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## WASTE MANAGEMENT PLAN

### **4 Alexander Street, Collaroy NSW 2097**

*Proposed Multi-Unit Development*

Prepared for:	PBD Architects
Date Prepared	September 2021
Revision:	1.3
Northern Beaches Council Application #:	TBA



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## Introduction

AusWide Consulting was commissioned by PBD Architects to prepare a Waste Management Plan (WMP) for approval of a proposed multi-unit development at 4 Alexander Street, Collaroy NSW.

The proposed development consists of;

DEVELOPMENT DETAILS
<b>Ground Level:</b> 1 x 3 BR. <b>Level 1:</b> 3 x 3 BR. <b>Level 2:</b> 1 x 3 BR.

In the course of preparing this WMP, the subject site and its environs have been inspected, plans of the development examined, and all relevant council requirements and documentation collected and analysed.



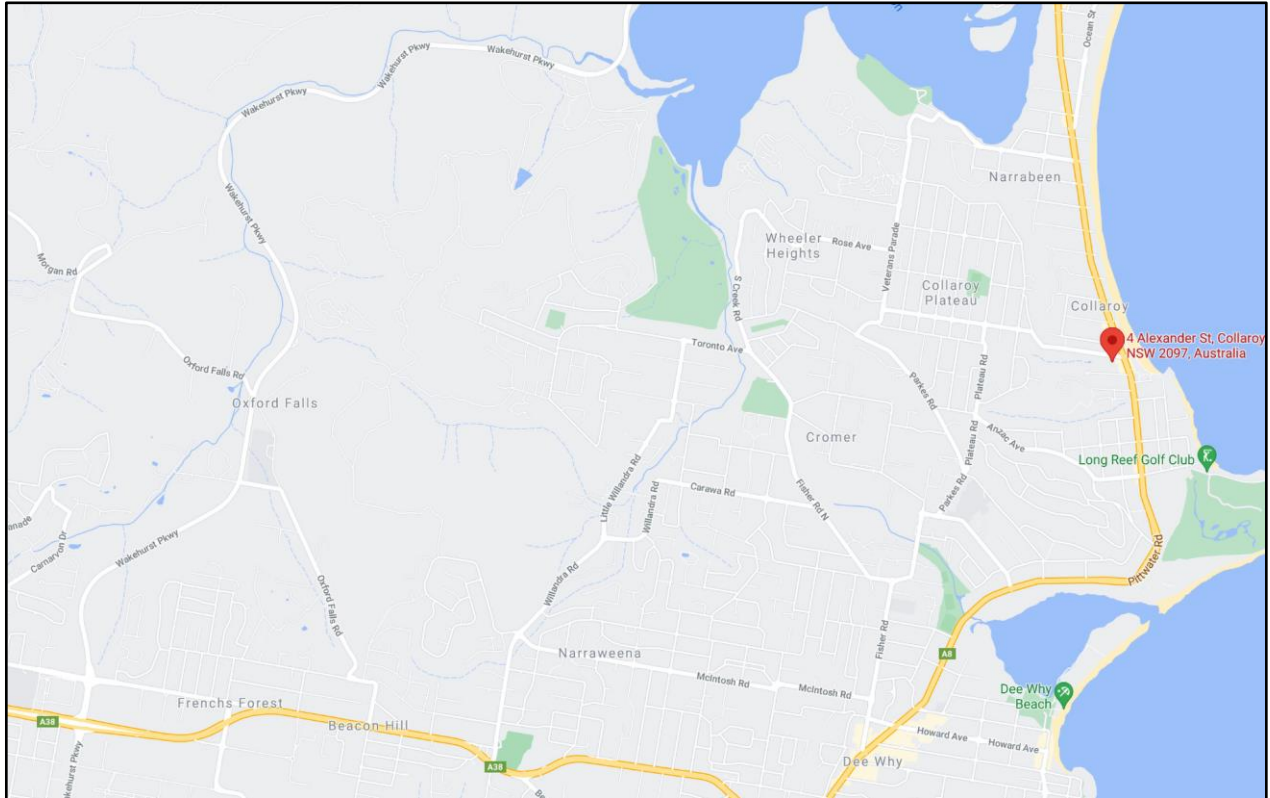
This WMP has been prepared based on the following information:

- Architectural Plans provided by PBD Architects.
- Northern Beaches Waste Management Guidelines.

## Background and Existing Conditions

The subject site lots are located at 4 Alexander Street, Collaroy NSW, is on the south side Alexander Street with nearby land uses consisting of commercial use with residential southwest.

**Figure 1** provides an overview of the area and its surrounding land uses whilst **Figure 2** provides an aerial view of the immediate area surround the subject site.



**Figure 1: Location of the Subject Site**



**Figure 2: Aerial View of the Subject Site**

## Proposed Development

The proposed development includes construction of a 5 multi-unit development. Access to the development will be via a walkways and driveway off Alexander Street. The waste storage collection area can be accessed via the pathway/driveway within the front property line (**Ref: Appendix A**).

## Anticipated Waste Generation, Storage and Collection

The waste will be collected by a council waste services.

### Waste Generation

As per the NSW Northern Beaches Waste Guidelines:

All multi-unit dwellings will receive the equivalent of 80 litres garbage capacity consolidated into shared 240 litre bins. For many multi-unit dwellings, the service is the same size and number of red, blue and yellow bins.

The waste entitlement for a multi-unit development is 80L/Unit/Week of general waste (Red MGB's), 40L/Unit/Week of recycling (Yellow MGB's) and 60L/Unit/Week of recycling (Blue MGB's).

**NOTE:** The private gardening contractor will be responsible for green waste. Signage will be supplied, showing safety requirements and the contact details for Management & Waste Contractors.

The following table illustrates the typical general waste and recycled waste generation rates.

**Table 4: Typical Garbage and Recycling Generation Rates for Multi-Unit Developments.**

(Red) General Landfill Waste	(Blue) Paper/Cardboard Recycling Waste	(Yellow) Mixed/Containers Recycling Waste
80L/per/week	60L/per/week	40L/per/week

### Waste within Overall Development

Using the general waste and recycled waste generation rates above, the following can be calculated;

- 5 x Units x 80L of general landfill waste per week = 400L (uncompacted)
- 5 x Units x 60L of paper/cardboard recycling waste per week = 300L (uncompacted)
- 5 x Units x 40L of mixed/container recycling waste per week = 200L (uncompacted)

### Waste Storage Area

Based on the total waste generated by the development, the following combination of bins should be provided:

- 2 x 240L general landfill waste MGB's – collected and emptied weekly.
- 2 x 240L paper/cardboard recycling waste MGB's – collected and emptied weekly.
- 1 x 240L mixed/container recycling waste MGB's – collected and emptied weekly.
- 1 x 240L vegetation bin for every 200m<sup>2</sup> of landscaped open space on the site.

The following table illustrates the typical dimensions of the 240L MGBs mentioned above.

**Table 5: Typical Mobile Garbage Bin Measurements for NSW.**

Size	Height (mm)	Width (mm)	Depth (mm)
240	1,080	580	735



**Landfill**

Bin lids must close flat

- Food waste
- Nappies
- Broken ceramics & drinking glasses
- Plastic bags & soft plastics

**Paper & cardboard recycling**

Bin lids must close flat

- Newspaper & magazines
- Flattened cardboard
- Paper

**Mixed container recycling**

Bin lids must close flat

- Disposable plastic containers
- Steel, aerosol & aluminum cans
- Glass bottles & jars
- Drinks cartons

**Vegetation recycling**

Bin lids must close flat

- Grass clippings
- Flowers & prunings
- Twigs & small branches
- Leaves

Please place recyclable items loosely in your recycling bins and not in plastic bags.

For further information on Council's waste services visit [northernbeaches.nsw.gov.au](http://northernbeaches.nsw.gov.au)



northern beaches council

Figure 3: Waste Guidelines for the General, Recycling & Organic MGB's

The following figure illustrates a scaled diagram of the MGB's within the waste storage/collection area.



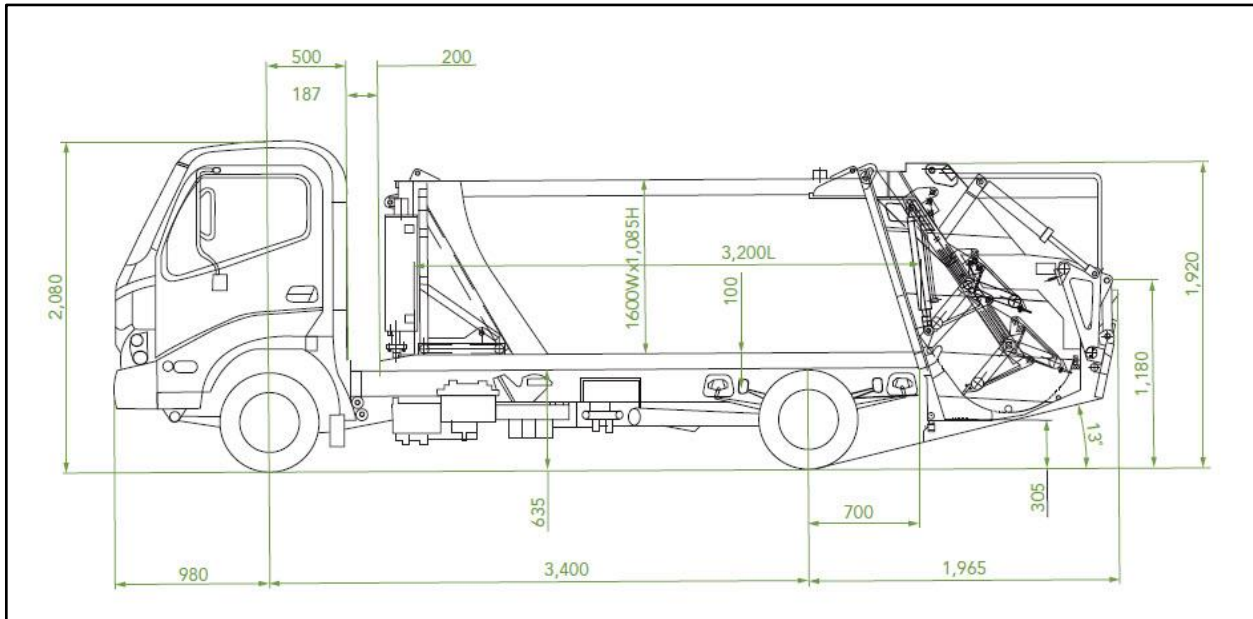
Figure 4: Scaled Diagram of the Waste Storage/Collection Area



## Waste Collection

The waste collection service for the proposed development will be provided by council.

The waste collection vehicle will park on Alexander Street, wheel the MGB's to/from the waste vehicle emptying the MGB's. Once all the MGB's have been emptied and returned to the waste storage area the waste vehicle will leave in a forward motion.



**Figure 5: Template of a Typical SRV Waste Collection Vehicle**



## **Amenity**

### **Noise**

The only noise generated from the waste management at the property will be that of the MGB's being collected by the waste collection vehicle and emptied. Any other noise related to the waste management will be kept to a minimum.

### **Ventilation**

The waste storage areas should be ventilated.

### **Security/Communication Strategy**

All MGB's will be secured within the waste storage area.

Residents will receive detailed documentation detailing all necessary requirements for safe waste management and handling, including all relevant contact information.

### **Cleaning Facilities/ MGB Enclosure**

The caretaker will be responsible for keeping the MGB's clean.

**NOTE:** The waste storage areas should consist of; **(1)** Impervious coated/treated walls and ground surface, ensuring the ground is graded to the sewer (100 mm diameter) floor drain outlet within the enclosure. **(2)** Tap and hose (hose cock must be protected from the waste containers) for use of cleaning the MGBs and waste area. **(3)** The enclosure will need to be ventilated (carbon air filtration may be needed due to the enclosures proximity to pedestrians or residential dwellings). **(4)** Self closing doors able to be latched in an open position allowing for easy access to wheel the MGBs to/from the waste vehicle.

### **Prevention of Vermin**

Occupants will be advised to not overfill the bins so that the lids are closed at all times. Rat traps should be placed in a safe place within the waste area.

## **Miscellaneous**

### **Communal Composting Facility**

No consideration has been given to a composting facility.

### **Dwelling (Internal) Waste Storage**

It is suggested that sufficient space within the kitchen, should be provided in each dwelling for interim storage of at least two days' worth of garbage and recyclables. Space should allow for separate storage of recyclables from the garbage stream.

### **Green/Food Waste**

Food waste should be placed in the general waste bins. Residents will place green waste within the organic waste bins supplied within the basement level waste rooms. All other green waste within the property will be handled by the gardening contractor.

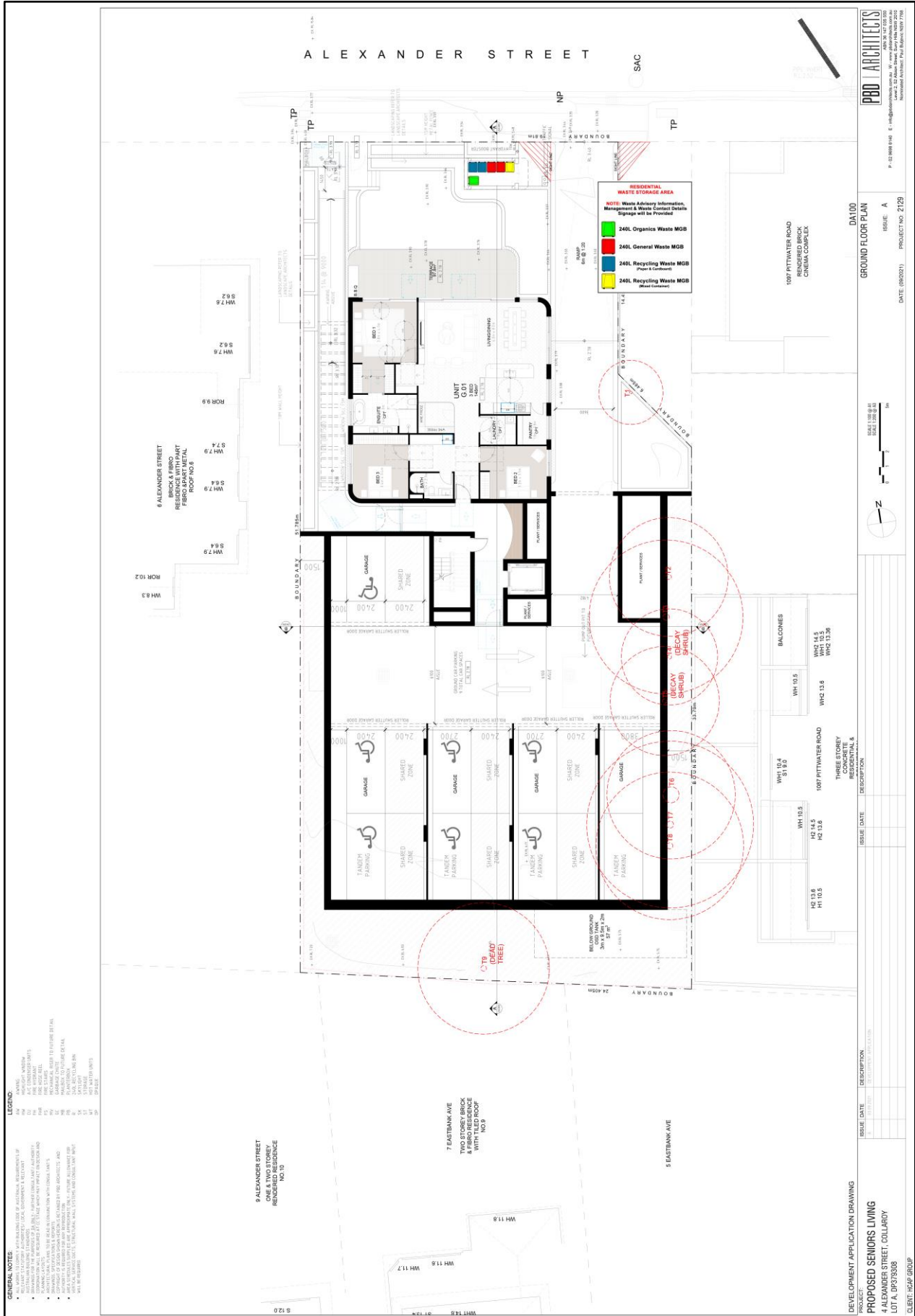
### **Hard Waste**

The bulky hard waste area is not required. If hard waste collection is required, the occupier should call council directly.

### **E-Waste**

Recyclable electronic goods include batteries, equipment containing printed circuit boards, computers, televisions, fluorescent tubes and smoke detectors. E-Waste will be placed in impermeable surface containers and collected by a registered E-Waste Re-Processor as required.

# Appendix A – Site Plans





**GENERAL NOTES:**

- 1. ALL DIMENSIONS ARE IN METERS. DIMENSIONS TO FACE UNLESS SPECIFIED OTHERWISE.
- 2. ALL WALLS AND PARTITIONS ARE CONCRETE UNLESS SPECIFIED OTHERWISE.
- 3. ALL FLOORS ARE TO BE FINISHED TO FINISH LEVEL UNLESS SPECIFIED OTHERWISE.
- 4. ALL CEILING ARE TO BE FINISHED TO FINISH LEVEL UNLESS SPECIFIED OTHERWISE.
- 5. ALL ROOF ARE TO BE FINISHED TO FINISH LEVEL UNLESS SPECIFIED OTHERWISE.
- 6. ALL GLAZING IS TO BE AS SPECIFIED IN THE SCHEDULES AND TO BE INSTALLED BY THE CONTRACTOR.
- 7. ALL GLAZING IS TO BE INSTALLED TO THE EXTERIOR UNLESS SPECIFIED OTHERWISE.
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10/10/2023	ISSUE FOR PERMIT		
10/10/2023	ISSUE FOR PERMIT		
10/10/2023	ISSUE FOR PERMIT		

DEVELOPMENT APPLICATION DRAWING

PROJECT: PROPOSED SENIORS LIVING  
4 ALEXANDER STREET, COLLARBY  
LOT A, DP927508

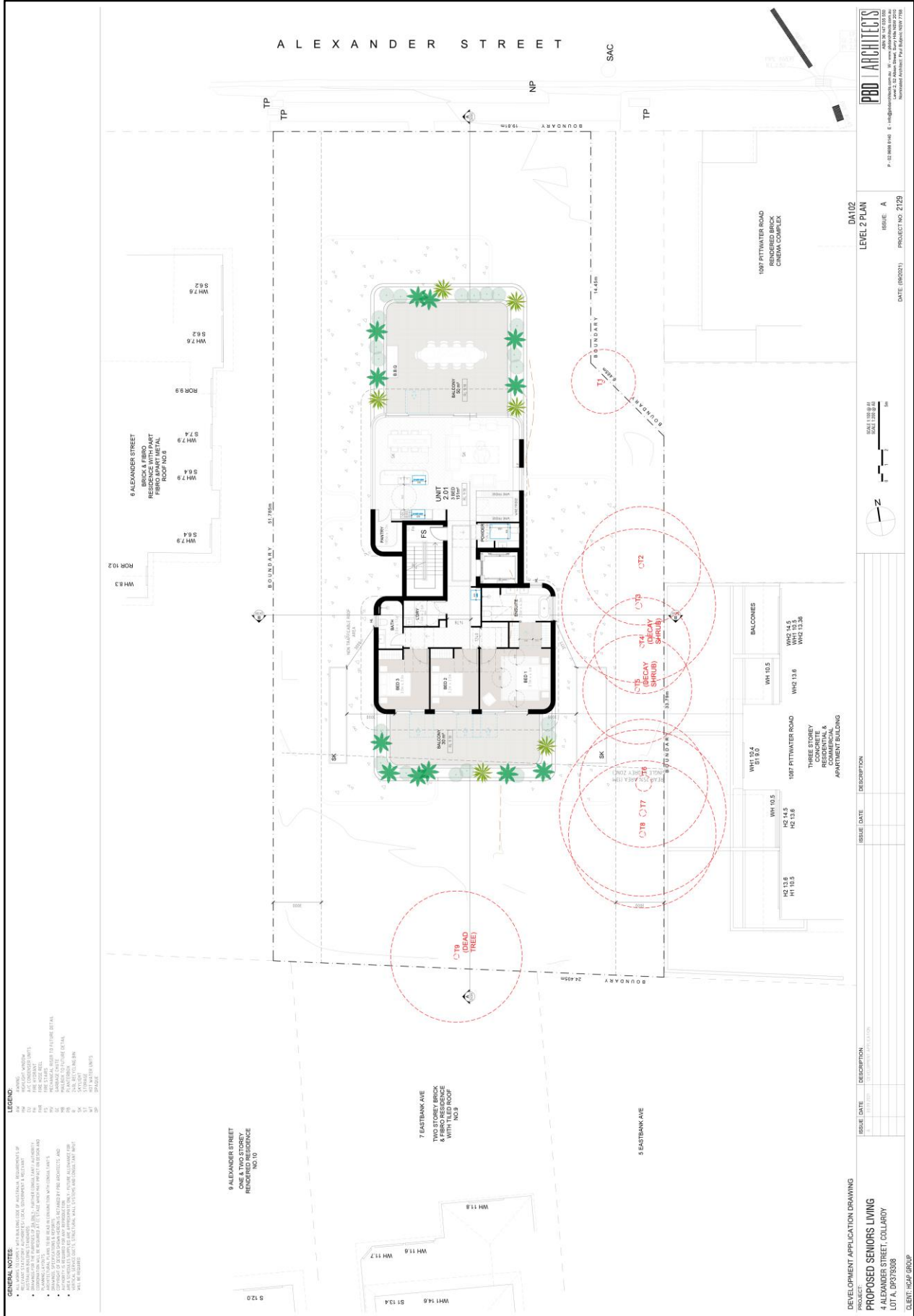
CLIENT: HCAP GROUP

DATE (RSD21): PROJECT NO. 2129

ISSUE: A

DA101 LEVEL 1 PLAN

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AUSWIDE ARCHITECTS  
10/10/2023  
LEVEL 1.01 - 10/10/2023  
LEVEL 1.02 - 10/10/2023  
LEVEL 1.03 - 10/10/2023  
Normalised Architectural Scale: 1:1000



- LEGEND:**
- 1-12: FLOORING
  - 13: BALCONY FLOORING
  - 14: FLOORING WINDOW
  - 15: WALL FINISH
  - 16: CEILING FINISH
  - 17: CEILING LIGHT
  - 18: LIGHT FIXTURE
  - 19: DOOR FINISH
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DEVELOPMENT APPLICATION DRAWING  
 PROJECT: PROPOSED SENIORS LIVING  
 4 ALEXANDER STREET, COLLAROY  
 LOT 1A, DP9275008  
 CLIENT: HCAP GROUP

ISSUE DATE: 28/01/2023  
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28/01/2023	ISSUE FOR APPROVAL

DATE (R0201) PROJECT NO. 2129  
 ISSUE: A  
 DA 102  
 LEVEL 2 PLAN

1:200  
 NORTH  
 SCALE: 1:200  
 DATE: 28/01/2023

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