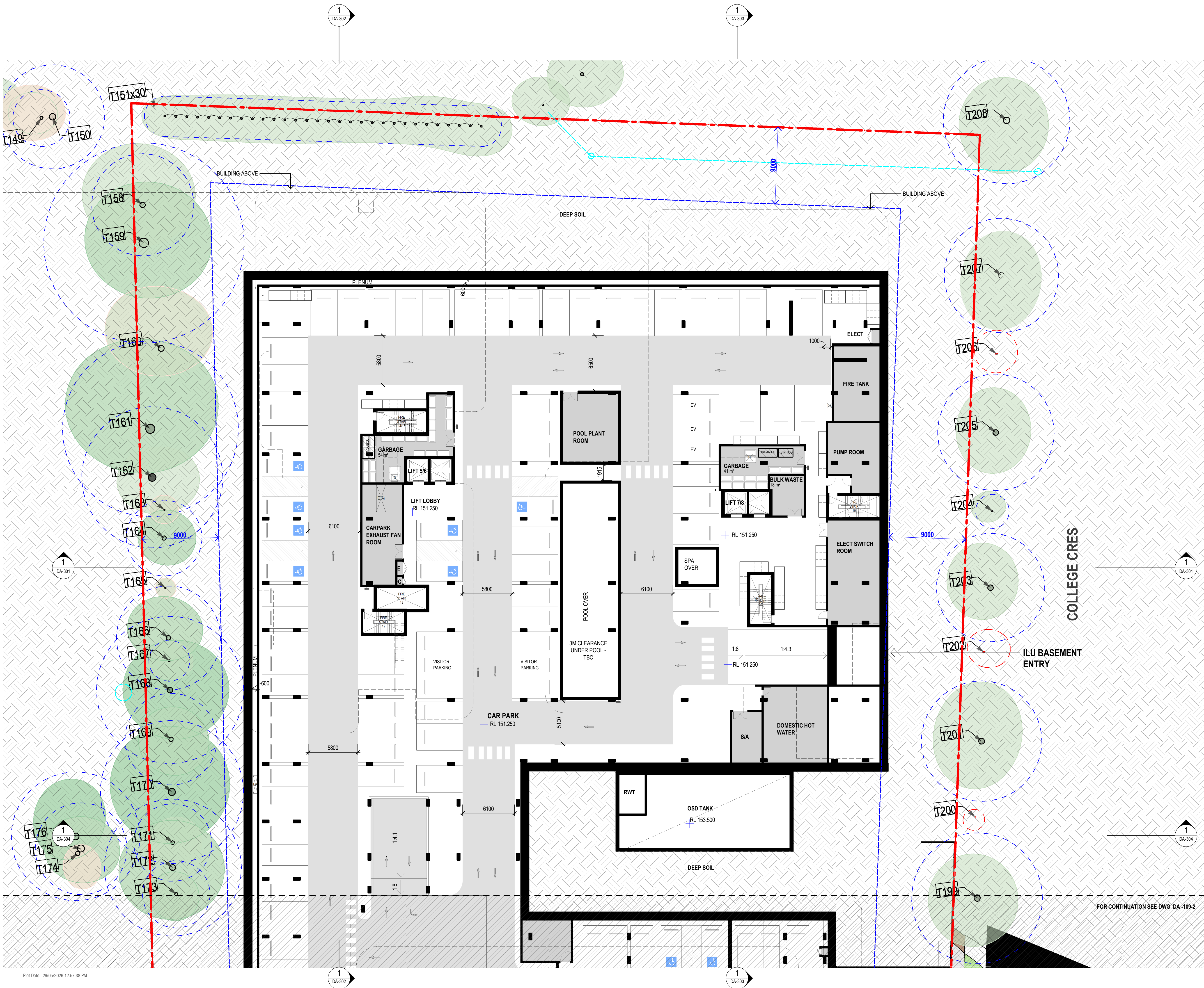
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Consultant

Waste Audit and Management Group Pty Ltd

01/06/2026

Appendix A – Architectural Plans



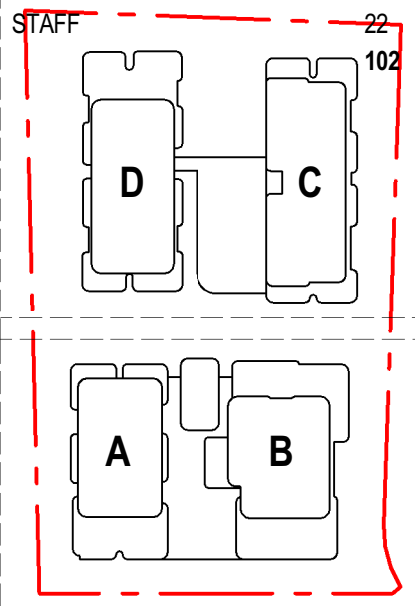
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Rev.	Description	Issued By	Date
1	ISSUED FOR SSDA	SF	25/05/26

Legend

Notes

PARKING SUMMARY B1

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ALLIED HEALTH VISITOR ACCESSIBLE	3
AMBULANCE	1
EV CHARGING	3
ILU RESIDENT 3.2 WIDE	30
ILU RESIDENT ACCESSIBLE	5
ILU RESIDENT STANDARD	6
ILU VISITOR	19
ILU VISITOR ACCESSIBLE	2
RCF DROP OFF	2
RCF VISITOR 1 - NORTH	7
STAFF	22



0 5 10 M
SCALE 1:200
Client Logo

Montefiore

Client
SIR MOSES MONTEFIORE JEWISH HOME

Project
MONTEFIORE ST IVES
19 - 25 COLLEGE CRESCENT, ST IVES

KU-RING-GAI LAND
Drawing Title
FLOOR PLAN - BASEMENT 01
- NORTH

Scale @ A1		Project Phase	
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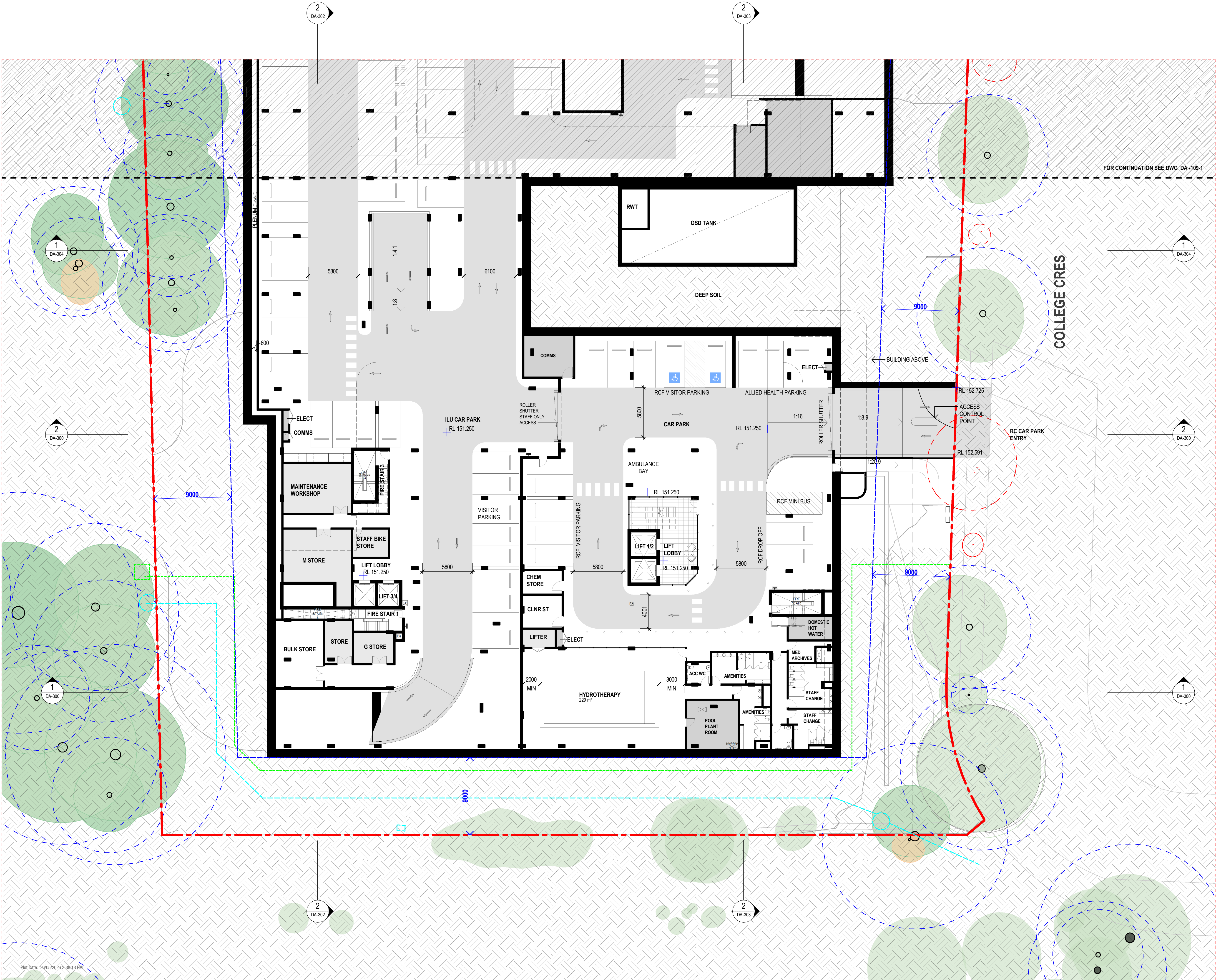
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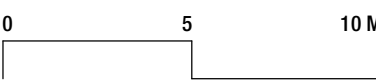
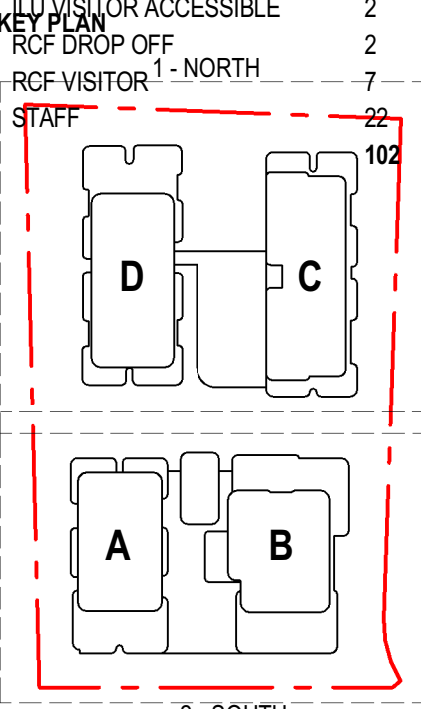
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Notes

PARKING SUMMARY B1

PARKING TYPE	NO.
ALLIED HEALTH VISITOR	0
ALLIED HEALTH VISITOR ACCESSIBLE	3
AMBULANCE	2
EV CHARGING	1
ILU RESIDENT 3.2 WIDE	3
ILU RESIDENT ACCESSIBLE	30
ILU RESIDENT STANDARD	5
ILU VISITOR	6
ILU VISITOR ACCESSIBLE	19
RCF DROP OFF	2
RCF VISITOR 1 - NORTH	7



SCALE 1:200

Client Logo

Montefiore

Client
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Project
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19 - 25 COLLEGE CRESCENT, ST IVES

KU-RING-GAI LAND
Drawing Title
FLOOR PLAN - BASEMENT 01
- SOUTH

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LEGEND

- BOUNDARY
- NRZ HIGH RETENTION VALUE TREE
- NRZ MODERATE RETENTION VALUE TREE
- LOW RETENTION VALUE TREE
- TREE TO BE REMOVED
- HIGH VALUE DIVERSITY AREA

Notes

REFER TO ARBORIST REPORT FOR ALL TREES TO BE RETAINED, PROTECTED OR REMOVED.

REFER LANDSCAPE DOCUMENTATION FOR FENCING STRATEGY.

REFER CIVIL DOCUMENTATION FOR EXISTING AND PROPOSED IN GROUND SERVICES.

KEY PLAN

1 - NORTH

2 - SOUTH

0 5 10 M

SCALE 1:200

Client Logo

Montefiore

Client
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Project
MONTEFIORE ST IVES
19 - 25 COLLEGE CRESCENT, ST IVES

KU-RING-GAI LAND
Drawing Title
FLOOR PLAN - GROUND
FLOOR - NORTH

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Legend

LEGEND

-
- Diagram illustrating the relationship between NRZ (Number of Retention Zones) and Retention Value Tree (RVT) types:
- BOUNDARY** (Red dashed line)
 - NRZ** (Number of Retention Zones) points to the **HIGH RETENTION VALUE TREE** (Green circle).
 - NRZ** points to the **MODERATE RETENTION VALUE TREE** (Green circle).
 - LOW RETENTION VALUE TREE** (Orange circle).
 - TREE TO BE REMOVED** (Red dashed circle).
 - HIGH VALUE DIVERSITY AREA** (Dashed blue line).

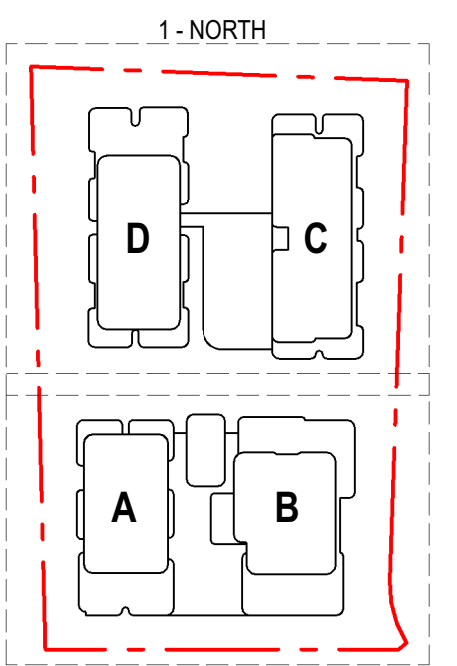
Notes

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RETAINED, PROTECTED OR REMOVED.

REFER LANDSCAPE DOCUMENTATION FOR FENCING
STRATEGY.

REFER CIVIL DOCUMENTATION FOR EXISTING AND PROPOSED
IN GROUND SERVICES.

KEY PLAN



Shear force diagram showing a constant shear force of 0 kN from 0 to 5 m, and a constant shear force of -5 kN from 5 m to 10 m.

Client Logo

Montefiore

Client
SIR MOSES MONTEFIORE JEWISH HOME

Project

MONTEFIORE ST IVES
19 - 25 COLLEGE CRESCENT, ST IVES

KU-RING-GAI LAND

**FLOOR PLAN - GROUND
FLOOR - SOUTH**

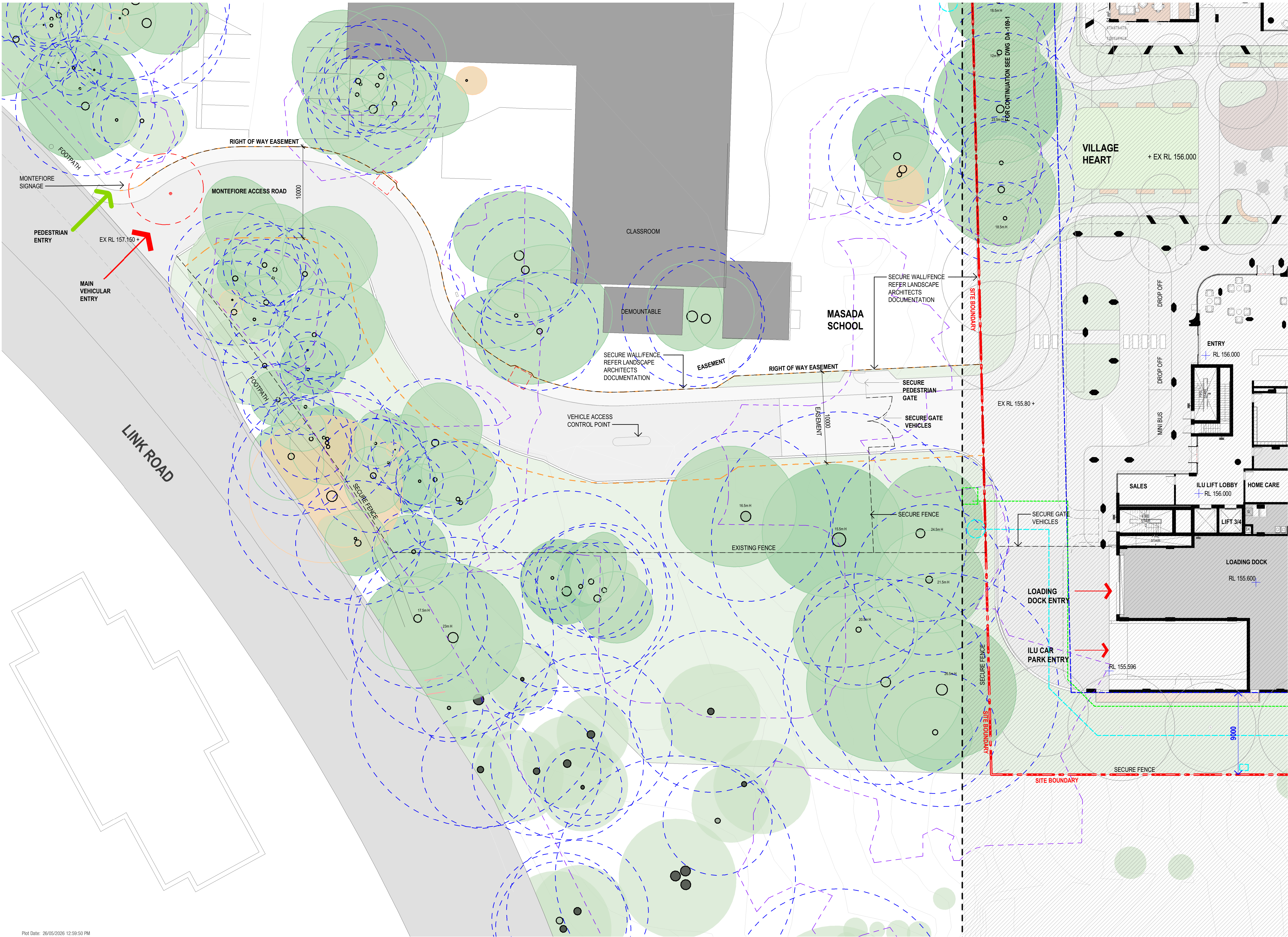
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Project No.	Discipline	Drawing Number	Revision
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Legend

LEGEND

- BOUNDARY
- NRZ → HIGH RETENTION VALUE TREE
- NRZ → MODERATE RETENTION VALUE TREE
- LOW RETENTION VALUE TREE
- TREE TO BE REMOVED
- HIGH VALUE DIVERSITY AREA

Notes

REFER TO ARBORIST REPORT FOR ALL TREES TO BE RETAINED, PROTECTED OR REMOVED.

REFER LANDSCAPE DOCUMENTATION FOR FENCING STRATEGY.

REFER CIVIL DOCUMENTATION FOR EXISTING AND PROPOSED IN GROUND SERVICES.

KEY PLAN

1 - NORTH

2 - SOUTH

0 5 10 M

SCALE 1:200

Client Logo

Montefiore

Client
SIR MOSES MONTEFIORE JEWISH HOME

Project
MONTEFIORE ST IVES
19 - 25 COLLEGE CRESCENT, ST IVES

KU-RING-GAI LAND
Drawing Title

FLOOR PLAN - GROUND
FLOOR - LINK ROAD ACCESS

Scale @ A1		Project Phase	
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Appendix B – Demolition Plan

Legend

LEGEND - DEMOLITION

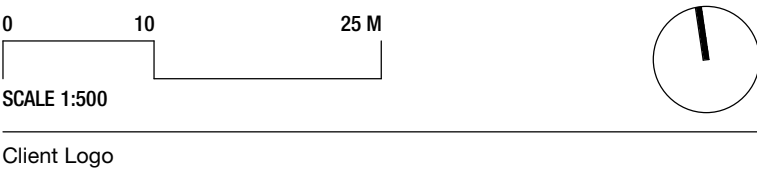
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- NEIGHBOURING BUILDINGS RETAINED
- T148

TREE NUMBER
- DENOTES TREE TO BE REMOVED
- T148

TREE NUMBER
- TREE TO BE RETAINED AND PROTECTED
- DENOTES NOTIONAL ROOT ZONE (NRZ)

Notes

REFER TO ARBORIST REPORT FOR ALL TREES TO BE RETAINED, PROTECTED OR REMOVED.



Montefiore

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Project
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19 - 25 COLLEGE CRESCENT, ST IVES

KU-RING-GAI LAND
Drawing Title

DEMOLITION PLANS

Scale @ A1		Project Phase	
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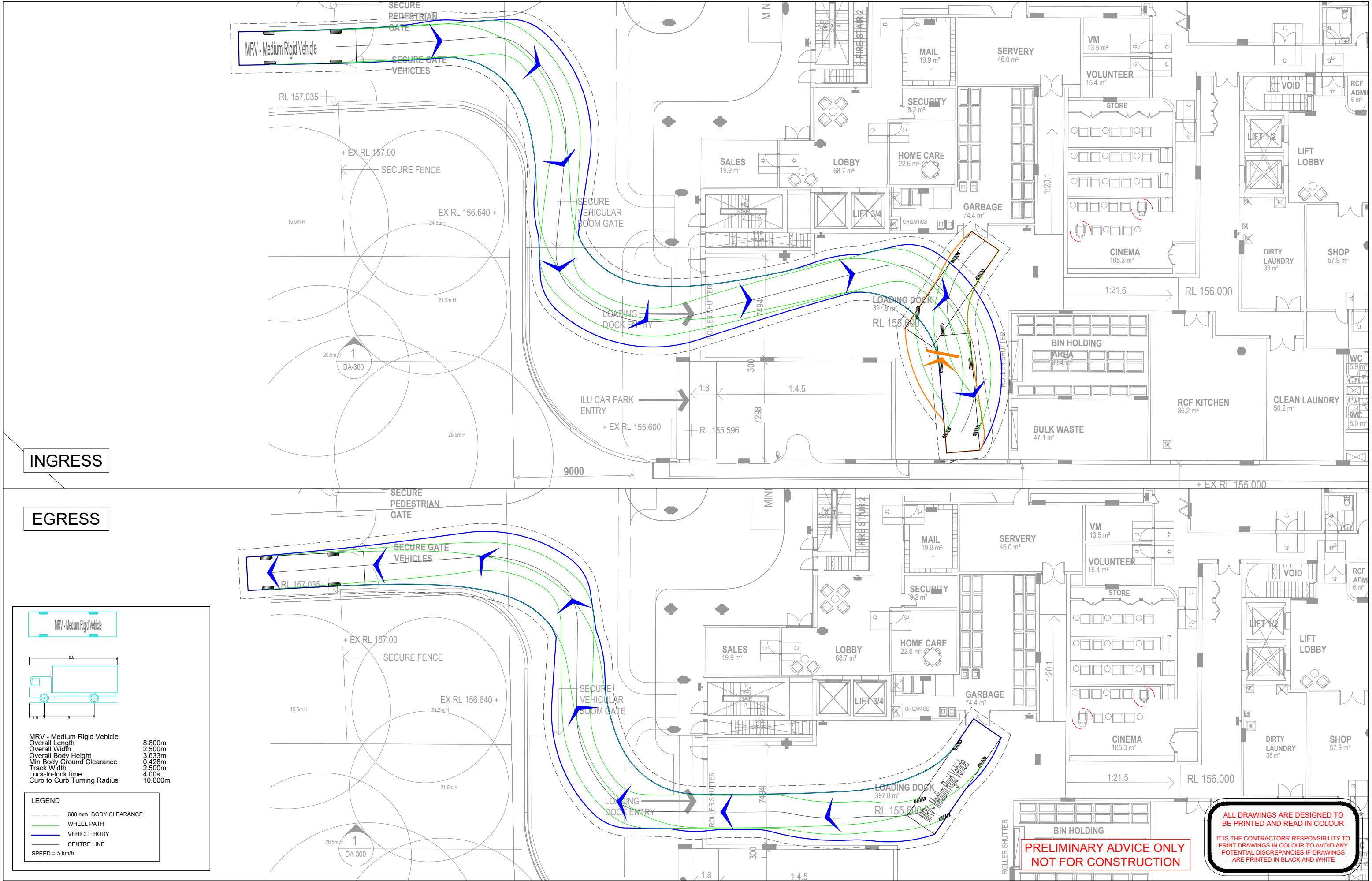
Jackson Teece Chesterman

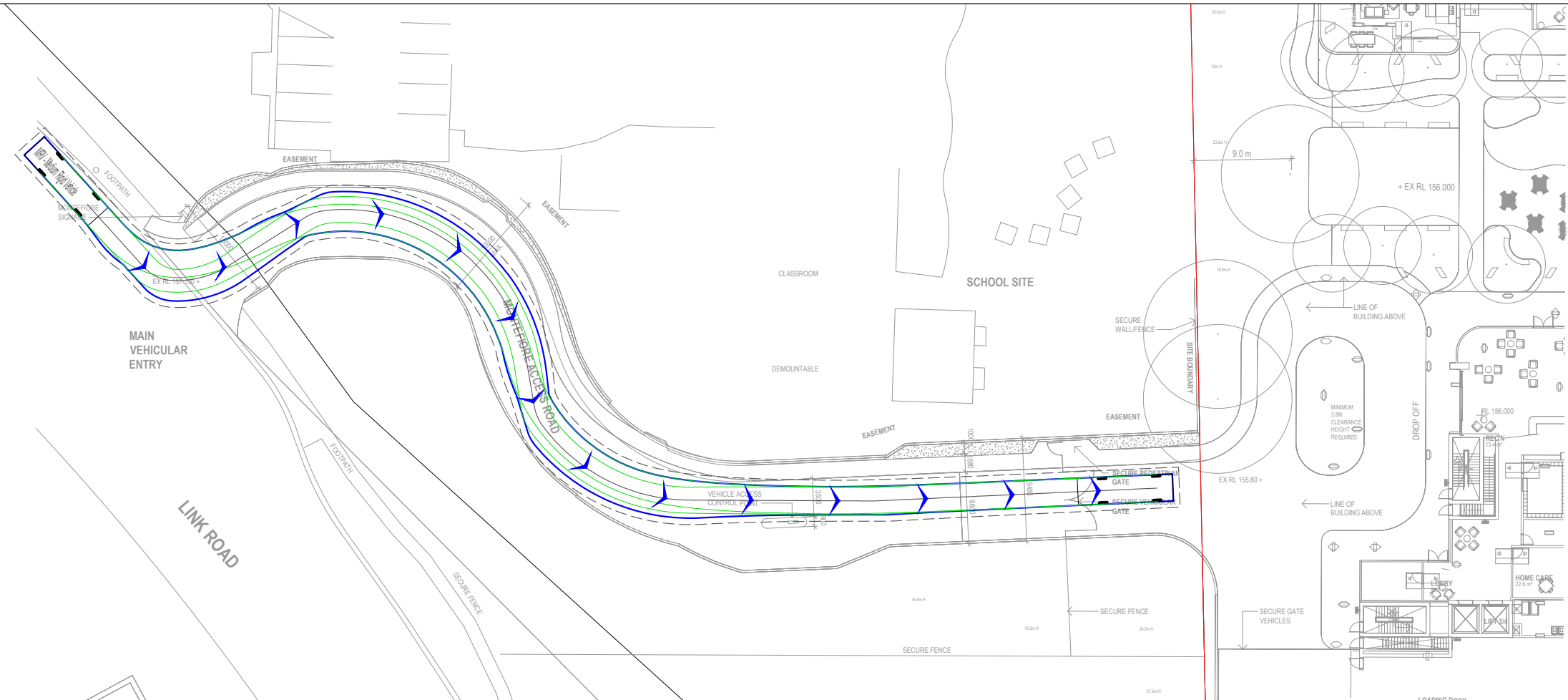
Willis Pty Ltd
Trading as Jackson Teece
ABN 15 083 837 290

Nominated Architects
Damian Barker (8192), John Gow (8790), Daniel Hudson (8315)

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Appendix C – Waste Truck Swept Path Assessment





The site plan illustrates the layout of a school with various security and access features. Key elements include:

- Vehicle Access:** A main vehicular entry on the left leads to a curved road. A 'Vehicle Access Control Point' is located on the right side of the road. A 'Medium Rigged Vehicle' is shown parked near the control point.
- Pedestrian Paths:** A 'Footpath' runs along the top left, and a 'Link Road' is shown at the bottom left.
- Security Features:** A 'Secure Fence' is located at the bottom. A 'Secure Pedestrian Gate' and a 'Secure Vehicular Gate' are shown on the right side of the road.
- Buildings and Areas:** A 'Classroom' building is shown in the center. A 'School Site' is marked on the right. A 'Drop Off' area is indicated near the bottom right.
- Other Features:** A 'Vehicle Access Control Point' is located on the right side of the road. A 'Medium Rigged Vehicle' is shown parked near the control point.

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PRINT DRAWINGS IN COLOUR TO AVOID ANY
POTENTIAL DISCREPANCIES IF DRAWINGS
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