NBRSARCHITECTURE50

REPORT

DEVELOPMENT APPLICATION

SITE WASTE MINIMIZATION & MANAGEMENT PLAN

MANLY CORSO APARTMENTS, REFURBISH + ADDITIONS

19-21 THE CORSO, MANLY NSW

APRIL 2019

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1.0 GENERAL

With reference to Northern Beaches Council Waste Management Plan 2016, Australian Standards and Statutory requirements, NBRS Architecture have developed this Site Waste and Minimisation plan which is set out in the following report.

2.0 PROPOSAL

DP Number: 12989
The subject site is located at 19-21 The Corso Manly. A town centre site with an existing, heritage listed building containing a retail tenancy and 10 residential apartments.
The application submitted to Northern Beaches Council proposes;

- Conservation and refurbishment of existing, heritage listed building's facades
- Refurbishment to the existing ground floor retail tenancy
- Refurbishment and alterations to the existing apartments located one floors 1, 2 and 3
- Addition of a new apartment with roof terrace to the third floor.

3.0 WASTE MANAGEMENT DURING CONSTRUCTION

The following table sets out the buildings and structures to be introduced on the site, their approximate area and the construction materials.

Building	No. of Storeys	Area	Floor Construction	Wall Construction	Roof
19-21 The Corso, Retail + Apartments building	4	1313m2	Concrete & Timber	Blockwork/ Studwork	Custom Orb and steel decking roof

4.0 DEMOLITION MATERIAL TABLE

	Onsite Re-use	Offsite Recycling Recycling Outlet (Kimbriki Resource Recovery Centre, as per Northern Beaches Council Waste Management Guidelines, Table 1.2)	Offsite Disposal Landfill / Waste Transport Contractor
	Estimated Volume (m3)	Estimated Volume (m3)	Estimated Volume (m3)
Excavation Material	-	-	-
Timber (existing floors)	-	5m3	-
Timber (existing stairs)	-	2m3	-
Concrete (existing floors)	-	2.5m3	-
Masonry (Existing walls)	-	157.06m3	-
Roofing	-	44.77m3	-
Doors Timber & glass	Existing double swing doors to be retained and reused.	-	-
Doors Single swing	Some existing double swing doors to be retained and reused.	3.4m3	-
Windows	Existing timber windows to be refurbished & reused	-	-

5.0 CONSTRUCTION WASTE MATERIAL TABLE

	REUSE AND RECYCLING			
	Onsite Reuse	Offsite Recycling Recycling Outlet (Kimbriki Resource Recovery Centre, as per Northern Beaches Council Waste Management Guidelines, Table 1.2)	Offsite Disposal Landfill / Waste Transport Contractor	
	Estimated Volume (m3)	Estimated Volume (m3)	Estimated Volume (m3)	Specify Method of onsite reuse, contractor and recycling outlet and or/ waste depot to be used.
Concrete	-	2	-	Excess concrete to be returned to supplier and crushed to form aggregate for concrete
Bricks	-	5	-	Whole bricks and pavers to be returned to supplier. Damaged bricks and tiles or waste off cuts to be crushed to form hardcore road base and drainage media. Collex (or equal supplier) waste bins for removal, sorting and recycling.
Metal (generally)	-	1.5	-	Excess material and off-cuts to be removed for recycling. Collex (or equal supplier) waste bins for removal, sorting and recycling.
Metal (Aluminium)	-	0.5	-	Whole aluminium extrusions to be returned to supplier for re-use. Excess material and off-cuts to be removed for recycling. Collex (or equal supplier) waste bins for removal, sorting and recycling.
Glass	-	-	-	All glazing to be site measured before being transported to site. Broken glass damaged in transit is to be sent off site for recycling. Collex (or equal supplier) waste bins for removal, sorting and recycling.
Plasterboard	-	3	-	Removal for recycling, return to supplier. Collex (or equal supplier) waste bins for removal, sorting and recycling.
Packaging (used pallets, pallet wrap)	-	6	-	Removal for recycling. Collex (or equal supplier) waste bins for removal, sorting and recycling.
Containers (cans, plastic, glass)	-	3	-	Removal for recycling. Collex (or equal supplier) waste bins for removal, sorting and recycling.

6.0 ON-GOING MANAGEMENT OF WASTE

There is no current provision for waste storage and collection at 19-21 The Corso, with waste from both residential and retail occupants of the subject building being stored and collected from the rear of 23 The Corso. For the last 13 years waste collection has been managed through a private contractor employed by the owner of the property. United Resource Management collects waste 7 days a week and as such there is minimal requirement for storage of waste.

The aim of the proposed development is to upgrade 19-21 The Corso such that all services relevant to the building are contained on site.

We have been advised by Northern Beaches Council Waste Services Officer that waste cannot be collected from The Corso frontage and as such the proposed development allows for the provision of a waste storage and collection facility to the Market Lane frontage for both residential and retail waste.

In order to achieve Building Code compliance, the 12 metre wide Market Lane elevation must contain compliant access and fire egress to the residential units (approximately 1.5m width) and fire services (5m width). The existing building is a 3 storey high loadbearing masonry structure with approximately 2.1m of masonry across the façade bearing to the ground. The building is also constructed above a 4.5 metre wide sewer main resulting in little opportunity to reallocate existing bearing locations of the structure above. The provision of waste storage in the building requires a separate fire escape door (1.1m width) at the rear of the building.

The remaining 2.3m of the elevation is available to accommodate waste storage and collection. The waste provision requires 660L bins of plan dimension 1.34x 0.8m. These bins require door access of approximately 1.5m minimum width to manoeuvre bins for collection. There is inadequate width remaining across the elevation to provide 2 separate rooms and 2 access doors with compliant access to fire egress from both rooms.

The storage area and waste bin provision in the proposal exceeds the current provision for residential and retail waste in the adjoining property. The provision of separate residential and retail waste storage and collection areas would result in further unacceptable alterations to the heritage building and a reduction in the already limited residential unit storage area.

6.1 ON-GOING MANAGEMENT OF WASTE RETAIL

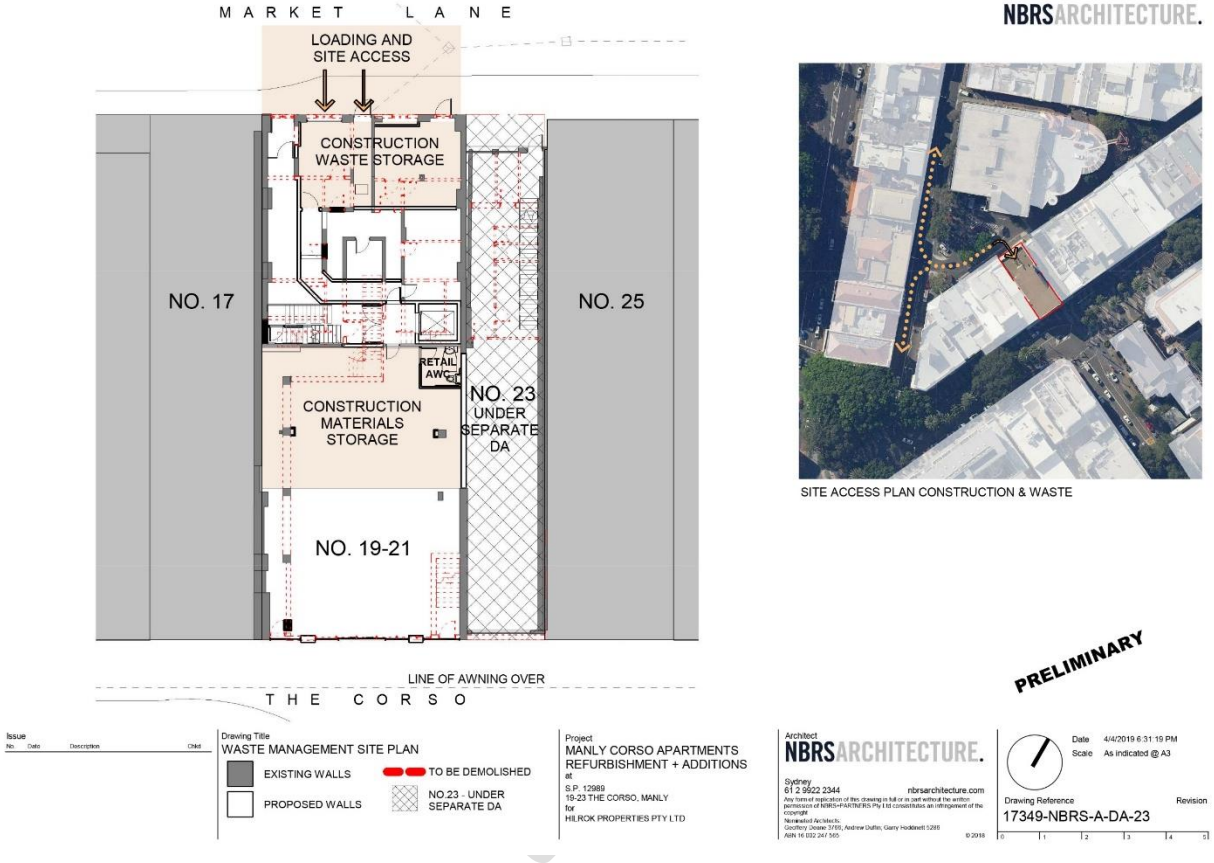
Tenancy Retail store (non-food) 193m2	Type of waste to be generated	General Waste Expected volume per week	Recycling Expected volume per week	Proposed on-site storage & treatment facilities	Destination
	Please specify eg. Food waste, glass, paper, metal, off cuts etc.	Litres or m3	Litres or m3	Estimated Volume (m3)	Recycling Disposal Specify Contractor
Waste Material	Paper Glass Plastics	50L per 100m2 per day 100L per day (Northern Beaches Council Waste Management Guidelines, Chpt 5 – Non-Residential Developments, 5.4 Table)	50L per 100m2 per day 100L per day (Northern Beaches Council Waste Management Guidelines, Chpt 5 – Non-Residential Developments, 5.4 Table)	1 x 240L Bins for General Waste 1 x 240L Bins for Recycling Waste (Northern Beaches Council Waste Management Guidelines, Appendix A)	Daily collection by United Resource Management

6.2 ON-GOING MANAGEMENT OF WASTE - RESIDENTIAL

Residential Waste Three or more dwellings	Type of waste to be generated	Litre requirement per dwellings	Proposed on-site storage & treatment facilities	Destination
		Litres or m3	Estimated Volume (m3)	Recycling/ Disposal Specify Contractor
Waste Storage Area Requirements 11 Dwellings	Residential Waste	11 Units = 11 x 240L = 2640L/week 377L/day (daily private collection) (Northern Beaches Council Waste Management Guidelines, Appendix A- Waste Storage Area Requirements)	377L = 1 x 660L Bins 1 x 660L Bins for General Waste 1 x 660L Bins for Recycling Waste (Northern Beaches Council Waste Management Guidelines, Appendix A)	Daily collection by United Resource Management

6.0 APPENDIX

6.1 CONSTRUCTION WASTE MANAGEMENT SITE PLAN



6.2 PROPOSED WASTE STORAGE ROOM