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DEVELOPMENT APPLICATION FOR ALTERATIONS & ADDITIONS TO EXISTING RESIDENCE
TO NORTHERN BEACHES COUNCIL

Waste Management Plan
7 Carlton Street Manly

Prepared on behalf
of Andrew Formica

January 2019

Executive Summary

This waste management plan covers the waste generated by the proposed alterations and additions to an existing residential dwelling house located at 7 Carlton Street, Manly, NSW 2095.

Waste management strategies are recommended for new developments to provide support for the building design and promote strong and sustainable long-term outcomes for the building. All recommended waste management plans will comply with council codes and any statutory requirements. The waste management plan has three key objectives:

i . Ensure waste is managed to reduce the amount of waste and recyclables to land fill by assisting residents to segregate appropriate materials that can be recycled;

ii. Recover, reuse and recycle generated waste wherever possible;

iii. Compliance with all relevant codes and policies.

Introduction

The following waste management plan pertains to the proposed alterations & additions to an existing residence located at 7 Carlton Street Manly NSW 2095.
This waste management plan details the type and quantity of garbage and recyclable material that is likely to be generated during the construction, demolition, and on-going operation of a development. The waste management plan, and as per the Northern Beaches Council Waste Management Guidelines (for development in the area of MLEP 2013), addresses the following types of waste for the development.

1. Demolition
2. Construction
3. On-going waste management for one dwelling

For the purpose of this report the proposed development consists of a single semi-detached 4-bedroom dwelling.
All figures and calculations are based on area schedules as shown on the architectural drawings.

Section 1 – Demolition

The proposal includes for demolition of existing structures on the site such as:

- Roofing and framing, windows & doors
- Internal walls, joinery and wall linings
- Minor soil excavation
- Concrete slabs
- Miscellaneous garden items such as a lightweight fencing

The existing dwelling, due to a more recent renovation, shows no obvious signs that it consists of asbestos products. If found on-site during demolition, all asbestos removal will be carried out by a certified contractor in accordance with all relevant codes & work-safe measures including Australian Standard AS 2601-2001 'Demolition of Structures'.
The following table outlines the types and approximate amount of waste envisioned for the development and recommended method of disposal.

Table 1: Estimated Demolition Waste

Material	**Estimated waste quantity**	**Method of disposal**
Roofing	1.5m3 (1.5 t)	Send waste materials to a suitably licensed facility
Untreated timber	1m3 (1.1 t)	Re-use on site for framing or concrete formwork where possible; send waste to second-hand supplier
Metals	minimal	Send to second-hand supplier
Doors, windows	0.2m3 (0.22 t)	Send waste materials to a suitably licensed facility
Plasterboard	0.5m3 (0.375 t)	Send waste materials to a suitably licensed facility
Excavated concrete	2m3 (4 t)	Send to suitable clean fill site
Bricks	0.5m3 (0.13 t)	Re-use on site where feasible
Greenwaste	0.25m3 (0.25 t)	Mulch, or send waste materials to a suitably licensed facility

All demolition materials are to be sorted and suitably stored on-site in a safe manner in preparation for recycling or disposal.
Any waste for disposal or removal from site to be via a registered contractor and recycled or disposed of at a suitably licensed facility. Any skip bin will be wholly located within the site boundary.
The closest waste and recycling facility to Northern Beaches Council is Kimbriki Resource Recovery Centre located in Terrey Hills, see website http://www.kimbriki.com.au/

Section 2- Construction

The proposal includes for construction of:

- New upper level addition, timber framed with metal cladding and metal roof sheeting
- New rear alteration constructed of timber frame & facebrick
- New rear pergola and fencing
- New internal walls, finishings etc.

Measures for waste avoidance during construction

The design of the building has taken into consideration a number of waste minimisation considerations:

- By locating the new upper floor over the existing structure the existing framing can be re-used where possible, reducing the need for demolition and disposal.
- Natural materials, such as, timber, steel or masonary have been selected in the design where possible to ensure the potential for re-use or recycled should alterations be made to the building in the future.
- Use of locally sourced and sustainable lightweight timber framing is to be used which will reduce extent of materials

Table 2: Estimated Construction Waste

Material	**Estimated waste quantity**	**Method of disposal**
Untreated timber	0.2m3 (0.275 t)	Re-use on site for framing where possible; send waste to second-hand supplier
Bricks	0.1m3	

Plasterboard	0.5m3 (0.375 t)	Re-use on site; crush within land-fill
General Waste	0.5m3	Send waste materials to a suitably licensed facility
Packaging	0.1m3	Recycle cardboards, plastics, etc. where possible. Send waste materials to a suitably licensed facility

All construction waste materials are to be sorted and suitable stored on-site in a safe manner in preparation for recycling or disposal. Any waste for disposal or removal from site to be via a registered contractor and recycled or disposed of at a suitably licensed facility. Any skip bin will be wholly located within the site boundary.
The closest waste and recycling facility to Northern Beaches Council is Kimbriki Resource Recovery Centre located in Terrey Hills, see website http://www.kimbriki.com.au/

Section 3- On-going Waste Management

The proposal contains a bin store area in the front court. This area is large enough to contain the 4x containers as per Northern Beaches council minimum requirements of: Depth 750mm, Width 650mm, Height 1600mm. The binstore is located behind a screened gate and will not be within site of the street footpath. This location will be min. 3m from any adjacent dwelling openings. This location is convenient for the occupants to promote effective use of the recycling bins and will provide easy access to transfer to the kerb for collection as per standard council delivery times.

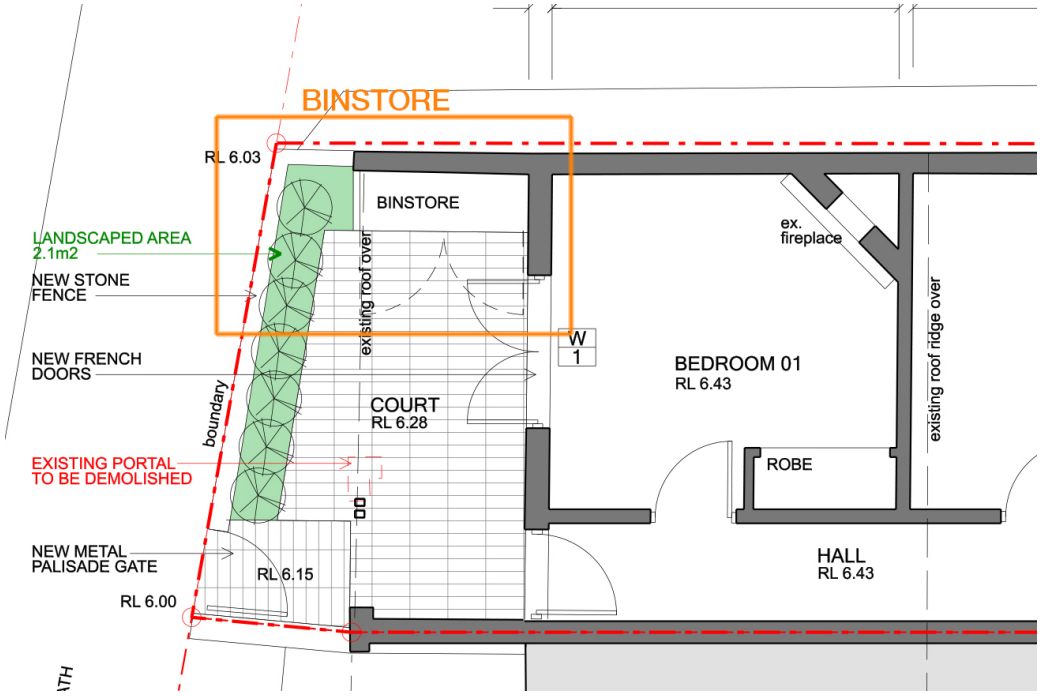

Fig. Siteplan