DICKENS SOLUTIONS

(REF 22032)

AMENDED
WASTE MANAGEMENT PLAN
(Council RFI)

Fortis Development Group

PROPOSED
COMMERCIAL DEVELOPMENT
@
34-35 SOUTH STEYNE
MANLY

January 2023

Dickens Solutions Pty Ltd
(ABN 41 603 040 446)
1214 Botany Road, Botany NSW 2019
Telephone (Mb) 0400 388 996
Website: www.dickenssolutions.com.au **E-mail:** garry@dickenssolutions.com.au

TABLE OF CONTENTS

PART 1 – OVERVIEW AND PROPOSAL

1.1 INTRODUCTION

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

The aims and objectives of this WMP are to: -

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

The land on which the development is proposed is located within the Northern Beaches (formerly Manly) LGA.

This WMP is prepared in accordance with: -

- Manly Local Environment Plan 2013,
- Manly DCP 2011 and relevant waste management guidelines,
- All Conditions of Consent to be issued under the approved DA for the project;
- Better Practice Guide for Resource Recovery in Residential Buildings, published by the NSW EPA, and,
- The objective of ensuring that all waste management facilities and collection services will provide an outcome that will be effective and efficient, as well as promote the principles of health, safety, and convenience.

This Waste Management Plan has been prepared for a Development Application to be submitted to the Northern Beaches City Council, to demolish an existing two (2) storey building, and the construction of a three (3) storey commercial building at 34-35 South Steyne, Manly.

The original WMP was dated 24 June 2022 and was submitted to Council as part of the DA Package for the proposal. The WMP was been documented in accordance with the Architectural Drawings prepared by Durbach Block Jaggers Architects – Project No 1728 – Revision DA.

As part of the assessment of the DA, Council provided the Applicant with a Request for Further Information (RFI) in relation to a number of matters, including waste management.

Details of the information required are outlined on page 4 and refer to ‘Waste Bin Serving’.

4. **Waste bin servicing**

Council's Waste Services are not satisfied with how the retail bins (restaurant) will be able to be accessed by a waste collection vehicle. The DA appears to require that when a waste collection vehicle enters the building, it parks in a service bay on basement Level 2. However, the retail bins are stored in a room on basement Level 1 to which there is no truck access.

This is an Amended WMP, dated 18 January 2023 and has been prepared to address all of Council's RFI waste issues, as detailed herein.

1.2 PROJECT & PROPERTY DESCRIPTION

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

PROJECT DESCRIPTION	**Three (3) storey Commercial Building**
DETAILS	**- Retail Unit on Ground Floor,** **- Commercial units in Basement 1 and levels 1, 2 & 3,** **- Two (2) basement levels, and,** **- Associated infrastructure.**
PROPERTY DESCRIPTION	**The development is to be constructed over two (2) existing Torrens Title allotments at Lot B in DP102407 and Lot 2 in DP861591, 34-35 South Steyne, Manly.**
STREET ADDRESS	**34-35 South Steyne, Manly**
DIMENSIONS	**Refer to Site Plan and Survey**
AREA	**690.7sqm (Survey)**
LGA	**Northern Beaches Council**
ZONING	**Zone B2 – Local Centre Mixed Use**
PLANNING INSTRUMENTS	**Manly LEP,** **Manly DCP 2011**

1.3 APPLICANTS DETAILS

APPLICANT	**Fortis Development Group** **Att. Charlie Wyer – Development Manager**
ADDRESS	**Level 5, 30-36 Bay Street, Double Bay. NSW. 2028.**
TELEPHONE	**Mb 0422 840 029**
E-MAIL	**Charlie.wyer@fortis.com.au**

1.4 PROPOSAL

The proposal involves the for the construction of a three (3) storey commercial building, comprising:

- Two (2) basement levels for services and car parking (B2) and commercial tenancy with an area of 145.82sqm,
- Ground Floor retail with an area of 372.43sqm,
- Level 1 commercial with an area of 513.89sqm,
- Level 2 commercial with an area of 524.09sqm,
- Level 3 commercial with an area of 210.22, sqm, and roof terrace, and,
- Associated infrastructure.

Egress from the site is onto Rialto Lane at the rear of the site.

Two Waste Storage Areas will be provided for the development – one for the commercial component and one for the retail premises. Both are located in Basements 2 and 1, respectively.

As all land use activities are businesses, all waste and recycling services will be provided by a licensed private waste and recycling contractor.

All services will take place from a dedicated loading bay located in Basement 2 as indicated on the Architectural Drawings. All services will be provided by a licensed private waste and recycling contractor, using a rear loading SRV collection vehicle as detailed herein.

All waste management activities associated with the use of the site are dealt with in Part 4 of this WMP.

Current buildings and structures on the site include a two (2) level commercial mixed use building housing retail on ground floor and commercial office on level 1. It is of masonry construction with a steel roof. Vehicular access to the site is from Rialto Lane at the rear of the site.

The project consists of: -

1. The demolition of all buildings and structures, and their removal from the site;
2. Levelling and clearing of the site;
3. Site excavation;
4. The construction of the building;
5. The provision of landscaping, off street car park, driveways, concrete pathways and other elements associated with the development; and,
6. The on-going use of the building.

The Northern Beaches Council require a demolition, construction, and operational waste management plan to be submitted describing how all demolition, construction and operational waste will be stored, disposed of, and managed.

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

PART 2 – DEMOLITION

2.1 GENERAL REQUIREMENTS

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

Part 2.2 on Pages 6, 7, 8, 9, 10, 11 and 12 of this WMP describes the manner in which waste is to be managed during the course of the demolition of the existing structures.

The processes outlined in Part 2.3 are to be read in conjunction with, and comply, with the Development Consent issued in respect of the proposal. It will be the developer's overall responsibility to ensure compliance in this regard.

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

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

2.2 BUILDINGS TO BE DEMOLISHED

Current buildings and structures on the site include a two (2) level commercial mixed use building housing retail on ground floor and commercial office on level 1. It is of masonry construction with a steel roof. Vehicular access to the site is from Rialto Lane at the rear of the site.

2.3 MANAGEMENT OF HAZARDOUS MATERIALS

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

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

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

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

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

2.4 DEMOLITION – RECYCLING, REUSE & DISPOSAL DETAILS

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

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

It is noted that the quantities of materials detailed in this part (Part 2.3) are estimates only, based on current industry standards and quantity analysis, and may vary due to the prevailing nature of site constraints, weather conditions, and any other unforeseeable activities associated with the demolition works, which are beyond the control of the developer, including but not being limited to theft, accidents, and, or, other acts of misadventure.

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

1. Excavated Materials & Overburden

Volume / Weight	200 cubic metres / 340 Tonnes
On Site Reuse	Yes. Keep and reuse topsoil for landscaping. Shore on site. Use some for support of retaining walls (Excavated Materials are only to be used if the material is not contaminated or has been remediated in accordance with any requirements specified by any Environmental Consultancy engaged to carry out any contamination assessment of excavated material).
Percentage Reused or Recycled	To be determined (see above comments)
Off Site Destination	Suez Eastern Creel Resource Recovery Park, Wallgrove Road, Eastern Creek. Tel 8887 6112 or, Jacks Gully Waste Management Centre, Richardson Road Narellan, or, Bingo Industries, 3-5 Duck Street, Auburn (Tel 1300 424 646) or, other authorised facility.

2. Green Waste

Volume / Weight	Nil

3. Bricks

Volume / Weight	195 cubic metres / 195 Tonnes
On Site Reuse	Clean and remove lime mortar from bricks. Re-use in new footings. Broken bricks for internal walls. Crush and reuse as drainage backfill. Crushed and used as aggregate.
Percentage Reused or Recycled	75% - 90%
Off Site Destination	Kimbriki Resource Recover Centre, Kimbriki Road, Ingleside (Tel 02 9486 37812), or, Suez Eastern Creel Resource Recovery Park, Wallgrove Road, Eastern Creek. Tel 8887 6112 or, Bingo Industries, 3-5 Duck Street, Auburn (Tel 1300 424 646), or, Other Approved Facilities.

4. Concrete

Volume / Weight	480 cubic metres / 1,152 Tonnes
On Site Reuse	Existing driveways to be retained during construction. Crushed and used as aggregate, drainage backfill.
Percentage Reused or Recycled	75% - 90%
Off Site Destination	Kimbriki Resource Recover Centre, Kimbriki Road, Ingleside (Tel 02 9486 37812), or, Suez Eastern Creel Resource Recovery Park, Wallgrove Road, Eastern Creek. Tel 8887 6112 or, Bingo Industries, 3-5 Duck Street, Auburn (Tel 1300 424 646), or, Other Approved Facilities.

5. Timber

Volume / Weight	50 cubic metres / 20 Tonnes
On Site Reuse	Re-use for formwork and studwork, landscaping, shoring.
Percentage Reused or Recycled	65% - 90%
Off Site Destination	Kimbriki Resource Recover Centre, Kimbriki Road, Ingleside (Tel 02 9486 37812), or, Suez Eastern Creel Resource Recovery Park, Wallgrove Road, Eastern Creek. Tel 8887 6112 or, Bingo Industries, 3-5 Duck Street, Auburn (Tel 1300 424 646), or, Other Approved Facilities.

6. Plasterboard & Fibro

Volume / Weight	100 cubic metres / 35 Tonnes
On Site Reuse	No. All materials will be processed off-site
Percentage Reused or Recycled	To be determined (dependent on asbestos content)
Off Site Destination	Kimbriki Resource Recover Centre, Kimbriki Road, Ingleside (Tel 02 9486 37812), or, Suez Eastern Creel Resource Recovery Park, Wallgrove Road, Eastern Creek. Tel 8887 6112
Off Site Destination (Asbestos)	or, Bingo Industries, 3-5 Duck Street, Auburn (Tel 1300 424 646), or, Other Approved Facilities.

7. Metals / Steel / Guttering & Downpipes

Volume / Weight	120 cubic metres / 40 Tonnes
On Site Reuse	No
Percentage Reused	60% - 90%
Off Site Destination	Kimbriki Resource Recover Centre, Kimbriki Road, Ingleside (Tel 02 9486 37812), or, Bingo Industries, 3-5 Duck Street, Auburn (Tel 1300 424 646), or, Other Approved Facilities.

8. Roof Tiles / Tiles

Volume / Weight	50 cubic metres / 37.50 Tonnes
On Site Reuse	Broken up and used as fill, aggregate, driveways.
Percentage Reused or Recycle	80% - 90%
Off Site Destination	Kimbriki Resource Recover Centre, Kimbriki Road, Ingleside (Tel 02 9486 37812), or, Suez Eastern Creel Resource Recovery Park, Wallgrove Road, Eastern Creek. Tel 8887 6112 or, Bingo Industries, 3-5 Duck Street, Auburn (Tel 1300 424 646), or, Other Approved Facilities.

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

Volume	150 cubic metres / 52.50 Tonnes
On Site Reuse	No. All material will be processed or disposed of 0ff-site.
Percentage Reused or Recycle	80% - 90%
Off Site Destination	Hallinan's Recycling Centre, 37 Lee Holm Road, St. Marys (Tel 02 9833 0883) or, Bingo Industries, 3-5 Duck Street, Auburn (Tel 1300 651 116), or, Other approved Facility

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

Volume / Weight	105 cubic metres / 37.75 Tonnes
On Site Reuse	No
Percentage Reused or Recycle	To be determined (dependent upon nature of material)
Off Site Destination	Kimbriki Resource Recover Centre, Kimbriki Road, Ingleside (Tel 02 9486 37812), or, Suez Eastern Creel Resource Recovery Park, Wallgrove Road, Eastern Creek. Tel 8887 6112 or, Bingo Industries, 3-5 Duck Street, Auburn (Tel 1300 424 646), or, Other Approved Facilities.

11. Residual Waste

Volume / Weight	145 cubic metres / 145 Tonnes
On Site Reuse	No
Off Site Destination	Kimbriki Resource Recover Centre, Kimbriki Road, Ingleside (Tel 02 9486 37812), or, Suez Eastern Creel Resource Recovery Park, Wallgrove Road, Eastern Creek. Tel 8887 6112 or, Bingo Industries, 3-5 Duck Street, Auburn (Tel 1300 424 646), or, Other Approved Facility.
Notes on calculation of volume of residual waste	1. In calculating the amount of residual waste produced from the demolition of all buildings on site, it is estimated that 10% of it, will be residual waste. 2. As all of the materials vary in weight per volume, a figure of 1 cubic metre of material is equal to 1 tonne in weight has been used.

It is noted that the quantities of materials detailed in this section (Part 2.3) are estimates only, based on current industry standards and quantity analysis, and may vary due to the prevailing nature of construction constraints, weather conditions, and any other unforeseeable activities associated with the demolition of the buildings, which are beyond the control of the developer, including but not being limited to theft, accidents, and other acts of misadventure.

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

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

The developer will keep a written record of all documentation associated with the transportation, disposal and processing of all materials associated with the demolition of all structures on site.

2.5 DEMOLITION – ON-SITE STORAGE OF MATERIALS

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

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

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

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

2.6 DEMOLITION – EXCAVATED MATERIAL

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

PART 3 – CONSTRUCTION

3.1 CONSTRUCTION – GENERALLY

Upon completion of all demolition works, construction of the building will commence with the excavation of the site for the basement levels of the building. All materials sourced from these activities will be disposed of in accordance with the information provided in Part 3.2 on pages 13, 14, 15, 16, 17 and 18 of this WMP.

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

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

3.2 CONSTRUCTION – RECYCLING, REUSE & DISPOSAL DETAILS

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

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

1. Excavated Materials

Volume / Weight	3,800 Cubic Metres / 6,460 Tonnes (Basement excavation)
On Site Reuse	Yes. Keep and reuse topsoil for landscaping. Shore on site. Use some for support of retaining walls (Excavated Materials are only to be used if the material is not contaminated or has been remediated in accordance with any requirements specified by any Environmental Consultancy engaged to carry out any contamination assessment of excavated material).
Percentage Reused or Recycled	To be determined (see above comments)
Off Site Destination	Kimbriki Resource Recover Centre, Kimbriki Road, Ingleside (Tel 02 9486 37812), or, Suez Eastern Creel Resource Recovery Park, Wallgrove Road, Eastern Creek. Tel 8887 6112 or, Bingo Industries, 3-5 Duck Street, Auburn (Tel 1300 424 646).

2. Bricks

Volume / Weight	5 cubic metres / 6.5 Tonnes
On Site Reuse	Clean and remove lime mortar from bricks. Broken bricks for internal walls. Crush and reuse as drainage backfill. Crushed and used as aggregate.
Percentage Reused or Recycle	75% - 90%
Off Site Destination	Kimbriki Resource Recover Centre, Kimbriki Road, Ingleside (Tel 02 9486 37812), or, Suez Eastern Creel Resource Recovery Park, Wallgrove Road, Eastern Creek. Tel 8887 6112 or, Bingo Industries, 3-5 Duck Street, Auburn (Tel 1300 424 646), or, Other Approved Facilities.

3. Concrete

Volume / Weight	6 cubic metres / 14.4 Tonnes
On Site Reuse	Existing driveway to be retained during construction. Crushed and used as aggregate, drainage backfill.
Percentage Reused or Recycled	60% - 75%
Off Site Destination	Kimbriki Resource Recover Centre, Kimbriki Road, Ingleside (Tel 02 9486 37812), or, Suez Eastern Creel Resource Recovery Park, Wallgrove Road, Eastern Creek. Tel 8887 6112 or, Bingo Industries, 3-5 Duck Street, Auburn (Tel 1300 424 646), or, Other Approved Facilities.

4. Timber

Volume / Weight	5 cubic metres / 7 Tonnes
On Site Reuse	Re-use for formwork and studwork, and for landscaping
Percentage Reused or Recycled	65% - 90%
Off Site Destination	Kimbriki Resource Recover Centre, Kimbriki Road, Ingleside (Tel 02 9486 37812), or, Suez Eastern Creel Resource Recovery Park, Wallgrove Road, Eastern Creek. Tel 8887 6112 or, Bingo Industries, 3-5 Duck Street, Auburn (Tel 1300 424 646), or, Other Approved Facilities.

5. Plasterboard & Fibro

Volume / Weight	6 cubic metres / 2 Tonnes
On Site Reuse	No – all material will be transported for disposal off-site.
Percentage Reused or Recycled	To be determined
Off Site Destination	Eco cycle, 155 Newtown Road, Wetherill Park (Tel 02 0757 2999) or, Suez Eastern Creel Resource Recovery Park, Wallgrove Road, Eastern Creek. Tel 8887 6112 or, Bingo Industries, 3-5 Duck Street, Auburn (Tel 1300 424 646).

6. Metals / Steel / Guttering & Downpipes

Volume / Weight	5 cubic metres / 0.25 Tonnes
On Site Reuse	No
Percentage Reused or Recycled	60 – 90%
Off Site Destination	Kimbriki Resource Recover Centre, Kimbriki Road, Ingleside (Tel 02 9486 37812), or, Suez Eastern Creel Resource Recovery Park, Wallgrove Road, Eastern Creek. Tel 8887 6112 or, Bingo Industries, 3-5 Duck Street, Auburn (Tel 1300 424 646), or, Other Approved Facilities.

7. Roof Tiles / Tiles

Volume / Weight	4 cubic metres / 3 Tonnes
On Site Reuse	Broken up and used as fill.
Percentage Reused or Recycled	80% - 90%
Off Site Destination	Kimbriki Resource Recover Centre, Kimbriki Road, Ingleside (Tel 02 9486 37812), or, Suez Eastern Creel Resource Recovery Park, Wallgrove Road, Eastern Creek. Tel 8887 6112 or, Bingo Industries, 3-5 Duck Street, Auburn (Tel 1300 424 646), or, Other Approved Facilities.

8. Plastics

Volume / Weight	5 cubic metres / 1 Tonne
On Site Reuse	Nil
Percentage Reused or Recycled	80% - 95%
Off Site Destination	Suez Eastern Creek Resource Recovery Park, Wallgrove Road, Eastern Creek. Tel 8887 6112 or, Bingo Industries, 3-5 Duck Street, Auburn (Tel 1300 424 646) or, Recycle Works, 45 Parramatta Road, Annandale (Tel 02 9517 2711)

9. Glass, Electrical & Light Fittings, PC items

Volume / Weight	5 cubic metres / 1 Tonne
On Site Reuse	No
Percentage Reused or Recycled	70% - 90%
Off Site Destination	Kimbriki Resource Recover Centre, Kimbriki Road, Ingleside (Tel 02 9486 37812), or, Suez Eastern Creel Resource Recovery Park, Wallgrove Road, Eastern Creek. Tel 8887 6112 or, Bingo Industries, 3-5 Duck Street, Auburn (Tel 1300 424 646), or, Other Approved Facilities.

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

Volume	10 cubic metres / 3.3 Tonnes
On Site Reuse	Broken up and used as fill.
Percentage Reused or Recycle	80% - 90%
Off Site Destination	Kimbriki Resource Recover Centre, Kimbriki Road, Ingleside (Tel 02 9486 37812), or, Suez Eastern Creel Resource Recovery Park, Wallgrove Road, Eastern Creek. Tel 8887 6112 or, Bingo Industries, 3-5 Duck Street, Auburn (Tel 1300 424 646), or, Other Approved Facilities.

11. Pallets

Volume / Weight	25 cubic metres / 8 Tonne
On Site Reuse	No
Percentage Reused or Recycle	90% - 100%
Off Site Destination	To an approved agency, or agencies, for reuse and resale.

12. Residual Waste

Volume / Weight	400 cubic metres / 400 Tonnes
On Site Reuse	No
Off Site Destination	Kimbriki Resource Recover Centre, Kimbriki Road, Ingleside (Tel 02 9486 37812), or, Suez Eastern Creel Resource Recovery Park, Wallgrove Road, Eastern Creek. Tel 8887 6112 or, Bingo Industries, 3-5 Duck Street, Auburn (Tel 1300 424 646), or, Other Approved Facilities.
Notes on calculation of volume of residual waste	1. In calculating the amount of residual waste produced from the demolition of all buildings on site, it is estimated that 10% of it, will be residual waste. 2. As all of the materials vary in weight per volume, a figure of 1 cubic metre of material is equal to 1 tonne in weight has been used.

It is noted that the quantities of materials detailed in this section (Part 3.2) are estimates only, based on current industry standards and quantity analysis, and may vary due to the prevailing nature of construction constraints, weather conditions, and

any other unforeseeable activities associated with the construction of the buildings, which are beyond the control of the developer, including but not being limited to theft, accidents, and other acts of misadventure.

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

The developer understands that any costs associated with the transportation and receival of all materials will be their responsibility.

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

The developer will keep a written record of all documentation associated with the transportation, disposal and processing of all materials associated with the demolition of all structures on site.

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

3.3 CONSTRUCTION – ON-SITE STORAGE OF MATERIALS

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

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

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

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

3.4 CONSTRUCTION – EXCAVATED MATERIAL

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

PART 4 – ON GOING USE

4.1 OBJECTIVES

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

4.2 ASSUMPTIONS

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

1. The proposal involves the for the construction of a three (3) storey commercial building, comprising:
   a) Two (2) basement levels for services and car parking (B2) and commercial tenancy with an area of 145.82sqm,
   b) Ground Floor retail with an area of 372.43sqm,
   c) Level 1 commercial with an area of 513.89sqm,
   d) Level 2 commercial with an area of 524.09sqm. and,
   e) Level 3 commercial with an area of 210.22sqm.
2. Egress from the site is onto Rialto Lane at the rear of the site.
3. Two Waste Storage Areas will be provided for the development – one for the office component and one for the retail premises.
4. The Retail WSA (Restaurant) is located in Basement 2 as indicated on the Architectural Drawings.
5. The Commercial WSA (Office) is located in Basement 1 as indicated on the Architectural Drawings.
6. All waste and recycling bins will be stored within the confines of the respective WSA's at all times.
7. For the Commercial Office component of the development, the following provisions will apply:
   a) All waste material will be stored in 2 x 240-litre mobile bins,
   b) All recycling material will be stored in 2 x 240-litre mobile recycling bins.
   c) All waste bins will be serviced two (2) days per week,
   d) All recycling bins will be serviced three (3) days per week,
8. For the Retail (Restaurant) component of the development, the following provisions will apply:
   a) All waste material will be stored in 2 x 1100-litre mobile bins,
   b) All recycling material will be stored in 2 x 1100-litre mobile recycling bins.
   c) All waste bins will be serviced two (2) days per week,
   d) All recycling bins will be serviced one (1) day per week,
9. All waste and recycling generations have been calculated from the Better Practice Guide for Resource Recovery, published by the NSW EPA (April 2019), as required by Council.
10. A licensed private waste collection contractor will provide all waste and recycling services the development.
11. All services will take place from an on-site loading area in Basement 2 as detailed in Part 4.6 on page 22.

12. The Owners Corporation will appoint a dedicated Building Manager who will be responsible for the management of all waste storage and collection activities

4.3 WASTE AND RECYCLING SERVICE ARRANGEMENTS

4.3.1 Generally

Waste and recycling services will be provided to all units in accordance with the provisions of this WMP.

The proprietors of each tenancy will be responsible for depositing their waste and recycling material into the appropriate bins. All waste and recyclables should be appropriately bagged (no plastic bags) or wrapped prior to being deposited into the designated bin. Appropriate signage will be erected in a prominent place within each building and basements to assist tenants and their employees to ensure that all waste and recyclable material is placed into the appropriate bins.

4.3.2 Details of Commercial Land Uses

There are number of land use activities over all levels of the building, which are detailed as follows:

- Two (2) basement levels for services and car parking (B2) and commercial tenancy with an area of 145.82sqm,
- Ground Floor retail with an area of 524.09sqm,
- Level 1 commercial with an area of 513.89sqm,
- Level 2 commercial with an area of 524.09sqm. and,
- Level 3 commercial with an area of 210.22sqm.

4.3.3 Waste & Recycling Generation Rates

The Table below (Table 1) details the waste and recycling generation rates for the land uses proposed. These rates have been obtained from the EPA's Better Practice Waste Management Guide in accordance with Council's requirements.

TABLE 1 – WASTE & RECYCLING GENERATION RATES
LAND USE ACTIVITIES

SERVICE	LAND USE	WASTE & RECYCLING GENERATION RATES
Waste	Business / Offices	10-litres of waste per 100sqm of floor area per day
Recycling	Business / Office	15-litres of waste per 100sqm of floor area per day
Waste	Restaurant	400-litres of waste per 100sqm of floor area per day
Recycling	Restaurant	280-litres of recyclables per 100sqm of floor area per day

For the purposes of this WMP, it will be assumed that the retail unit on the ground floor will be used as a restaurant with all remaining space used for professional office accommodation.

4.3.4 Details of Mobile Containers

In relation to the waste and recycling mobile bins, the following technical information is provided in relation to indicative bin sizes that may be used: -

CONTAINER TYPE	HEIGHT (metres)	DEPTH (metres)	WIDTH (metres)
240-litre mobile containers	1.070	0.680	0.585
1100 litre mobile container	1.470	1.070	1.240

4.4 PROVISION OF WASTE AND RECYCLING SERVICES - OFFICES

4.4.1 Overview

This Part – Part 4.4 applies to the use of the offices only in the basement and on levels 1, 2 and 3

4.4.1 Waste and Recycling Service Requirements

The following Table (Table 2) details the proposed waste service arrangements based on the above activities and the waste generation rates prescribed the Guide in relation to the land use activities proposed to be carried out at the development.

TABLE 2 – WASTE GENERATION RATES

ACTIVITY	FORMULA	CALCULATION	LITRES PER WEEK
Commercial / Offices	10-litres per 100sqm of floor area	10 x 1,394.02 / 100 x 6 (days)	836.41
Total Litres of Waste Generated per Week			**836.41**
Service Requirements		**2 x 240-litre mobile waste bins Two (2) Services per Week**	
Total Litres of Waste Serviced per Week		**960-litres Serviced per Week**	

The following Table (Table 3) details the proposed recycling service arrangements based on the above activities and the waste generation rates prescribed the Guide in relation to the land use activities proposed to be carried out at the development.

TABLE 3 – RECYCLING GENERATION RATES

ACTIVITY	FORMULA	CALCULATION	LITRES PER WEEK
Offices	15-litres per 100sqm of floor area	15 x 1,394.02 / 100 x 6 (days)	1,254.62
Total Litres of Waste Generated per Week			**1,254.62**
Service Requirements		**2 x 240-litre mobile waste bins Three (3) Services per Week**	
Total Litres of Waste Serviced per Week		**1,440.00-litres Serviced per Week**	

4.4.2. Waste Handling and Management

All commercial tenants will be responsible for transferring their waste and recycling material from their individual units, to the WSA.

4.4.3 Waste Storage Facilities (Bin Holding Room)

A dedicated Waste Storage Area will be provided for storge of all waste and recycling bins associated with the Office use of this building. It is an enclosed rectangular structure, located in Basement 1 as indicated on the Architectural Drawings. It is an enclosed rectangular structure measuring 2.4m x 2.7m with an area of 6.48sqm, and will be designed to accommodate a minimum of:

- 2 x 240-litre mobile waste bins, and,
- 2 x 240-litre mobile recycling bins.

All access doorways will be a minimum of 1.5m in width, opening outwards.

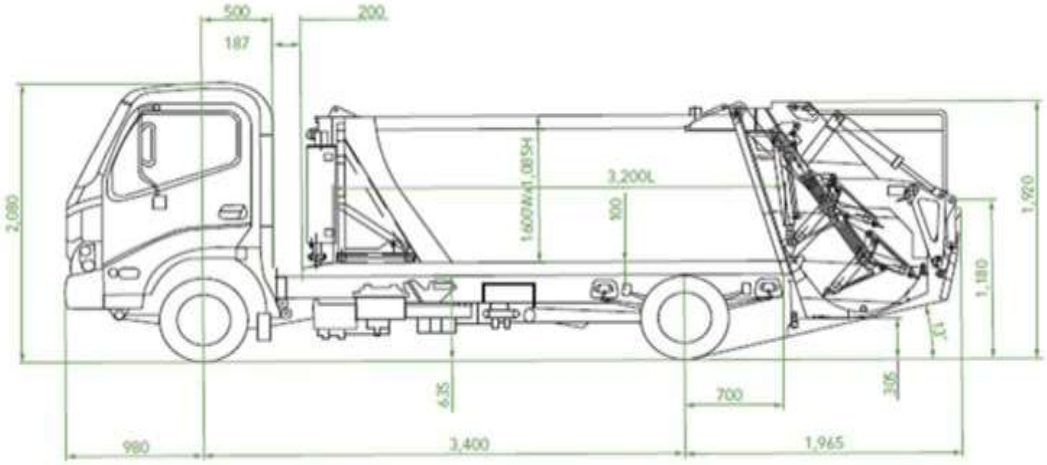
All material will be transported from the office tenancies to WSA in Basement 1 by respective employees from these areas prior to the end of each day's business. These activities will take place utilising the lifts.

4.4.4 Waste and Recycling Collections

A licensed private waste collection contractor (Waste Wise Pty Ltd or a similar contractor) will provide all waste and recycling services to the building, using a collection vehicle, suitable for collection purposes.

All waste and recycling collections will take place from a loading area provided in Basement 2 as indicated on the Architectural Drawings. The loading bay has been designed to accommodate a rear loading SRV collection vehicle, designed and manufactured in accordance with the relevant Australian Standards.

All services are to be undertaken in an efficient manner that will promote the principles of health, safety and convenience and not impact negatively on the amenity of the complex and its surrounds. An example of a typical SRV is provided below.



Correspondence has been received by Waste Wise Pty Ltd advising that they have the resource capability to provide these services. See attachment below

PDF

Waste Wise -
Confirmation on Prc

All collections will take place outside of normal business hours when the building is not operational, when pedestrian and vehicle movement is minimal. In order to facilitate the collection process a No Standing Zone will be created in the car space on the southern side of the loading area to prevent the parking of any vehicles they may impact on the bin transfer and collection process.

Upon the arrival of the collection vehicle to the basement, it will be driven into the into the loading area as detailed on the Architectural Drawings. The contractor's representative will transport the respective bins from the WSA in Basement 1 and using the Lift will transport the respective waste and recycling bins – which will be collected separately at different times and in different vehicles – from the WSA to the loading bay in Basement 2, and via the rear loading collection vehicle, the contents of each bin will be deposited into the rear of the collection vehicle.

The contractor's representative will return the bins to the WSA as soon as servicing has been completed. The vehicle will enter and exit the site in a forward direction.

4.5 PROVISION OF WASTE AND RECYCLING SERVICES – RETAIL UNIT

4.5.1 Overview

This Part – Part 4.5 applies to the use of the retail unit on the ground floor.

4.5.1 Waste and Recycling Service Requirements

The following Table (Table 4) details the proposed waste service arrangements based on the above activities and the waste generation rates prescribed the Guide in relation to the land use activities proposed to be carried out at the development.

TABLE 4 – WASTE GENERATION RATES

ACTIVITY	FORMULA	CALCULATION	LITRES PER WEEK
Restaurant	400-litres per 100sqm of floor area	400 x 350.47 /100 x 7 (days)	9,813.16
Total Litres of Waste Generated per Week			**9,813.16**
Service Requirements		**2 x 1100-litre mobile waste bins Five (5) Services per Week**	
Total Litres of Waste Serviced per Week		**11,000-litres Serviced per Week**	

The following Table (Table 5) details the proposed recycling service arrangements based on the above activities and the waste generation rates prescribed the Guide in relation to the land use activities proposed to be carried out at the development.

TABLE 5 – RECYCLING GENERATION RATES

ACTIVITY	FORMULA	CALCULATION	LITRES PER WEEK
Restaurant	280-litres per 100sqm of floor area	280 x 350.47 / 100 x 7 (days)	6,869.21
Total Litres of Waste Generated per Week			**6,869.21**
Service Requirements		**2 x 1100-litre mobile waste bins Four (4) Services per Week**	
Total Litres of Waste Serviced per Week		**8,800-litres Serviced per Week**	

4.5.2. Waste Handling and Management

All commercial tenants will be responsible for transferring their waste and recycling material from their individual units, to the WSA.

4.5.3 Waste Storage Facilities (Bin Holding Room)

A dedicated Waste Storage Area / Bin Holding Room (WSA) will be provided for storge of all waste and recycling bins associated with the use of the restaurant.

The WSA is an enclosed rectangular structure, located in Basement 1 as indicated on the Architectural Drawings, measuring 5.4 x 2.1m , with an area of approximately 11.34sqm, and will be designed to accommodate a minimum of:

- 2 x 1100-litre mobile waste bins, and,
- 2 x 1100-litre mobile recycling bins.

All access doorways will be a minimum of 1.5m in width, opening outwards.

4.5.4 Dual Waste and Recycling Chutes

In order to comply with Council's RFI in relation to servicing the bins, a dual waste and recycling chute will be incorporated into the building design on the ground floor, where

employees of the restaurant will deposit their waste material into the waste chute and recycling material into the recycling chute next to it.

All waste and recycling material will discharge into respective 1100-litre waste and recycling chutes in Basement 2 below.

The proprietor of the restaurant will inspect the bins on a daily basis, and rotate the bins to remove full waste and recycling bins from under the chutes, to be immediately replace them with empty waste and recycling bins.

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

1. Chutes and service openings must be constructed of metal or other smooth faced, durable, fire resistant and impervious material of non-corrosive nature.
2. Chutes will be cylindrical in section with a minimal internal diameter of 500 mm. The diameter around each chute will be a minimum width of 750 mm to allow for infrastructure fittings, such as fixing brackets and noise insulation.
3. Chutes will be vertical without bends or “off-sets” (except for the chute outlets) and not be reduced in diameter.
4. The Chute and service openings must be capable of being easily cleaned.
5. Chutes must be ventilated to ensure that air does not flow from the chute through any service opening.
6. The Garbage Chute systems must comply with the relative provisions of the Building Code of Australia, and relevant Australian Standards (e.g., AS1530.4-2005).

Upon the arrival of the collection vehicle to the basement, the contractor’s representative will transport the respective bins from the WSA, across the at-grade basement, to the rear of the collection vehicle and via the rear loading collection vehicle, the contents of each bin will be deposited into the rear of the collection vehicle.

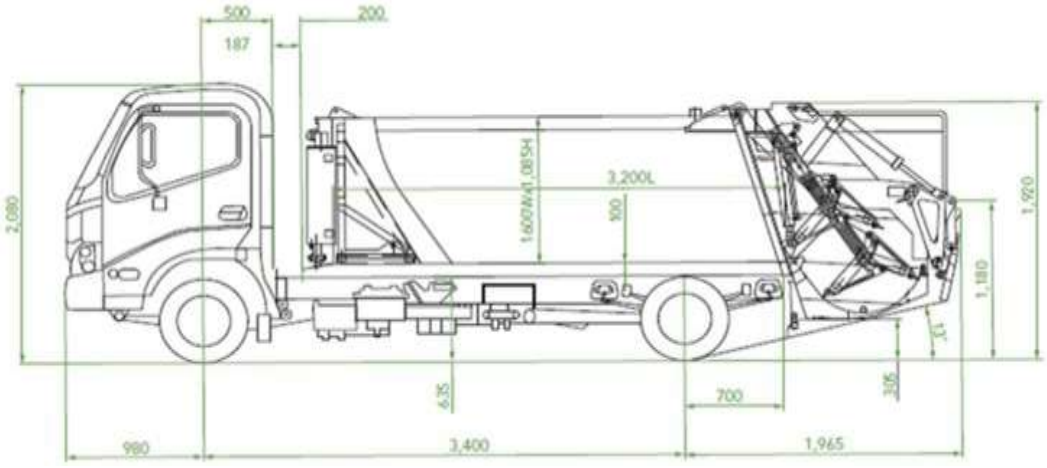
As the bins will be serviced outside of operating hours, the building and basement will be empty and as such there will be no impediment to the provision these services. The contractors representative will return all bins to the WSA as soon as servicing has been completed.

4.4.4 Waste and Recycling Collections

A licensed private waste collection contractor (Waste Wise Pty Ltd or a similar contractor) will provide all waste and recycling services to the building, using a collection vehicle, suitable for collection purposes.

All waste and recycling collections will take place from a loading area provided in Basement 2 as indicated on the Architectural Drawings. The loading bay has been designed to accommodate a rear loading SRV collection vehicle, designed and manufactured in accordance with the relevant Australian Standards.

All services are to be undertaken in an efficient manner that will promote the principles of health, safety and convenience and not impact negatively on the amenity of the complex and its surrounds. An example of a typical SRV is provided below.



Correspondence has been received by Waste Wise Pty Ltd advising that they have the resource capability to provide these services. See attachment below

PDF

Waste Wise -
Confirmation on Prc

All collections will take place outside of normal business hours when the building is not operational, when pedestrian and vehicle movement is minimal. In order to facilitate the collection process a No Standing Zone will be created in the car space on the southern side of the loading area to prevent the parking of any vehicles they may impact on the bin transfer and collection process.

Upon the arrival of the collection vehicle to the basement, it will be driven into the into the loading area as detailed on the Architectural Drawings. The contractor's representative will transport the respective bins from the WSA in Basement 2 and will transport the respective waste and recycling bins – which will be collected separately at different times and in different vehicles – from the WSA to the loading bay in Basement 2, and via the rear loading collection vehicle, the contents of each bin will be deposited into the rear of the collection vehicle.

The contractor's representative will return the bins to the WSA as soon as servicing has been completed. The vehicle will enter and exit the site in a forward direction.

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

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

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

1. The WSA will be fully enclosed and provided with a concrete floor, and with concrete or cement rendered walls coved to the floor; the room shall have a floor waste consisting of a removable basket within a fixed basket arrestor complying with Sydney Water requirements, and the room will be fitted with mechanical ventilation.
2. The WSA will be washed and cleaned on a regular basis.
3. All mobile bins will be washed and cleaned on a regular basis.
4. Any electrical equipment, including the provision of lighting, will be installed in accordance with the relevant Australian Standards.
5. Appropriate signage will be displayed in a prominent position within the waste storage area, providing instruction to employees on how to use waste and recycling facilities, including what is and what is not recyclable.
6. The Owner will be responsible for ensuring that all waste and recyclable matter and materials are placed and stored within the appropriate containers provided.

PART 5 – SUMMARY

5.1 SUMMARY

In summarising this proposal, the following information is provided:

1. This Waste Management Plan has been developed and documented in accordance with the requirements of the Northern Beaches Council.
2. The number and size of bins have been calculated from information provided from information contained in the Better Practice Guide for Resource Recovery in Residential Buildings, published by the NSW EPA, as required by Council.
3. All waste and recycling services will be provided by a licensed private waste and recycling contractor.
4. The Owners Corporation will be responsible for ensuring that all on-going waste management activities are carried out in accordance with the provisions of this Waste Management Plan.
5. The WMP aims to promote the use of recyclable materials in the excavation, demolition, construction and on-going operation of the building;
6. The WMP aims to ensure the design of waste and recycling storage facilities are of an adequate size, appropriate for the intended use of the building, hygienic with safe and manoeuvrable access.
7. The WMP aims to ensure that the provision of waste and recycling services to the completed buildings are carried out in an efficient manner, which will promote the principles of health, safety and convenience.

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