

## **WASTE MANAGEMENT PLAN**

## **ALTERATIONS AND ADDITIONS**

to

**1184 – 1186 PITTWATER ROAD  
NARRABEEN**

for

**BEACH PROPERTIES TRUST**

## **BONUS + ASSOCIATES**

Architecture Interiors Urban Design  
Level One  
597 Darling Street  
ROZELLE NSW 2039  
Telephone (02) 9818 6188  
Fax (02) 9818 6288  
Email [info@bonusarch.com](mailto:info@bonusarch.com)  
ABN 32 080 922 970

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# **1 INTRODUCTION**

The Plan outlines the measures that will be taken to minimise and dispose of the waste generated in the demolition, construction, and operation of the residential building comprising five units over three levels of commercial, as well as one level of basement car parking. The plan has been developed with the principles of the waste management hierarchy in mind – that is, to maximise reuse and minimise disposal. The Plan details:

- Waste types and (estimated) volumes
- Reuse and recycling options
- Point of disposal and appropriate infrastructure

## **2 DEMOLITION AND EXCAVATION MATERIALS**

The existing heritage building will be restored and reconstructed in accordance with the architectural drawings and the supporting documentation. The existing associated attached buildings will be demolished as part of the proposed development. A contractor will be selected and confirmed on approval of the development application. Materials for disposal will be taken to the closest economically viable destination.

The type and volume of waste generated throughout this stage have been estimated and are summarised in Table 1.

Table 1: Demolition Materials

MATERIALS ON SITE		DESTINATION		
		REUSE AND RECYCLING		DISPOSAL
TYPE OF MATERIAL	ESTIMATED VOLUME (m³)	ON-SITE *Specify proposed reuse or on-site recycling methods	OFF-SITE *Specify contractor and recycling outlet	*Specify contractor and landfill site
Excavation Material	2,400m³		Licenced Demolition & Earthworks Contractor 1. Bakhos 2. Ronnies 3. Budget 4. David <b>TO</b> Roads & Enviroguard	Licenced Demolition & Earthworks Contractor 1. Bakhos 2. Ronnies 3. Budget 4. David <b>TO</b> Roads & Enviroguard
Green Waste	NIL			
Bricks	75m³			Eastern Creek Waste Depot by Demolition Contractor above.
Concrete	30m³			Concrete Footings to Eastern Creek waste Depot by Demo Contractor
Timber – Please Specify:	20m³			Demo Contractor to Enviroguard
Plasterboard	10m³			Demo Contractor to Enviroguard
Metals Roofing:	7m³			
Other – Please Specify: Terracotta Tiles	10m³			Demo Contractor to Enviroguard

### 3 CONSTRUCTION MATERIALS

The type and amount of construction materials generated and how it will be managed is detailed in Table 2. Materials for disposal will be taken to the closest economically viable destination.

**Table 2: Construction Materials**

MATERIALS ON SITE		DESTINATION		
TYPE OF MATERIAL	ESTIMATED VOLUME (m <sup>3</sup> )	REUSE AND RECYCLING		DISPOSAL
		ON-SITE *Specify proposed reuse or on-site recycling methods	OFF-SITE *Specify contractor and recycling outlet	*Specify contractor and landfill site
Excavation Material	NIL			
Green Waste	NIL			
Bricks	5m <sup>3</sup>			COLLEX
Concrete	NIL			
Timber – Please Specify:	10m <sup>3</sup>			COLLEX
Plasterboard	10m <sup>3</sup>			COLLEX
Metals – Please Specify:	5m <sup>3</sup>			COLLEX
Other – Please Specify:				COLLEX
Carpet	3m <sup>3</sup>			
Cardboard	20m <sup>3</sup>			

## **4 ON-GOING WASTE MANAGEMENT**

A residential Garbage Room will be provided within the basement area of the building. This residential Garbage Room will be constructed in accordance with Warringah Council's Code for Waste Handling in Residential Buildings. Under the requirements of the code, the project is required to provide five 240L bins in total (for both general waste and recycling).

The residents will take their waste and recycling down to the Garbage Room. On collection days, the building manager will transfer the bins to ground level via the northern lift. The lift will have a second door on the north face providing access to the footpath. The bins will be placed in an area within the site, north of the egress stair ready for collection by the council waste contractors. The bins will then be returned to the Waste and Recycling Room by the building manager.

The intent of the proposal's design is to reveal and restore the heritage façade of the original building. Rather than providing a permanent waste bin enclosure at street level which would greatly degrade the appearance of the building, we propose that the bins be located in a low key manner in the position noted above. The bins will only be at street level for a very short time and the area provided for the bins is well down Clarke Street, away from the heritage façade and away from being viewed from Pittwater Road. They will also be screened from view as they are to the east of the timber screen entry fence to Unit 4.

We believe this location satisfies both Council's requirement that the bins be located so that they are adequately screened from view, whilst at the same time preserving the restored heritage façade.