

DICKENS SOLUTIONS

(REF – 22100)

WASTE MANAGEMENT PLAN

COBRUM PTY LTD
(BKA ARCHITECTURE)

PROPOSED RESIDENTIAL BOARDING HOUSE DEVELOPMENT

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22 FRENCH'S FOREST ROAD
FRENCH'S FOREST EAST

MAY 2022

DISCLOSURE STATEMENT

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PART 1 – OVERVIEW AND PROPOSAL

1.1 INTRODUCTION

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

The aims and objectives of this WMP are to: -

- a) Satisfy all State and Local Government regulatory controls regarding waste management and minimisation practices;
- b) Promote the use of recyclable materials in the excavation, demolition, construction and on-going operation of the building;
- c) Maximise waste reduction, material separation, and resource recovery in all stages of the development;
- d) 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,
- e) Ensure that the provision of waste and recycling services to the completed building is 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 (former Warringah) LGA.

This WMP is prepared in accordance with: -

- Warringah Local Environmental Plan 2011;
- Warringah DCP 2011;
- All conditions of consent issued under the approved Development Consent;
- The 'Better Practice Guide for Resource Recovery in Residential Buildings published by the NSW EPA (April 2019); 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 (WMP) has been prepared for the submission of an Application under the provisions of Section 4.56 of the NSW EP & A Act, to modify the approved Development Consent issued by the NSW Land and Environment Court under DA2018/1598 (Case No 387752 of 2018), on 13 September 2018, for demolition works and the construction of a two (2) storey residential building over one (1) basement level, to be used as a Boarding House at 22 French's Forest Road, French's Forest, containing 19 x rooms, which according to the Court Approval provides for a maximum of 30 occupants.

This WMP is dated 31 May 2022 and has been prepared to accompany the Modification DA Package for submission to Council. The WMP has been documented in accordance with the Architectural Drawings prepared by BKA Architecture – Project No 18010 – Revision 1.

1.2 PROJECT & PROPERTY DESCRIPTION

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

DESCRIPTION	Two (2) Storey Residential Boarding House
NUMBER OF UNITS	- 19 x rooms (30 occupants), - One (1) Communal area, - One (1) basement level, and - Associated infrastructure
PROPERTY DESCRIPTION	The development is to be constructed over one (1) existing Torrens Title allotment at Lot 86, in DP20077, 22 French's Forest Road, French's Forest.
STREET ADDRESS	22 French's Forest Road, French's Forest
DIMENSIONS	Refer to Survey and Site Plan
AREA	721.7sqm (approx.)
LGA	Northern Beaches Council
ZONING	Zone R2 – Low Density Residential
PLANNING INSTRUMENTS	Warringah LEP 2011, and, Warringah DCP 2011.

1.3 APPLICANTS DETAILS

APPLICANT	Mr Alexius Chan – Cobrum Pty Ltd C/ - BKA Architecture
ADDRESS	Suite 1.04, 77 Dunning Avenue, Rosebery NSW. 2018
TELEPHONE	02 9318 9200
E-MAIL	office@cobrum.com.au

1.4 PROPOSAL

The proposal involves the demolition works and the construction of a two (2) storey residential building over one (1) basement level, to be used as a Boarding House comprising of:

- 19 x single rooms,
- 30 Occupants, and,
- 1 x communal area.

Egress from the development will be onto the Patanga Road on the north-eastern side of the site.

All waste storage facilities are located within a designated Waste Storage Area located in the south-western corner of the ground floor as indicated on the Architectural Drawings.

All waste and recycling bins will be serviced by Northern Beaches Council.

The land on which the development is proposed contains a single storey brick and tiled dwelling, rear paved area, detached brick garage with a tiled roof with access from Patanga Street, brick wall in rear yard, front and rear grassed and garden areas, some trees and shrubs, perimeter fencing consisting of a brick wall along both frontages, and one side boundary and timber paling fence at the rear.

The project consists of: -

- a) The demolition of the dwelling and all associated structures as detailed on the Demolition Plan,
- b) The excavation of the site to construct the basement level,
- c) The construction of the boarding house building,
- d) The provision of landscaping, driveways, concrete pathways and other elements associated with the development, and,
- e) The on-going use of the building.

PART 2 – DEMOLITION

2.1 OVERVIEW

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 2.2 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 structures on the site include a single storey brick and tiled dwelling, rear paved area, detached brick garage with a tiled roof with access from Patanga Street, brick wall in rear yard, front and rear grassed and garden areas, some trees and shrubs, perimeter fencing consisting of a brick wall along both frontages, and one side boundary and timber paling fence at the rear.

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 Liquid and Non-Liquid Wastes.

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 (see Part 2.3 of this Plan),
- 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 section (Part 2.2) 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 to this Plan.

1. Excavated Materials, Overburden and Green Waste

Volume / Weight	300 cubic metres / 510 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 EPA requirements.
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, Blacktown Waste Services, 920 Richmond Road, Marsden Park. Tel 9835 4544 or, Bingo Industries, 3-5 Duck Street, Auburn (Tel 1300 424 646), or, Other Approved Facilities.

2. Bricks

Volume / Weight	90 cubic metres / 90 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	<p>Kimbriki Resource Recover Centre, Kimbriki Road, Ingleside (Tel 02 9486 37812),</p> <p>or,</p> <p>Suez Eastern Creel Resource Recovery Park, Wallgrove Road, Eastern Creek. Tel 8887 6112</p> <p>or,</p> <p>Blacktown Waste Services, 920 Richmond Road, Marsden Park. Tel 9835 4544</p> <p>or,</p> <p>Bingo Industries, 3-5 Duck Street, Auburn (Tel 1300 424 646),</p> <p>or,</p> <p>Other Approved Facilities.</p>

3. Concrete

Volume / Weight	80 cubic metres / 192 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	<p>Kimbriki Resource Recover Centre, Kimbriki Road, Ingleside (Tel 02 9486 37812),</p> <p>or,</p> <p>Suez Eastern Creel Resource Recovery Park, Wallgrove Road, Eastern Creek. Tel 8887 6112</p> <p>or,</p> <p>Blacktown Waste Services, 920 Richmond Road, Marsden Park. Tel 9835 4544</p> <p>or,</p> <p>Bingo Industries, 3-5 Duck Street, Auburn (Tel 1300 424 646),</p> <p>or,</p> <p>Other Approved Facilities.</p>

4. 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, Blacktown Waste Services, 920 Richmond Road, Marsden Park. Tel 9835 4544 or, Bingo Industries, 3-5 Duck Street, Auburn (Tel 1300 424 646), or, Other Approved Facilities.

5. Plasterboard & Fibro

Volume / Weight	75 cubic metres / 26.25 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 or, Blacktown Waste Services, 920 Richmond Road, Marsden Park. Tel 9835 4544 or, Bingo Industries, 3-5 Duck Street, Auburn (Tel 1300 424 646), or, Other Approved Facilities.
Off Site Destination (Asbestos)	

6. Metals / Steel / Guttering & Downpipes

Volume / Weight	70 cubic metres / 24.50 Tonnes
On Site Reuse	No
Percentage Recycled	60% - 90%
Off Site Destination	Boral Recycling, 3 Thackeray Street, Camelia (Tel 9529 4424) or, Bingo Industries, 3-5 Duck Street, Auburn (Tel 1300 651 116), or, Other Approved Facilities.

7. Roof Tiles / Tiles

Volume / Weight	40 cubic metres / 30 Tonnes
On Site Reuse	Broken up and used as fill, aggregate, driveways.
Percentage Reused or Recycle	80% - 90%
Off Site Destination	Obsolete Tiles, 3 South Street, Rydalmere. (Tel 02 9684 6333) or, 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 Facilities.

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

Volume	75 cubic metres / 25 Tonnes
On Site Reuse	No. All material will be processed or disposed of Off-site.
Percentage Reused or Recycle	80% - 90%
Off Site Destination	Suez Eastern Creel Resource Recovery Park, Wallgrove Road, Eastern Creek. Tel 8887 6112 or, Blacktown Waste Services, 920 Richmond Road, Marsden Park. Tel 9835 4544 or, Bingo Industries, 3-5 Duck Street, Auburn (Tel 1300 424 646), or, Other Approved Facilities.

9. Glass, Electrical & Light Fittings, PC Items, Ceramics, etc

Volume / Weight	80 cubic metres / 28 Tonnes
On Site Reuse	No
Percentage Reused or Recycle	To be determined (dependent upon nature of material)
Off Site Destination	Suez Eastern Creel Resource Recovery Park, Wallgrove Road, Eastern Creek. Tel 8887 6112 or, Blacktown Waste Services, 920 Richmond Road, Marsden Park. Tel 9835 4544 or, Bingo Industries, 3-5 Duck Street, Auburn (Tel 1300 424 646), or, Other Approved Facilities.

10. Residual Waste

Volume / Weight	90 cubic metres / 90 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, Blacktown Waste Services, 920 Richmond Road, Marsden Park. Tel 9835 4544 or, Bingo Industries, 3-5 Duck Street, Auburn (Tel 1300 424 646)46) or, Other approved Facilities.
Notes on calculation of volume of residual waste	<ol style="list-style-type: none"> 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 2.2) 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 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.

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

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 receipt 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.

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.

All relevant details must be reported to the PCA.

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, 18 and 19 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 material surplus to the construction of the building will be dealt with.

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 demolition waste that will be reused or recycled.

1. Excavated Materials

Volume / Weight	2,500 cubic metres / 4,250 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 EPA requirements.
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) or, Other approved Facilities.

2. Bricks

Volume / Weight	5 cubic metres / 5 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 Recycle	75% - 90%
Off Site Destination	<p>Kimbriki Resource Recover Centre, Kimbriki Road, Ingleside (Tel 02 9486 37812),</p> <p>or,</p> <p>Suez Eastern Creel Resource Recovery Park, Wallgrove Road, Eastern Creek. Tel 8887 6112</p> <p>or,</p> <p>Blacktown Waste Services, 920 Richmond Road, Marsden Park. Tel 9835 4544</p> <p>or,</p> <p>Bingo Industries, 3-5 Duck Street, Auburn (Tel 1300 424 646),</p> <p>or,</p> <p>Other Approved Facilities.</p>

3. Concrete

Volume / Weight	25 cubic metres / 60 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	<p>Kimbriki Resource Recover Centre, Kimbriki Road, Ingleside (Tel 02 9486 37812),</p> <p>or,</p> <p>Suez Eastern Creel Resource Recovery Park, Wallgrove Road, Eastern Creek. Tel 8887 6112</p> <p>or,</p> <p>Blacktown Waste Services, 920 Richmond Road, Marsden Park. Tel 9835 4544</p> <p>or,</p> <p>Bingo Industries, 3-5 Duck Street, Auburn (Tel 1300 424 646),</p> <p>or,</p> <p>Other Approved Facilities.</p>

4. Timber

Volume / Weight	5 cubic metres / 2 Tonnes
On Site Reuse	Re-use for formwork and studwork, and for landscaping
Percentage Reused or Recycled	65% - 90%
Off Site Destination	<p>Kimbriki Resource Recover Centre, Kimbriki Road, Ingleside (Tel 02 9486 37812),</p> <p>or,</p> <p>Suez Eastern Creek Resource Recovery Park, Wallgrove Road, Eastern Creek. Tel 8887 6112</p> <p>or,</p> <p>Bingo Industries, 3-5 Duck Street, Auburn (Tel 1300 424 646). (Tel 1300 651 116)</p> <p>or,</p> <p>Other Approved Facilities.</p>

5. Plasterboard & Fibro

Volume / Weight	2.5 cubic metres / 1.25 Tonnes
On Site Reuse	Nil – All material to be disposed of and processed off-site.
Percentage Reused or Recycled	To be determined
Off Site Destination	<p>Ecocycle, 155 Newtown Road, Wetherill Park (Tel 02 0757 2999)</p> <p>or,</p> <p>Suez Eastern Creel Resource Recovery Park, Wallgrove Road, Eastern Creek. Tel 8887 6112</p> <p>or,</p> <p>Blacktown Waste Services, 920 Richmond Road, Marsden Park. Tel 9835 4544</p> <p>or,</p> <p>Bingo Industries, 3-5 Duck Street, Auburn (Tel 1300 424 646),</p> <p>or,</p> <p>Other approved Facilities.</p>

6. Metals / Steel / Guttering & Downpipes

Volume / Weight	5 cubic metres / 1.25 Tonnes
On Site Reuse	No
Percentage Recycled	60 – 90%
Off Site Destination	<p>Sydney Wide Scrap Metal, 4/18 Alfred Street, Chipping Norton (Tel 9738 9771)</p> <p>or,</p> <p>Boral Recycling, 3 Thackeray Street, Camelia (Tel 9529 4424)</p> <p>or,</p> <p>Other Approved Facilities.</p>

7. 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	<p>Kimbriki Resource Recover Centre, Kimbriki Road, Ingleside (Tel 02 9486 37812),</p> <p>or,</p> <p>Suez Eastern Creel Resource Recovery Park, Wallgrove Road, Eastern Creek. Tel 8887 6112</p> <p>or,</p> <p>Blacktown Waste Services, 920 Richmond Road, Marsden Park. Tel 9835 4544</p> <p>or,</p> <p>Bingo Industries, 3-5 Duck Street, Auburn (Tel 1300 424 646)</p> <p>or,</p> <p>Other Approved Facilities.</p>

8. Plastics

Volume / Weight	5 cubic metres / 1 Tonne
On Site Reuse	Nil
Percentage Reused or Recycled	80% - 95%
Off Site Destination	<p>Kimbriki Resource Recover Centre, Kimbriki Road, Ingleside (Tel 02 9486 37812),</p> <p>or,</p> <p>Recycle Works, 45 Parramatta Road, Annandale (Tel 02 9517 2711)</p> <p>or,</p> <p>Suez Eastern Creel Resource Recovery Park, Wallgrove Road, Eastern Creek. Tel 8887 6112</p> <p>or,</p> <p>Bingo Industries, 3-5 Duck Street, Auburn (Tel 1300 424 646),</p> <p>or,</p> <p>Other Approved Facilities.</p>

9. Glass, Electrical & Light Fittings, PC items

Volume / Weight	8 cubic metres / 2.65 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).

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

Volume	5 cubic metres / 1.6 Tonnes
On Site Reuse	Broken up and used as fill.
Percentage Reused	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, Blacktown Waste Services, 920 Richmond Road, Marsden Park. Tel 9835 4544 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	Returned to supplier / to an approved agency, or agencies, for reuse and resale.

12. Residual Waste

Volume / Weight	475 cubic metres / 475 Tonnes
On Site Reuse	No
Off Site Destination	<p>Kimbriki Resource Recover Centre, Kimbriki Road, Ingleside (Tel 02 9486 37812),</p> <p>or,</p> <p>Suez Eastern Creel Resource Recovery Park, Wallgrove Road, Eastern Creek. Tel 8887 6112</p> <p>or,</p> <p>Bingo Industries, 3-5 Duck Street, Auburn (Tel 1300 424 646)</p> <p>or,</p> <p>Other approved Facilities.</p>
Notes on calculation of volume of residual waste	<ol style="list-style-type: none"> 1. In calculating the amount of residual waste produced from the demolition of all buildings on site, it is estimated that approximately 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.

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

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 receipt 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.

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

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.

All relevant details must be reported to the PCA.

PART 4 – ON GOING USE OF BUILDING

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 promotes the principles of health, safety and, convenience.
3. To promote waste minimisation practices.

4.2 ASSUMPTIONS

In preparing this proposal, the following assumptions have been made:

1. The proposal involves the construction of a two (2) storey building over one (1) basement level to be used as a boarding house comprising of 19 rooms.
2. According to the Court Approval the maximum number of occupants is 30 persons.
3. All waste storage facilities are located within a designated Waste Storage Area (WSA) located on the south-western corner of the ground level as indicated on the Architectural Drawings.
4. As indicated on the Court approved plans all waste material will be stored in 8 x 240-litre mobile waste bins.
5. As indicated on the Court approved plans all recycling material will be stored in 8 x 240-litre mobile waste bins.
6. As indicated on the Court approved plans all green waste (FOGO) material will be stored in 1 x 240-litre mobile green waste (FOGO) bin.
7. Waste services will be provided one (1) day per week.
8. Recycling services will be provided as required by Council
9. Green Waste (FOGO) services will be provided as required by Council.
10. All waste and recycling generation rates have been calculated in accordance with the Court approved documentation.
11. All waste and recycling bin collections will take place from Patanga Crescent kerbside.
12. According to the Court approved documentation and Plan of Management, it is implied that all waste, recycling and green waste (FOGO) services will be provided by the Northern Beaches Council.
13. The Owners Corporation will appoint a dedicated Building Manager or Caretaker, whose responsibility it will be to will monitor and manage all waste

4.3 WASTE HANDLING & MANAGEMENT

As part of the kitchen fit-outs of each room, a cabinet will be provided within each room so that separate and clearly marked and distinguishable waste and recycling containers will be accommodated.

This is aimed to encourage occupants to source separate their waste and recycling materials in a convenient and efficient manner. Additionally, sufficient space will be provided within each room for the storage of a minimum of one (1) day's waste and recycling material.

All boarding house occupants will be responsible for depositing their waste and recycling material into the appropriate bins.

All waste is to be placed in the red lidded waste bins. All recyclable material is to be placed in the yellow lidded recycling bins.

Appropriate signage will be erected in prominent parts of the building and on each doorway opening to the waste and recycling cabinets, to assist the occupants of both buildings in placing their waste and recyclables into the appropriate bins.

4.4 WASTE & RECYCLING – SERVICE REQUIREMENTS

All waste and recycling materials will be stored in approved receptacles of an appropriate size as specified in this WMP.

The lids of the bins shall be closed at all times to reduce litter, stormwater pollution, odour and vermin.

The Council in general requires that colour coded receptacle lids that distinguish each service component are to be provided: -

- Waste Service – Red Lidded receptacle,
- Recycling Service – Yellow Lidded receptacle, and,
- Green Waste – Green Lidded receptacle.

4.5 WASTE & RECYCLING – SERVICE ARRANGEMENTS

All waste, recycling and green waste (FOGO) services have been provided based on information contained in the Court approved documents, as detailed below:

- Waste Services – all waste material will be stored in 8 x 240-litre mobile waste bins, serviced one (1) day per week,.
- Recycling Services – all recycling material will be stored in 8 x 240-litre mobile recycling bins, to be serviced as required by Council.
- Green Waste Services – all green waste (FOGO) material will be stored in 1 x 240-litre mobile green waste, to be serviced as required by Council.

According to the Court approved documentation it is implied that all waste and recycling bin collections will take place from Patanga Crescent kerbside. In this regard, the Boarding House Plan of Management indicates that the Boarding House Manager is to provide access for Council to enter the Waste Storage Area to service the bins.

According to the Court approved documentation and Plan of Management, it is implied that all waste, recycling and green waste (FOGO) services will be provided by the Northern Beaches Council.

TABLE 2 – PROPOSED SERVICING ARRANGEMENTS

WASTE	RECYCLING	GREEN WASTE
8 x 240-litre bins One (1) Services per Week	8 x 240-litre bins As determined by Council	1 x 240-litre bin As determined by Council

4.6 PROVISION OF WASTE & RECYCLING SERVICES

4.6.1 Waste and Recycling Collection Service Provider Details

Although the use of the building is classified as a commercial operation, all waste, recycling and green waste services will be provided by the Northern Beaches Council.

4.6.2 Details of Mobile Containers

In relation to the size and design of the waste and recycling mobile bins, the following technical information is provided: -

CONTAINER TYPE	HEIGHT (metres)	DEPTH (metres)	WIDTH (metres)
240-litre mobile containers	1.080	0.735	0.585

4.6.3 Waste & Recycling Requirements

Waste and recycling requirements are provided in the table below.

TABLE 3 – RESIDENTIAL WASTE & RECYCLING SERVICES

SERVICE	NUMBER OF CONTAINERS	COLLECTION FREQUENCY
Waste Service	8 x 240-litre mobile containers	One (1) Service per Week
Recycling Service	8 x 240-litre mobile containers	As determined by Council
Green Waste	1 x 240-litre mobile container	As determined by Council

4.6.4 Location, Design, and Construction of Waste Storage Area

A Waste Storage Area (WSA) will be provided for the storage of all waste and recycling bins associated with the use of the building. The WSA is located in the south-western corner of the site as indicated on the Architectural Drawings.

The WSA is a fully enclosed rectangular structure, measuring 6.5m x 3.0m, with an area of approximately 19.50sqm. Within the confines of the WSA will be storage space for 8 x 240-litre mobile waste bins, 8 x 240-litre mobile recycling bins and 1 x 240-litre mobile green waste bin.

4.6.5 Servicing Arrangements – Waste Collections

All waste bins will be serviced from the Waste Storage Area (WSA), where the bins will be presented for serving by a member of Council's collection team who will transport the bins to the collection vehicle waiting at the Patanga Street roadside .

The bins will be placed on the lifting device where the contents of each bin will be deposited into the body of the collection vehicle.

The bins will be transported from the WSA to the collection vehicle in accordance with all relative work, health, and safety requirements.

Waste bins will be serviced one (1) day per week, on a day to be determined by Council.

All 8 x 240-litre mobile waste bins will be serviced on each collection day.

The waste bins will be returned to the WSA as soon as they have been serviced.

4.6.6 Servicing Arrangements – Recycling Collections

All recycling bins will be serviced from the Waste Storage Area (WSA), where the bins will be presented for serving by a member of Council's collection team who will transport the bins to the collection vehicle waiting at the Patanga Street roadside .

The bins will be placed on the lifting device where the contents of each bin will be deposited into the body of the collection vehicle.

The bins will be transported from the WSA to the collection vehicle in accordance with all relative work, health, and safety requirements.

Recycling bins will be serviced on a frequency as determined by Council.

All 8 x 240-litre mobile waste bins will be serviced on each collection day.

The recycling bins will be returned to the WSA as soon as they have been serviced.

4.6.7 Servicing Arrangements – Green Waste Collections

All green waste bins will be serviced from the Waste Storage Area (WSA), where the bins will be presented for serving by a member of Council's collection team who will transport the bins to the collection vehicle waiting at the Patanga Street roadside .

The bins will be placed on the lifting device where the contents of each bin will be deposited into the body of the collection vehicle.

The bins will be transported from the WSA to the collection vehicle in accordance with all relative work, health, and safety requirements.

Green Waste bins will be serviced on a frequency as determined by Council.

The 240-litre mobile green waste bin will be serviced on each collection day.

The bins will be returned to the WSA as soon as they have been serviced.

4.7 GREEN WASTE – LANDSCAPE MAINTENANCE

All green waste generated as result of maintenance to external landscaped and green space areas will be disposed of privately by a professional landscaping contractor.

The Proprietors will instruct the contractor that all green waste is to be transported to an approved licensed processing facility and not a landfill.

4.8 BULKY WASTE

Secure storage spaces are required to be provided for each room in accordance with the provisions of Council's DCP. This space may be used to store bulky waste items that can be disposed of as part of any Council Clean Up services to be provided to this complex.

A dedicated Bulky Waste Storage Area is located adjacent in the Basement as indicated on the Architectural Drawings. It is a fully enclosed structure, with an area of approximately 10.50sqm.

The Building Manager or their authorised representative will be responsible for transferring bulky waste items from the Bulky Waste Storage Area to a storage area located within the confines of the WSA, just prior to the provision of a clean-up service.

Further information in relation to Council's clean-up schedules can be obtained from their website at www.northernbeaches.nsw.gov.au

4.9 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 facilities and devices will be required: -

1. The walls and floors of the Waste Storage Area is to be constructed of smooth faced masonry or concrete, and all walls will be painted with light coloured and washable paint.
2. The junction between all floors and walls will be coved and sealed up to 100mm above the floor level, in order to eliminate the build-up of dirt and grime.
3. A floor waste, connected to the approved system in accordance with that Authority's requirements, will be provided to the WSA, and the floor will be graded to drain into it.
4. Appropriate washing facilities will be provided to the WSA, including appropriate plumbing and drainage fixtures and fittings, and the provision of running water.
5. The WSA is to be washed and cleaned on a regular basis.
6. All mobile bins will be washed and cleaned on a regular basis.
7. Appropriate signage will be erected within prominent places within the building and the WSA, providing instruction on how to use waste and recycling facilities, including what is and what is not recyclable.
8. The Owners Corporation 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. All waste, recycling and green waste (FOGO) services have been provided based on information contained in the Court approved documents.
2. According to the Court approved documentation it is implied that all waste and recycling bin collections will take place from Patanga Crescent kerbside. In this regard, the Boarding House Plan of Management indicates that the Boarding House Manage is to provide access for Council to enter the Waste Storage Area to services the bins.
3. According to the Court approved documentation and Plan of Management, it is implied that all waste, recycling and green waste (FOGO) services will be provided by the Northern Beaches Council.
4. The Proprietors of the facility 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 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 and the NSW LEC approved documents.
