

Waste Management Plan

Lot 9, 18 Alexander Street, Collaroy NSW 2097

Applicant and Project Details

Applicant details

Name: Brendan Waights
Address: 18 Alexander Street, Collaroy, NSW 2097
Phone: 0400 903 381
Email: bren@mybeach.house

Property details

Lot and DP: Lot 9, DP 6984
Address: 18 Alexander Street Collaroy, NSW 2097

Project details

Description: Demolition and development of a 10 room boarding house plus manager
Demolition: Part demolition of existing residence

Applicant Declaration

I declare that:

1. This plan has been completed in accordance with the Waste Manage Guidelines
2. To the best of my knowledge, the details on this form are accurate and correct.

I understand that:

1. All records demonstrating lawful disposal of waste will be retained and kept readily accessible for inspection by regulatory authorities such as Council, NSW Environment Protection Authority or WorkCover NSW.
2. A bond in accordance with Council's fees and charges may apply to this development and must be paid to Council prior to any works commencing.
3. The bond will only be refunded when Council is satisfied that all waste outlined in this plan has been managed as per the plan, and evidence such as photos, receipts and statutory declarations must be supplied where appropriate.

Signature of Applicant:



Date:

20 February 2020

Section 1 Demolition

Materials on site	REUSE AND RECYCLING (MOST FAVOURABLE)				DISPOSAL (LEAST FAVOURABLE)	
Types of waste material	Estimated Volume (m3) or weight (t)	ONSITE RE-USE (how it will be used)	OFFSITE RECYCLING Recycling Outlet (RO) and Waste Transport Contractor (WTC)		OFFSITE DISPOSAL Landfill site (LS) and Waste Transport Contractor (WTC)	
			WTC	RO	WTC	LS
Excavated Material	-					
Garden Organics	-					
Bricks	12 m3			√		
Tiles	4 m3			√		
Concrete	20 m3			√		
Timber	6 m3			√		
Plasterboard	-					
Metals	-					
Asbestos	-					
Other waste	-					
Estimated total % Recovered	100%					

All of the materials, where applicable will be taken to Kimbriki waste recycling centre

WMP Checklist

Have you included the following:	Applicant Tick
A site plan showing: <ul style="list-style-type: none"> The structures to be demolished. Storage areas for waste to be reused, recycled, or disposed of. Materials Storage (for construction) 	√
The table above, completed in accordance with Chapter 1 – Demolition guidelines	√

Section 2 Construction

Materials on site	REUSE AND RECYCLING (MOST FAVOURABLE)				DISPOSAL (LEAST FAVOURABLE)	
Types of waste material	Estimated Volume (m3) or weight (t)	ONSITE RE-USE (how it will be used)	OFFSITE RECYCLING Recycling Outlet (RO) and Waste Transport Contractor (WTC)		OFFSITE DISPOSAL Landfill site (LS) and Waste Transport Contractor (WTC)	
			WTC	RO	WTC	LS
Excavated Material	-					
Garden Organics						
Bricks	300 m3	New dwellings				
Tiles	-					
Concrete	50 m3	Additions				
Timber	50 m3	Roof trusses, walls				
Plasterboard	100 m3	Inside walls				
Metals	100 m3	Colourbond roof				
Asbestos	-					
Other waste	-					
Estimated total % Recovered	N/A					

WMP Checklist

Have you included the following:	Applicant Tick
A site plan showing: <ul style="list-style-type: none"> The structures to be demolished. Storage areas for waste to be reused, recycled, or disposed of. Materials Storage (for construction) 	√
The table above, completed in accordance with Chapter 1 – Demolition guidelines	√

Section 3 On-going waste management for one or two dwellings

Not applicable

Section 4 On-going waste management for three or more dwellings

Type of development: Boarding house

Number of dwellings: 10 rooms plus manager

Do your architectural/landscape plans include the following:	Applicant Tick
Waste Storage Area design requirements (Chapter 4.2)	✓
Waste Storage Area location requirements (Chapter 4.3)	✓
Pathway, access and door requirements (Chapter 4.4)	✓
Clean-up waste requirements (Chapter 4.5)	N/A
Kerbside (on-street) waste collection requirements (Chapter 4.6)	✓
On-site (off-street) waste collection requirements (Chapter 4.7)	N/A

Section 4.2 Waste Storage Area Design requirements

Boarding houses are commercial buildings, not residential. The NSW EPA provides better practice guidelines for waste management and recycling in commercial and industrial facilities approved by NBC waste officer on DA2018/1663 under a boarding house scheme.

The proposed development has a designated waste storage area internally on a concrete ground floor of the development with a practical layout, free from obstructions and capable of being kept clean and tidy. The location area will be graded towards the front of the property that flows into a Sydney Water approved drainage system. A tap will be located on the front corner of the building to service the waste storage area.

The GFA of the building is 315 m², generating a maximum of 110.25L of waste per day and 47.25L of recycling per day.

The following 7 bins have been provided within the design to meet these requirements:

	Required maximum	Provided
Waste	772 litres per week	4 * 240L bins = 960L
Recycling	331 litres per week	2 * 240L bins = 480L
Landscaping	240 litre vegetation (per 200m ²)	1 * 240L for 163 m ² of landscaping

Section 4.3 Waste Storage Area location requirements

The waste storage area is at or near street level, with direct, easy access for residents. Each collection day, the Manager will take the bins to the front curb for easy access by Council and Council's waste contractors.

The waste management area is entirely within the site boundary, not visible from the street front, no closer than 3m from dwelling openings and clear of stormwater systems.

Section 4.4 Pathway, access and door requirements

The pathway and access between the Waste Storage Area and Collection Point is solid concrete, clear of obstructions and steps, low gradient to the street and is a minimum width of 1200mm. There are no doors fitted on the Waste Storage Area.

Section 4.5 Bulky goods waste storage area requirements

Not applicable. The development does not exceed 10 dwellings excluding the manager. It is noted that there is plenty of space to meet the 4m³ of storing bulky goods temporarily to clear to the council verge at time of pick up. Since council now require residents to make an appointment for council pick-up, this process can be managed by the on-site Manager on the property.

Section 4.6 Kerbside (on-street) waste collection requirements

The waste storage area is within back ground floor dwelling that is approx. 24m from the front property boundary. This does not comply with the maximum distance prescribed of 6.5m from the front property boundary. However, this is mitigated by a dedicated on-site manager who is responsible for moving the bins to and from the front boundary during waste collection periods.

Section 4.7 On-site (off-street) waste collection requirements

Not applicable – this only relates to developments of more than 80 dwellings.

Section 5 On-going waste management for non-residential and mixed use developments

Not applicable – the development relates to residential development.

Do your architectural/landscape plans include the following:	Applicant Tick
Waste Storage Area design requirements (Chapter 5.2)	N/A
Waste Storage Area location requirements (Chapter 5.3)	N/A

Section 6 On-going waste management for mixed-use developments

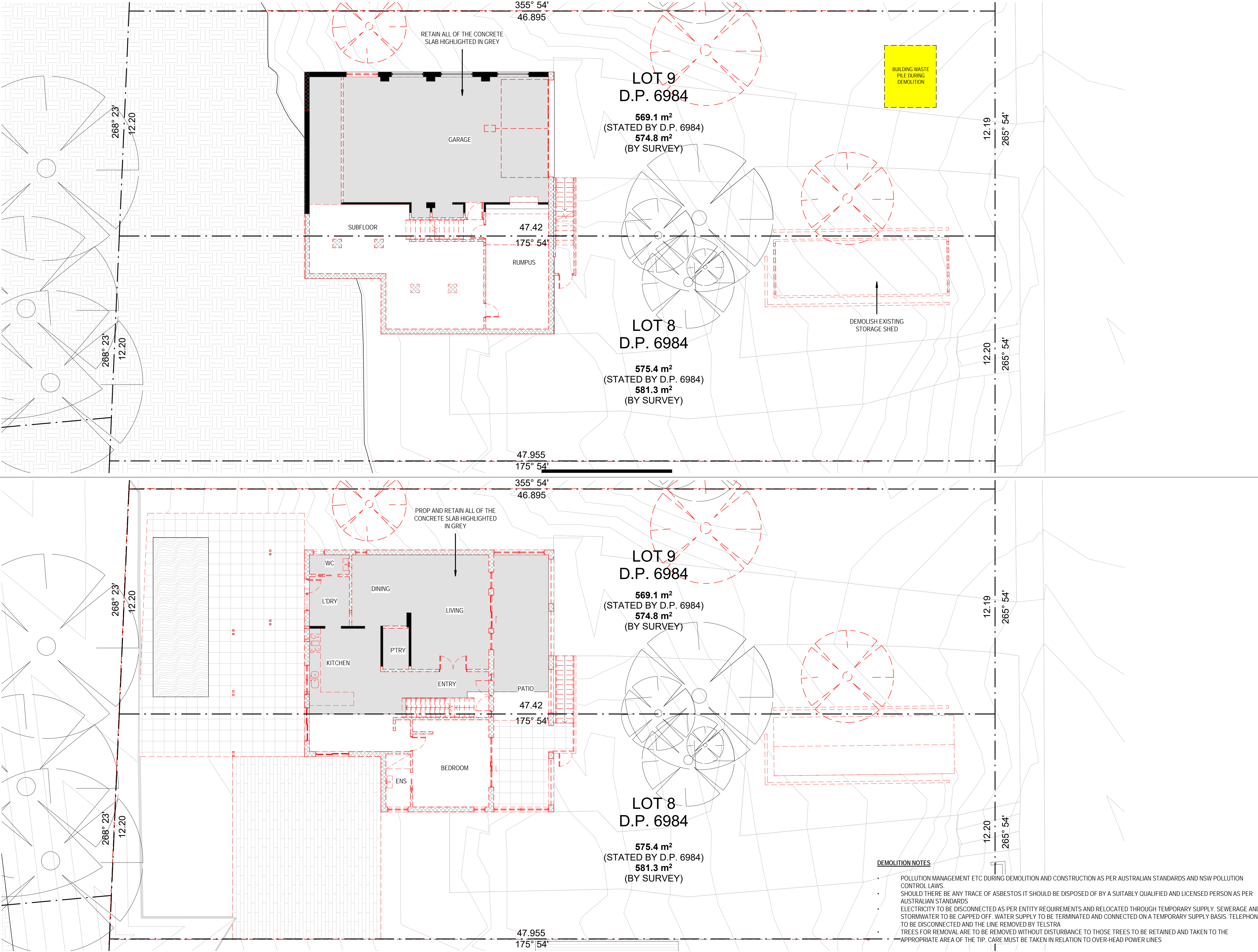
Not applicable – the development relates to residential development only.

Do your architectural/landscape plans include the following:	Applicant Tick
Waste Storage Area design requirements (Chapter 6.2)	N/A
Waste Storage Area location requirements (Chapter 6.3)	N/A

Section 7 Private roadway developments

Not applicable – the development does not include a sub-division, community title roadway or private roadway.

Do your sub-division plans include the following:	Applicant Tick
Council's waste vehicle design requirements (Chapter 7.2)	N/A
Waste Storage Area location requirements (Chapter 7.3)	N/A



Project: LOT 9 - 18 ALEXANDER ST - ALTS & ADDS
COLLAROY NSW

Client: BRENDAN & SIMONE WAGHTS

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Scale
1 : 100 @ A1

Sheet Name
DEMOLITION PLANS

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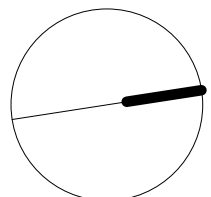
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Description
ISSUE FOR DEVELOPMENT APPLICATION

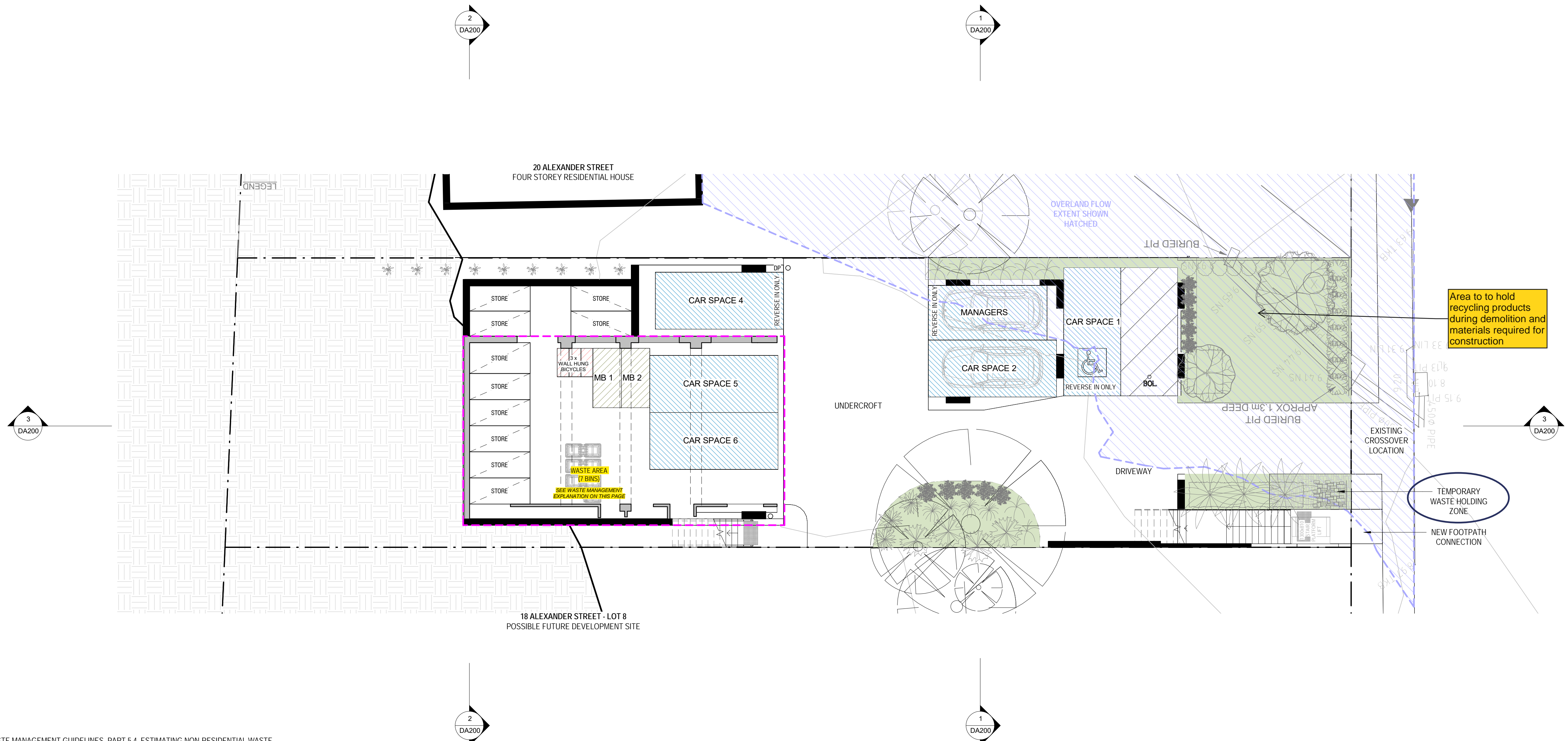
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Section 2: Construction - Materials storage area and recycling holding areas

Section 4: Ongoing waste management - site plan



WASTE MANAGEMENT

NORTHERN BEACHES COUNCIL WASTE MANAGEMENT GUIDELINES, PART 5.4. ESTIMATING NON-RESIDENTIAL WASTE GENERATION RATES - THE TABLE DOES NOT ESTIMATE BOARDING HOUSES IN THE TABLE. THE TABLE IS LEFT BLANK AS SHOWN IN THE BELOW IMAGE

Boarding houses		
Book shop	40L/100m ² floor area/day	20L/100m ² floor area/day

NORTHERN BEACHES COUNCIL Waste Management Guidelines
Effective Date: 25 October 2016

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AS BOARDING HOUSES ARE COMMERCIAL BUILDINGS AND NOT RESIDENTIAL, WE THEREFORE HAVE APPLIED THE NSW EPA BETTER PRACTICE GUIDELINES FOR WASTE MANAGEMENT AND RECYCLING IN COMMERCIAL AND INDUSTRIAL FACILITIES. THIS WAS APPROVED BY NBC WASTE OFFICER ON DA2018/1663 WHICH WAS FOR A BOARDING HOUSE.

Type of premises	Average L per 100 m ² per day		Maximum L per 100 m ² per day		Number of businesses surveyed
	Waste	Recycling	Waste	Recycling	
Backpackers accommodation, boarding house, guest house	30	10	35	15	2

THE GFA OF THE BUILDING IS 315m²; THEREFORE, USING THE MAXIMUM FIGURES, THIS BUILDING WOULD GENERATE 110.25L OF WASTE PER DAY AND 47.25L OF RECYCLING PER DAY.

	REQUIRED MAXIMUM	PROVIDED
WASTE	= 772 LITRES PER WEEK	= 4 X 240L BINS = 960L
RECYCLING	= 331 LITRES PER WEEK	= 2 X 240L BINS = 480L

WE HAVE ALSO PROVIDED 1 GREEN BINS FOR THE 163m² OF LANDSCAPING

LEGEND

— — — — = NATURAL GROUND LEVEL

--- = 8.5M HEIGHT PLANE

--- = SIDE BOUNDARY ENVELOPE
INTERSECTION

— — — — = DA2019/0306 ENVELOPE

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Sheet Name
UNDERCROFT FLOOR PLAN

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