



WILLOWTREE
PLANNING

SITE WASTE MINIMISATION AND MANAGEMENT PLAN

10 YOUNG STREET, WEST GOSFORD 2250
LOT 101 DP1021186

—
Prepared by Willowtree Planning Pty Ltd
on behalf of Japrico Developments Pty Ltd

July 2022

SYDNEY

Suite 1, Level 10
56 Berry Street
North Sydney NSW 2060

NEWCASTLE

Unit 2, 56
Hudson Street
Hamilton NSW 2303

GOLD COAST

Office 3, Suite 1B, 2019
Gold Coast Highway
Miami QLD 4221

BRISBANE

Level 2, 240
Queen Street
Brisbane QLD 4000

02 9929 6974
equiries@willowtp.com.au
willowtreeplanning.com.au



WILLOWTREE
PLANNING

SITE WASTE MINIMISATION AND MANAGEMENT PLAN

10 Young Street, West Gosford
Lot 101 DP1021186

DOCUMENT CONTROL TABLE			
Document Reference:	WTJ19-223 – Waste Management Plan		
Contact	Eleisha Burton		
Version and Date	Prepared by	Checked by	Approved by
Version No.1 – 31/08/2020	Rachel Condon Associate		Eleisha Burton Senior Associate
Version No. 2 – 14/07/2022	Eleisha Burton Senior Associate	Eleisha Burton Senior Associate	

© 2022 Willowtree Planning Pty Ltd

This document contains material protected under copyright and intellectual property laws and is to be used only by and for the intended client. Any unauthorised reprint or use of this material beyond the purpose for which it was created is prohibited. No part of this work may be copied, reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system without express written permission from Willowtree Planning (NSW) Pty Ltd.



TABLE OF CONTENTS

TABLE OF CONTENTS iii

PART A OVERVIEW 1

PART B WASTE MANAGEMENT 1

Section 1 – Demolition 1

Section 2 – Construction.....2

Section 3 – Use of Premises3

Section 4 – Ongoing Management3



PART A OVERVIEW

The following table provides an overview of the proposal.

TABLE 1. DEVELOPMENT PROPOSAL	
Component	Proposed Outcome
Site address	10 Young Street, West Gosford
Applicant name	Japrico Developments Pty Ltd
Current site improvements	Vacant site – used for car storage purposes for the adjoining Jaguar dealership.
Proposed development	The proposal includes minor excavation to facilitate footings of the development, construction of a 12-storey mixed-use development containing commercial space, a hotel and residential units. Associated above ground car parking, service areas and loading facilities are also proposed at grade.

PART B WASTE MANAGEMENT

This Site Waste Minimisation and Management Plan has been prepared by Willowtree Planning Pty Ltd on behalf of Japrico Developments Pty Ltd to ensure the proposal encourages waste avoidance, source separation, reuse and recycling. The attached document provides the volume and type of waste to be generated, how waste will be treated and how the residual waste will be managed. The proposed development aims to reduce the amount of construction waste going to landfill, in accordance with the *Gosford City Centre Development Control Plan 2018*. This Site Waste Minimisation and Management Plan also provides details in relation to how the ongoing management of the waste will be undertaken.

Section 1 – Demolition

MATERIALS ON-SITE		DESTINATION		
		REUSE AND RECYCLING		DISPOSAL
Type of Material	Estimated Volume (m ³)	ON-SITE (Specify proposed reuse or on-site recycling methods)	OFF-SITE (Specify contractor and recycling outlet)	(Specify contractor and landfill site)
Excavation Material	300m ³	Will be reused as part of the levelling and landscaping proposed to be provided throughout the development. Any clay which surfaces at this stage will be reused on-site or disposed of off-site.		A nominated contractor will export any residual material to a landfill site.
Steel	-	-	-	-



SITE WASTE MINIMISATION AND MANAGEMENT PLAN

10 Young Street, West Gosford
Lot 101 DP1021186

Green Waste	-	-	-	-
Bricks	-	-	-	-
Concrete	-	-	-	-
Timber	-	-	-	-
Plasterboard	-	-	-	-
Metals Aluminum Framing	-	-	-	-
Other	-	-	-	-

Section 2 – Construction

MATERIALS ON-SITE		DESTINATION		
		REUSE AND RECYCLING		DISPOSAL
Type of Material	Estimated Volume (m ³)	ON-SITE (Specify proposed reuse or on-site recycling methods)	OFF-SITE (Specify contractor and recycling outlet)	(Specify contractor and landfill site)
Steel	-	-	-	-
Green Waste	-	-	-	-
Bricks	-	-	-	-
Concrete	284m ³	Will be reused on-site as part of the ground surface/hardstand area	Any concrete and brick will be recycled and crushed into rubble off-site.	-
Timber	45m ³	Offcuts and timber battens and landscaping materials.	Treated timber will be transported off-site to recycling facility off-site.	-
Plasterboard	70m ³	-	Offcuts and remainders left over from construction will be transferred offsite to recycling facility.	-
Metals Aluminum Framing	40m ³	-	Offcuts of steel wall sheeting and columns to be transported off-site.	-
Paving	20m ³	-	Offcuts from the proposed concrete footpath pavements – concrete and asphalt material pavements.	-
Precast concrete panels	2m ³	-	Offcuts - transported off-site via private contractor.	-



SITE WASTE MINIMISATION AND MANAGEMENT PLAN

10 Young Street, West Gosford
Lot 101 DP1021186

General waste / packaging from materials / roofing / glass	40m ³	-	Transported off-site via private contractor.	
--	------------------	---	--	--

Section 3 – Use of Premises

TYPE OF WASTE TO BE GENERATED	EXPECTED VOLUME PER WEEK	PROPOSED ON-SITE STORAGE AND TREATMENT FACILITIES	DESTINATION
Hotel and Apartments			
General waste	1,000l/week	Waste storage area.	Waste - Disposal by private contractor.
Recycling (PLASTICS)	1,200l/week	Waste storage area.	Recycling - removed off-site by private contractor.
Foil transparent	20kg/week	Waste storage area.	Recycling - removed off-site by private contractor.
Paper/Cardboard	20kg/week	Waste storage area.	Recycling - removed off-site by private contractor.
Organic material	46kg/week	Waste storage area.	Waste (composting) - Disposal by private contractor.

Section 4 – Ongoing Management

The Waste Minimisation and Management Plan is prepared to promote responsible source separation, ensure adequate waste provisions and robust procedures and comply with all relevant Australian Standards, Council requirements and guidelines. On-going waste management will be maintained by the nominated Building Manager. The nominated Punthill caretaker/cleaner will relocate waste to the tenancies waste room which service the gym, conference room and hotel component. The communal and rooftop areas receptacles for general waste, recyclables and food waste will be transported by the contracted cleaners/building managers. One dual chute is proposed for each residential level where the general waste and recyclables are disposed of to the bin storage areas located within the back of house bin storage area located on the ground level. The bin storage areas have been located close to the loading dock for ease of removal and the part of travel to the bin storage area is free of obstructions.

The waste is to be collected by a commercial collector on a regular basis (4 times per week). 1,100l bins to be collected via a rear lift truck to drive into the loading area, the operator is responsible for transporting the bins to the loading area and loading them onto the truck and return the bins to the storage area (as nominated on the floor plan). The operator is to take the bins out and load them into the truck and return the bins to the relevant storage area.

Garbage collection is expected to be undertaken from within the shared loading bay using a rear-loading truck up to a maximum length of 11m. Both the residential and non-residential waste rooms are located adjacent to the loading bay, in close proximity to the rear of the truck. Again, this can be serviced by vehicles up to and including 11m long rigid trucks.

The commercial/retail tenant will be responsible for the storage and maintenance of general waste, recycling, and food waste bins back of house. On completion of each trading day or as required, nominated staff or contracted cleaners will transport all general waste and recyclables to the ground level bin storage areas.

