

Old Darby & Joan

3 x ILU's + 25 Space Car Park Under Waste Management Plan

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Document Control

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Introduction:

This report has been prepared by Humel Architects on behalf of RSL LifeCare to accompany the Section 96 Application documents to Warringah Council for the construction of 3 x independent living units with 25 space car park under to the Old Darby & Joan Village at RSL LifeCare – ANZAC Village, Narrabeen.

Development Description:

ILU's & Carparking

The proposed development includes the construction of 3 Independent Living Units (ILU's) with a 25 space car park at the lower level directly below the ILU's. This will enable the independent living to operate within the existing integrated retirement village which provides holistic care and services including, nursing, meals and maintenance as well as providing accommodation allowing for the transition from independent living to nursing home. The proposed development is located within the ANZAC village currently owned and operated by RSL LifeCare Ltd. RSL Lifecare Ltd are a not for profit organisation whom currently operate 11 residential aged care facilities throughout NSW.

In detail the proposed development includes the following:

Item	Description
Demolition	The proposed works include the removal of the following physical structures/items:
ILU's & Carpark	Existing steel frame bus shelter and hardstand at the junction of Edmondson Drive and Second Avenue. Existing concrete footpath along Edmondson Drive to be removed as indicated on the Architectural Plans. Remove existing trees within the envelope of the building in accordance with the arborist report and the architectural plans.
Lower Ground Floor Level	The proposed lower ground floor level of the development comprises of a 25 space car park which includes one disabled car parking space. The lower level is accessed in two ways, through the main front vehicle/pedestrian shared entranceway on the West elevation accessing on to Second Avenue and an additional pedestrian access/exit which is located on the Northern elevation which connects to the new concrete footpath along Edmondson Drive.
Upper Ground Floor Level	The proposed upper ground floor level of the development comprises of three Independent Living Units (ILU's). The ILU's

comprise of 3 off 2 bed room plus study dwellings. The dwellings have been arranged on the site to be configured generally around the existing road layout at the junction of Edmondson Drive and Second Avenue. A new access road/driveway is proposed to provide access to the units off Edmondson Drive.

Waste Management

Objectives

- To avoid, whenever possible, the generation of wastes.
- To recycle a minimum of 60% of all waste material generated on the site.
- Waste management will follow a preferred hierarchy of avoidance, re-use, recycle, treat and dispose. Best practice will be adopted wherever possible to achieve minimisation and reduction.
- To meet all relevant Council and legislative requirements, including Protection of the Environment Operations Act 1997 and Waste Avoidance and Resource Recovery Act 2001.
- To prevent pollution and damage to the environment.
- To provide the health and safety of workers, village residents, and the public.

Construction site Actions

Planning.

Prior to commencement, each subcontractor will submit a plan for waste minimisation initiatives. All suppliers of building materials will be encouraged to nominate packaging minimisation and re-use initiatives.

Construction

Separate bins for recyclable and non-recyclable materials will be used during construction. Bins will be adequately labelled. Costs of “contamination” of recycling waste bins will be borne by the responsible subcontractor.

Washout processes and facilities for paint and finishing trades are to be minimised, and water recycling for the activities adopted where possible.

Suppliers will be encouraged to nominate products that include a recycled component and opportunity for recycling of unused components.

Education on the waste management system will be part of the site induction process.

Monitoring and reporting

The Contractor will be responsible for providing monthly reports on waste volumes and percentage recycling. Dockets showing evidence of appropriate disposal will be sighted.

Non conformances with waste management requirements will be noted and addressed.

Construction waste removal

Separated recyclable and non-recyclable, and hazardous, waste will be removed from the ANZAC

Village site and disposed of appropriately.

Village operations

RSL LifeCare Ltd operations will be encouraged to adopt a well structured waste management plan that is in keeping with the principles outlined above.

Separated recyclable and non-recyclable, and hazardous, waste will be removed from the facility, and the ANZAC Village site, and disposed of appropriately.

Other Construction Issues***Materials handling***

The predominant means of materials deliveries to the project will be via small trucks and utility vehicles. Access will be gained via Edmondson Drive & Veteran Parade, Narrabeen.

Traffic management

Traffic management will be conducted in accordance with development consent condition requirements and the traffic & parking report by Varga Traffic Planning Pty Ltd.

Occupational Health and Safety

The Contractor will be nominated as "Principal Contractor" as required under the OH&S Act. This role will require the careful and controlled management of worker and public safety. Detailed methodologies are yet to be developed, however typical approaches include job training, toolbox talks, alcohol and substance abuse checks, and implementation of emergency management plans.

The Contractor will be required to report on OH&S on a regular basis. Reporting items will include:

- Hazardous materials
- Dust control
- Site discharge



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