

Waste Management Plan

Property: 2 The Circle, Narraweenaa

Date: March 2021

Plan Number: 2TC-BH-2021

Context and proposed development

Demolition of existing structures and development of Affordable Rental Housing for a 'new generation', boarding house comprising 12 double occupancy rooms for lodgers and one manager's residence.

Policy considerations:

Warringah Development Control Plan (DCP)

Northern Beaches Council - Waste Management Guidelines

DCP Part C9 Waste Management

Objectives

- *To facilitate sustainable Waste management in a manner consistent with the principles of Ecologically Sustainable Development (ESD).*
- *To achieve Waste avoidance, source separation and recycling of household and industrial/commercial Waste.*
- *To design and locate waste storage and collection facilities which are convenient and easily accessible; safe; hygienic; of an adequate size, and with minimal adverse impacts on residents, surrounding neighbours, and pedestrian and vehicle movements.*
- *To ensure Waste storage and collection facilities complement Waste collection and management services, offered by Council and the private service providers and support on-going control for such standards and services.*
- *To minimise risks to health and safety associated with handling and disposal of Waste and recycled material, and ensure optimum hygiene.*
- *To minimise any adverse environmental impacts associated with the storage and collection of Waste.*
- *To discourage illegal dumping.*

Requirements

1. All development that is, or includes, demolition and/or construction, must comply with the appropriate sections of the Waste Management Guidelines and all relevant Development Applications must be accompanied by a Waste Management Plan.

DEMOLITION AND CONSTRUCTION PHASE

The nature and extent of waste likely to be generated during the construction phase of the proposal has been considered. The following aspects of the proposal are noted in response:

Estimated materials, reuse, recycling, and disposal:

			DESTINATION		
MATERIALS ON SITE			Reuse and Recycling		Disposal
Type of Materials	Estimate		ON-SITE	OFF-SITE	LANDFILL
	Vol. (m³)	Wt. (t)	Specify proposed reuse on site	Specify recycling contractor or resale	Specify contractor and landfill site
Masonry- clean bricks or concrete		80		Clean rubble fill for recycling	Kimbriki Terry Hills
Fixtures & fittings		.4		Resale/donate	
Metal roofing		.8		Re use off site	Kimbriki Terry Hills
Decking		1.3		Re use off site	
Ferrous/Non Ferrous metals		.1		Recycled copper	Plumber
Timber and FC cladding		2.6			Benedict Belrose
Glass		.5		Part Re use on another project	Part Benedict Belrose
Steel		.5		Artarmon recycling	
Plaster board		1.2		REGYP Kurnell	
Insulation		N/A		Re use off site	
Cabling		.5		Narrabeen Metal recycling	
Timber-untreated		2.4	Form work and framing	Kimbriki Timber recycle	
Timber- Treated		1.2		Kimbriki Timber recycle	
Asbestos		.09	.1		Kimbriki Terry Hills
Builders Waste		15			Kimbriki Terry Hills
Est. Total		105			

Contractors will be responsible for ensuring:

1. Dedicated safe pedestrian access is, at all times, to be provided in front of the site.
2. Demolition and construction will be minimised, and separation, reuse and recycling of materials will be maximised.
3. Demolition will be managed to ensure air and water borne pollutants such as, dust, odour, liquids and the like are minimised.
4. Demolition will be managed to minimise site disturbance to the surrounding area.

Key actions:

1. Install Sediment Barrier on downslope side of property
2. Stockpile demolition materials on level sections at rear and front of existing dwelling. Separate waste, from reuse and recycle materials.
3. Clean and Clear footpath and roadway as required
4. Limit Disturbance when clearing
5. Wash Equipment in Designated area
6. Store all hard waste & litter in a designed area
7. Restrict vehicle movements and use the driveway only when possible
8. Preserve as much grassed area as possible
9. Store hard waste internally and in a way which avoids material loss caused by wind or water
10. Avoid waste by ordering materials only in required quantities
11. Separate and recycle packaging where able
12. Separate building waste products into separate litter traps if possible

OPERATIONAL PHASE

The proposal appropriately responds to the relevant DCP and WMG provisions for Operational Waste Management.

Northern Beaches Council Waste Management Guidelines (WMG), Chapter 4 – On-going waste management for three or more dwellings has been considered and responded to in the design of the proposed development.

The nature and extent of waste likely to be generated during the operational phase of the proposal has been considered.

The following aspects of the proposal address the relevant provisions of the DCP and WMG:

Waste Storage Area within the property

The proposal achieves compliance with clauses 4.2, 4.3, 4.4, 4.5 and 4.6 of Chapter 4 of the WMG noting:

The designated bin storage areas provided at the front of the property and is designed to accommodate and is designed to accommodate the required number of waste and recycling containers.

The bin storage area as a simple rectangular layout with 90-degree angle corners, free of obstructions.

it will have a concrete floor that is graded and drained 2 a Sydney Water approved (sewer) drainage system

has a floor area capable of storing the number of bins required

A water tap will be provided adjacent to the storage structure and not obstruct access or bin placement

The bin storage area is appropriately located at the front of the property within the maximum distance of 6.5m and has a minimum wall height of 1600mm.

Bulky goods waste storage

The nature and extent of waste likely to be generated during the operational phase of the proposal has been considered.

The need for bulky goods waste storage for a boarding house is significantly less than a residential flat building because all rooms will be furnished at the commencement of the land use.

Lodgers will not have the option of bringing their own furniture. They will use the furnishings provided within the rooms. This feature of the boarding house operation is also reflected in the operational plan of management.

There are also no garages or significant storage area areas where bulky items can accumulate on the property.

This means that when lodges relinquish their tenancy, they will not have bulky items to dispose of.

Notwithstanding the above an area adjacent to the communal room is capable of being used or converted to any area for the storage of bulky items if required in the future.

This aspect of the WMG is satisfied by the nature and scale of the proposed development.