

REPORT

DEVELOPMENT APPLICATION SITE WASTE MINIMIZATION & MANAGEMENT PLAN



REFURBISHMENT AND CONSERVATION WORKS
19-21 THE CORSO, MANLY NSW
11 DECEMBER 2020

Cover Image: 19-21 The Corso, Manly (Source: NBRSArchitecture)

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This report has been prepared under the guidance of the Expert Witness Code of Conduct in the Uniform Civil Procedure Rules and the provisions relating to expert evidence

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ISSUED	REVIEW	ISSUED BY
10 December 2020	Draft for Review	Alice Steedman
11 December 2020	Final	Alice Steedman

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1.0 GENERAL

The report has been prepared by NBRSArchitecture with reference to Northern Beaches Council Waste Management Plan 2016, Australian Standards and Statutory requirements.

2.0 PROPOSAL

Land description: Part Lot 1, Lots 2-13 and part CP in SP 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 and roof
- Refurbishment to the existing ground floor back-of-house area including residential entry corridor
- Refit of kitchens and bathrooms in 10 existing apartments located one floors 1, 2 and 3
- Demolition of a stair and wall between ground and first floor at The Corso frontage

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	1313m ²	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 (m ³)	Estimated Volume (m ³)	Estimated Volume (m ³)
Excavation Material	-	-	-
Timber (existing floors)	-	0.9m ³	-
Timber (existing stairs)	-	-	-

	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)
Concrete (existing floors)	-	2.5m3	-
Concrete (existing stairs)		1.75m3	
Masonry (Existing walls)	-	14.4m3	-
Roofing	-	10.33m3	-
Doors and windows Timber/aluminium & glass	-	12.3m3	-

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	-	2	-	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)

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.
				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 has been minimal requirement for storage of waste.

The aim of the proposed development is to conserve and refurbish 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 proposal allows for the provision of a waste removal via the Market Lane frontage.

The proposal allows for the provision of separate retail and residential waste storage within the existing footprint of the heritage building. As the building is constructed over a main sewer there is no opportunity to provide large openings in the rear wall or to lower the floor of the building to provide on-grade access to waste storage areas. Ramp access is provided from Market Lane as requested by a Northern Beaches Council Waste Services Officer.

6.1 ON-GOING MANAGEMENT OF WASTE - RETAIL

Tenancy Retail store	Type of waste to be generated	General Waste Expected volume per week	Recycling Expected volume per week	Proposed on-site storage & treatment facilities	Destination
(non- food) 193m ²	Please specify eg. Food waste, glass, paper, metal, off cuts etc.	Litres or m ³	Litres or m ³	Estimated Volume (m ³)	Recycling Disposal Specify Contractor
Waste Material	Paper Glass Plastics	50L per 100m ² per day 75L per day (Northern Beaches Council Waste Management Guidelines, Chpt 5 – Non-Residential Developments, 5.4 Table)	50L per 100m ² per day 75L per day (Northern Beaches Council Waste Management Guidelines, Chpt 5 – Non-Residential Developments, 5.4 Table)	2 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	Type of waste to be generated	Litre requirement per dwellings	Proposed on-site storage & treatment facilities	Destination
Three or more dwellings		Litres or m ³	Estimated Volume (m ³)	Recycling/ Disposal Specify Contractor
Waste Storage Area Requirements 10 Dwellings	Residential Waste	10 Units = 12 x 240L = 2,880L/week (Northern Beaches Council Waste Management Guidelines, Appendix A- Waste Storage Area Requirements) 411.4L/day (daily private collection)	411.4L = 2 x 240L Bins (Daily) Provision: 14x240L = 3,360L 4 x 240L Bins for General Waste 10 x 240L Bins for Recycling Waste (paper /bottles/ vegetation) (Northern Beaches Council Waste Management Guidelines, Appendix A)	Daily collection by United Resource Management (Future allowance for Council collection)

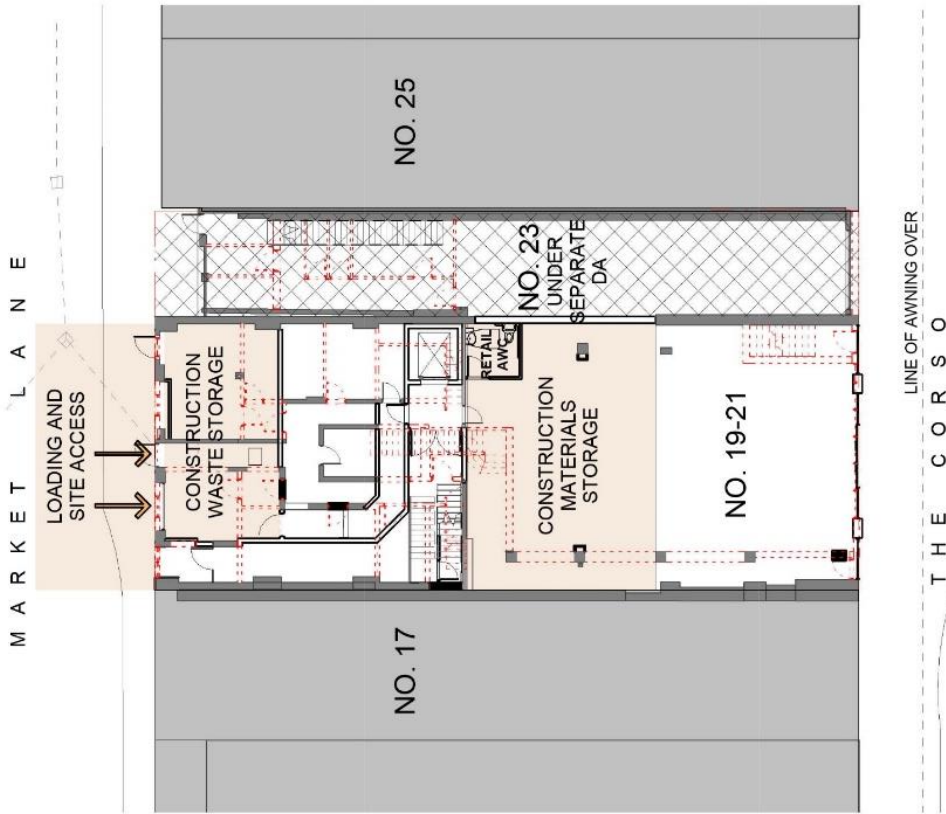
7.0 APPENDIX

7.1 CONSTRUCTION WASTE MANAGEMENT SITE PLAN

NBRSEARCHITECTURE.



SITE ACCESS PLAN CONSTRUCTION & WASTE



Project
**MANLY CORSO APARTMENTS
 REFURBISHMENT + ADDITIONS**
 at
 S.P. 12989
 19-23 THE CORSO, MANLY
 for
 HILROK PROPERTIES PTY LTD

Drawing Title
WASTE MANAGEMENT SITE PLAN

Issue No. Date Description

EXISTING WALLS
 PROPOSED WALLS
 TO BE DEMOLISHED
 NO.23 - UNDER SEPARATE DA

PRELIMINARY

Architect
NBRSEARCHITECTURE.
 Sydney
 61 2 9522 2344
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 Scale As indicated @ A3

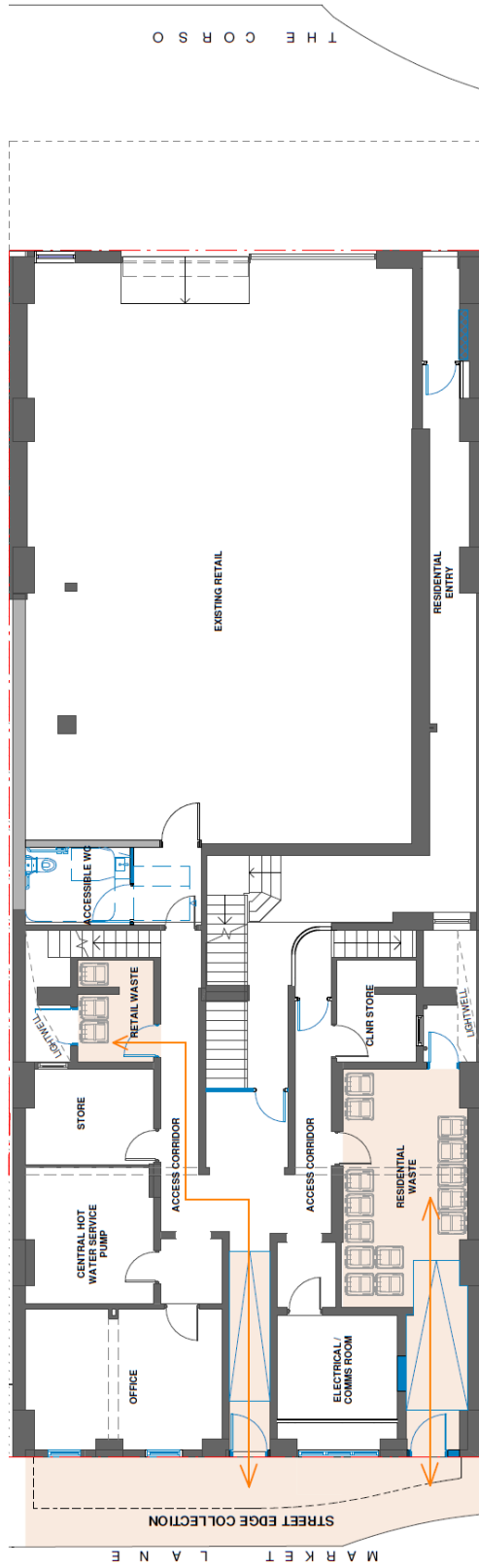
Drawing Reference
17349-NBR-A-DA-23

Revision

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7.2 PROPOSED WASTE STORAGE ROOMS

NBRS ARCHITECTURE.



1 PROPOSED WASTE MANAGEMENT PLAN
1:100

- EXISTING WALLS
- NEW WORKS
- WASTE MANAGEMENT
- WORKS AS PART OF SAFE & SOUND UPGRADE
- TO BE DEMOLISHED
- BOUNDARY LINE

Drawing Title
PROPOSED WASTE MANAGEMENT SITE PLAN

Project
MANLY CORSO APARTMENTS REFURBISHMENT - ADDITIONS
S.P. 12080
12-21 THE CORSO, MANLY
HEALOX PROPERTIES PTY LTD

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ANZ 11 002 27 202

Date 9/12/2023 3:27:48 PM
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Drawing Reflector
Revision

0 5 10 15 20 25 30 35 40

PRELIMINARY

THE CORSO

MARKET LANE

STREET EDGE COLLECTION