61 Parry Street, Newcastle West
Newcastle West NSW 2304
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WASTE MANAGEMENT PLAN

'PENINSULA GARDENS'

79 CABBAGE TREE ROAD, BAYVIEW

This Waste Management Plan has been prepared by Aveo Group Limited for amendment submission for 25 proposed Independent Living Units at Peninsula Gardens. The plan has been prepared using Northern Beaches Council *DCP C1.12 Waste and Recycling Facilities*, the Department of Environment & Climate Change NSW '*Better Practice Guide for Waste Management in Multi Unit Dwellings'* and existing Aveo waste collection measures currently operating on site.

1. Operational Waste

As per the existing waste management currently operating on the Peninsula Gardens site waste will be collected on a weekly basis. Currently residents take their household waste to collection points strategically dispersed around the site; the bins are then positions for collection by the Aveo maintenance staff. No residents are required to manoeuvre bins to and from collection points. The same process will be utilised for the proposed additional units and collection will be added on to the existing service.

Ongoing management includes collection of both general household waste and recycling in colour coded bins.

1.1 Generation of Waste

Calculations for the generation of weekly household waste have been based of Council's DCP C1.12, Control vii, and are also consistent with the current household generation on site:

> *vii) The enclosure shall be of adequate size to accommodate the following bin numbers and capacity:*
>
> *a. 80 litres per household per week of garbage;*
> *b. 70 litres per household per week of paper recyclables, and*
> *c. 70 litres per household per week of container recyclables.*

Table 1: Estimate weekly calculation per household

Waste Type	Bin Type (MGB)	No. of Bins	Clearance	Capacity Litres (weekly)	Estimated Volume (weekly)	Footprint Per Bin M²	Total Footprint M²
General waste	240	10	Weekly	2400	2000	0.42	4.2
Recycling (combined)	240	15	Fortnightly	3600	3500	0.42	6.3
Total	240	25	1	6000	5500	0.42	10.5

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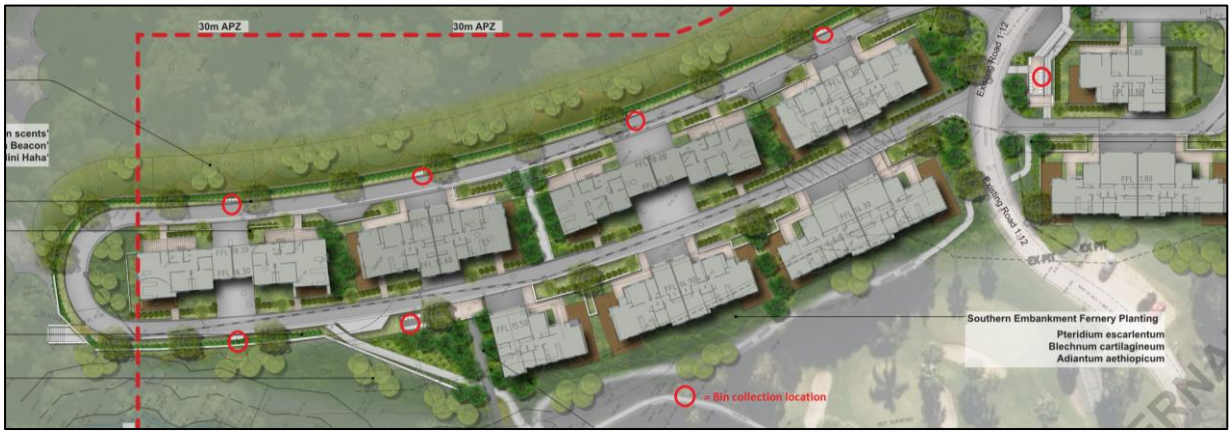
1.2 Collection Locations

The proposal allows for 7 bin enclosures within the development footprint to allow for easy access for residents. The 7 enclosures are shown on Figure 1 below, each household will have a designated disposal area located closest to their unit for ease of access.

Figure 1: Bin enclosure and collection points



The proposal allows for more bin enclosure space than required, as demonstrated in Table 1 above, to avoid residents walking too great a distance for regular garbage disposal.
All enclosures will be constructed using Councils DCP C1.12 controls, including the following:

Additionally the waste and recycling enclosure shall be designed as follows:

i. *constructed of solid material, cement rendered and steel, trowelled to a smooth, even surface and made vermin proof. Framing in timber is not permitted;*

ii. *the floor shall be of impervious material coved at the intersection with the walls, graded and drained to an approved floor waste within the enclosure. Wastewaters shall be drained to the sewer;*

iii. *stormwater shall not enter the floor of the enclosure such that the sewer system will be contaminated by rainwater;*

iv. *the enclosure is to be roofed. Roof water shall be directed to an approved stormwater disposal system;*

v. *enclosures shall be vented to the external air by natural or artificial (mechanical ventilation) means. The installation and operation of the mechanical ventilation system shall comply with Australian Standard AS/NZS 1668.1:1998: The use of ventilation and air conditioning in buildings – Fire and smoke control in multi-compartment buildings and Australian Standard AS 1668.2:2012: The use of ventilation and air conditioning in buildings – Mechanical ventilation in buildings*

vi. *hot and cold water hose cocks shall be located within the enclosure*.

The above controls have been implemented into the enclosures and where required further material details will be provided at construction certificate stage, including in conjunction with bushfire

advice and BAL ratings. Enclosures have also been designed to: minimise odour; prevent vermin and wildlife access; be compatible with overall design; and, to cater to the needs of our seniors residents such as easily identifiable areas, with lighting and flat solid base.

The grade of the road and enclosure layout for garbage collection points have been confirmed to comply with current standards and is detailed further in the *Traffic Management Plan* prepared by The Transport Planning Partnership and submitted with the s96 application to Council.

Aveo maintenance crew are responsible for landscape upkeep on site, as such all green waste is disposed of accordingly in green waste bins managed by maintenance crew

2. Construction Waste

Estimates and control have been used from Council's *DCP C1.12 Waste and Recycling Facilities,* Council's *Waste Management Guidelines Chapter 1: Demolition and Chapter 2L: Construction*, and Aveo's previous experience on building sites within the Northern Beaches area and surrounds.

2.1 Demolition

No permanent buildings are required to be demolished as part of the application. Vegetation removal is required as the only part of the 'demolition' stage and onsite mulching will be utilised and stored onsite for use at the construction and landscaping stage.

2.2 Construction

Ongoing efforts to minimise construction waste will be implemented onsite, including the following:

- Delivery of materials on site as needed to avoid stockpiling and the potential of damage to materials due to weather exposure;
- Clearly signposted disposal areas with purpose and content clearly identified; and
- Retaining all records to demonstrate lawful disposal of waste and have them readily accessible.

Estimates of construction waste and disposal/recycle options are provided in Table 2 below.

Table 2: Construction waste estimates

Type of Waste Generated	Estimated Volume T	Reuse and Recycle	Disposal
Glass	< ½ T	Local recycling facility, Kimbriki	-
Timbers	1 T	Local recycling facility, Kimbriki	-
Metals/masonry/concrete	1 T	Local recycling facility, Kimbriki	-
Plasterboard offcuts	3 T	-	Unused disposed of at Kimbriki facility by contractor
Fixtures and fittings	Nil (pre-ordered)	-	-
Packaging (pallets, wrap, cardboards etc.)	2 T	Pallets reused where possible	Unused disposed of at Kimbriki facility by contractor
Other waste (PVC, plastics, paint)	2 T	-	Unused disposed of at Kimbriki facility by contractor

Significant cut and fill is required for the proposal and a cut and fill plan has been prepared by Northrop Engineers and submitted with the s96 application. Fill will be used on site where required, any additional cut materials will be disposed of at a suitably licensed facility with appropriate certificates. Specific cut and fill requirements will be further documented at the construction certificate stage.