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SITE WASTE MANAGEMENT REPORT

29, 31 & 35 Reddall Street, Manly

Lot 82 - 84 in DP 8076



Prepared for:

Reddall Street Pty. Ltd.

Report SW22/10052

DOCUMENT CONTROL

Document and Project Details

Document Title:	Site Waste Minimisation and Management Report
Author:	Duncan Hope Environmental Services Manager
Project Manager:	Duncan Hope
Date of Issue:	05/10/2022
Job Reference:	SW22/10052
Synopsis:	This document presents a Site waste minimisation and management report for a proposed residential development at 29, 31 & 35 Reddall Street, Manly NSW

Client Details

Client:	Reddall Street Pty. Ltd.
Primary Contact:	Steve Donnellan

Document Distribution

Version	Date	Status	Distribution – Number of copies		
			Client	Council	Other
A	05/10/2022	Final	1		
B	05/11/2022	Final			

Document Verification

Checked by:	Issued by:
DH	DH

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INTRODUCTION

This Site Waste Minimisation and Management Plan (SWMMP) Report has been prepared on behalf of Reddall Street Pty. Ltd. and should be read in conjunction with the plans encompassing Project No. : 22020 prepared by Wolski Coppin Architecture.

The report summarises the waste minimisation and management practices intended to be implemented as part of the construction of a residential development and its operational use.

1.1 SUMMARY

The proponent proposes to demolish three existing dwellings and associated light infrastructure, consolidate the three properties, subdivide the resultant property and construct five residential dwellings with associated below ground level plant rooms, and related earthworks and landscaping.

This report is an outline of the waste minimisation and management policies and procedures to be implemented by contractors during the demolition phase, construction phase and during the post construction (operational phase) of the development.

These policies and procedures will set a framework for all parties to minimise generation of residual (non-recyclable) waste, and to take advantage of the opportunities for re-use of waste materials by ensuring that efficient recovery and segregation measures for all waste materials are provided.

2 BUILDING CHARACTERISTICS

2.1 SITE DESCRIPTION

The site is identified legally as Lot 82 - 84 of Deposited Plan 8076. It is commonly known as 29, 31 & 35 Reddall Street, Manly. The subject site has an area of 2,363.00 m².

Please refer to the below aerial image.



Figure 1 - Aerial Image

2.2 SITE ANALYSIS

The site is located within a well established area with a mixture of commercial and residential developments. There is existing residential development on the sites with associated light infrastructure.

3 DESCRIPTION OF PROPOSAL

3.1 PROPOSED DEVELOPMENT

The proposed development includes the demolition of existing residential dwellings with light infrastructure, lot consolidation, torrens title subdivision and the subsequent construction of five multi-storey residential buildings and ancillary site works.

Each proposed house will include the following:

- Carparking for each individual dwelling within the respective basement level;
- Lift motor, plant, service room;
- Ground floor level and upper level consisting of bedrooms, living areas, kitchen and associated rooms.

3.2 SITE ACCESS

The subject site has frontages to Reddall Street and College Street. Vehicular access to the site is via a driveway from College Street .

3.3 SITE SERVICES

The site has access to all necessary essential services including water, sewer, electricity and telecommunications.

4 PURPOSE OF THE REPORT

4.1 AIMS

The aim of the SWMMP is to outline measures to minimise and manage waste and resource recovery during the demolition phase, construction phase and the post construction (operational) phase.

The SWMMP will describe;

- Volume and type of waste and recyclables to be generated
- Storage and treatment of waste and recyclables on the development site
- Disposal of residual wastes and reprocessing options for recyclables
- Procedures for post construction (operational) management after handover of the development

4.2 OBJECTIVES

The objective of the SWMMP is to provide a planning system to effectively manage waste and resource recovery associated with this development, including;

- Promote improved project management
- Minimise waste generation
- Maximise reuse and resource recovery
- Minimise the environmental impacts associated with residual waste generated by this development
- Ensure the appropriate storage and collection of residual waste

To ensure ongoing waste management systems are compatible with collection services offered by commercial waste transporters and the Northern Beaches Shire Council.

4.3 LEGISLATIVE DRIVERS

Table 1 - Environmental Legislation specific to waste management

Legislation/Guidelines	Description
Protection of the Environment Operations Act 1997	This Act is the primary NSW environment protection legislation covering air, noise, water, land and waste management
Waste Avoidance and Resource Recovery Act 2001	Sets NSW framework for waste hierarchy and allows the preparation of waste strategies addressing specific waste streams and setting landfill diversion and resource recovery targets
Waste Avoidance and Resource Recovery Strategy 2007	Proposes priority areas for waste management and resource recovery. Details current targets
Northern Beaches Council, <i>Waste Management Guidelines</i>	Aims to facilitate sustainable waste management within the Northern Beaches Shire LGA in a manner consistent with ESD principles.
Model Waste Not DCP Chapter 2008 (DECC)	Provides a framework chapter for NSW LGA's to address Waste Not DCP

5 DEMOLITION

5.1 GENERAL OUTLINE

The management of the site will be the responsibility of the project manager, who will administer waste handling systems, as specified by the Northern Beaches Shire Council, WorkSafe and as detailed in this report.

The demolition phase of this development is to comply with the aims and objectives outlined in Section 3 of this report.

The demolition phase involves the demolition of an existing commercial building, associated light infrastructure, site clearing, and excavation.

5.2 WASTE AVOIDANCE, MINIMISATION AND CONTROL STRATEGIES

In relation to site clearance and excavation activities, specialised waste disposal & treatment contractors will be selected who are appropriately licenced, and have demonstrated experience in maximising resource recovery. The following control strategies will be implemented during the demolition phase;

- All demolition will be conducted in accordance with requirements of the WorkSafe Authority and Australian Standard 2601-1991 *The demolition of structures*
- Any asbestos, hazardous and/or intractable wastes are to be disposed of in accordance with the WorkSafe Authority and Environmental Protection Authority
- Re-use excavated materials on-site and disposal of excess to an approved site
- All salvaged material will be removed manually; hydraulic excavators will remove the remainder
- Allocation of an assigned area within the development site to be identified for stockpiling of segregated recyclable materials (for materials to be re-used on-site) and for staging areas for transport to off-site re-processing facilities
- All skip and bulk bins will be located within the assigned area, clearly identified for each material, and not impeding on the footpath or road reserve
- Project manager to retain all weighbridge or re-processing facility dockets to ensure responsible disposal and recycling options are being employed by contractors
- All waste generated is to be documented and handled in accordance with Table 2 *Demolition Volumes and Reuse/Recycling Potential*
- At the excavation stage, the frontages to Reddall Street and College Street will be utilised as the site access. The excavated material, not used on site, will be loaded onto trucks and transported to an approved landfill site or another suitable location.

Table 2 - Demolition Volumes and Reuse/Recycling Potential

Materials	Document Volume (m ³)	On-Site	Off-Site	Disposal
Hardwood	13	Separated	Sold for re-use	Second hand supplier
Other Timber	5	Separated	Chipping for mulch/fuel	Green waste re-processing facility
Doors, Windows	5	Separated	Sold for re-use	Second hand supplier
Steel	10	Nil	To metal recyclers	Metal recycling
Downpipes, Gutters	4	Nil	To metal recyclers	Metal recycling
Ceramic Tiles	8	Cleaned and separated	Sold for re-use	Recycling facility/second hand supplier
Green Waste	9	Composted or mulched	Nil	Green waste re-processing facility
Concrete	25	Re-used as sub-base / fill	Concrete crushing	Quarry or landfill licenced to crush concrete
Bricks	14	Broken brick for fill. Whole bricks to be cleaned and salvaged	Recycling company	Quarry or landfill licenced to crush bricks/masonry. Or Second hand supplier
Plasterboard	12	Separated	Recycling company	Licenced re-processing facility. Or return to supplier
General Waste	3	Nil	Nil	Licenced waste facility
Other Wastes	2	Separated	Nil	Licenced waste Facility

6 CONSTRUCTION PHASE

6.1 GENERAL OUTLINE

The management of the site will be the responsibility of the project manager, who will administer waste handling systems, as specified by Northern Beaches Shire Council, WorkSafe and as detailed in this report.

The construction phase of this development is to comply with the aims and objectives outlined in Section 3 of this report.

The construction phase will involve car parking, lift motor, plant, service and garbage room within a basement level and five residential dwellings.

6.2 WASTE AVOIDANCE, MINIMISATION & CONTROL STRATEGIES

To reduce the amount of waste on site during construction of the development the following control strategies will be required of all contractors and/or personnel:

- Order materials to size
- Avoid over-ordering
- Order pre-cut or pre-fabricated materials
- Reduce packaging at source or products with minimal packaging
- Where possible materials to be re-used on site or shipped to recycler
- All salvaged material will be removed manually; hydraulic excavators will remove the remainder;
- Allocation of an assigned area within the development site to be identified for stockpiling of segregated recyclable materials (for materials to be re-used on-site) and for staging areas for transport to off-site re-processing facilities;
- All skip and bulk bins will be located within the assigned area, clearly identified for each material, and not impeding on the footpath or road reserve;
- Project manager to retain all weighbridge or re-processing facility dockets to ensure responsible disposal and recycling options are being employed by contractors;
- All waste generated is to be documented and handled in accordance with Table 3 Construction Volumes and Reuse/Recycling Potential

Table 3 - Construction Volumes and Reuse/Recycling Potential

Materials	Document Volume (m ³)	On-Site	Off-Site	Disposal
Hardwood	1	Separated	Sold for re-use	Second hand supplier
Other Timber	2	Separated	Chipping for mulch/fuel	Green waste re-processing facility
Doors, Windows	<1	Separated	Sold for re-use	Second hand supplier
Steel	1	Nil	To metal recyclers	Metal recycling
Downpipes, Gutters	<1	Nil	To metal recyclers	Metal recycling
Ceramic Tiles	2	Cleaned and separated	Sold for re-use	Recycling facility/second hand supplier
Green Waste	2	Composted or mulched	Nil	Green waste re-processing facility
Concrete	3	Re-used as sub-base / fill	Concrete crushing	Quarry or landfill licenced to crush concrete
Bricks	4	Broken brick for fill. Whole bricks to be cleaned and salvaged	Recycling company	Quarry or landfill licenced to crush bricks/masonry. Or Second hand supplier
Plasterboard	5	Separated	Recycling company	Licenced re-processing facility. Or return to supplier
General Waste	12	Nil	Nil	Licenced waste facility
Other Wastes	2	Separated	Nil	Licenced waste Facility

Note: During construction, all waste materials will be separated and temporarily stored on-site. It is proposed all such materials will either be recycled or disposed of as per Table 2 Demolition Volumes and Reuse/Recycling Potential.

7 POST CONSTRUCTION (OPERATIONAL) PHASE

The following assessment of waste volumes is an estimate only and will be influenced by building management, cleaning arrangements, individual resident's attitude and obligation regarding waste disposal and recycling.

7.1 WASTE AND RECYCLING GENERATION RATES

Waste Type	Waste Generation Rate	Required MGBs (per dwelling)
General Waste	80 L weekly	1 x 80 L
Recycling (Paper and Cardboard)	140 L fortnightly	1 x 140 L
Recycling (Glass and plastic containers)	140 L fortnightly	1 x 140 L
Green Waste	240 L weekly	1 x 240 L

Recycling is to be collected in two separate bins as identified above.

7.2 STORAGE

The short term storage of residential waste will be within the kitchen area, within the cupboard area or similar. Storage of Council's waste, recycling and greenwaste MGB's is anticipated to be within the garage area.

The size of the area will be sufficient to house the recommended number of mobile garbage bins for the development, as well as incorporating a minimum clearance of 300mm between each mobile garbage bin.

The location of the garbage bin storage area has been designed to be easily accessible to the garbage collection points (kerbside). The garbage bin storage area will not affect the amenity of any adjacent properties and has been designed as an integrated part of the overall design.

7.3 SERVICING (COLLECTION)

As per the provisions of the Development Control Plan, it is intended that the waste be collected weekly from a designated kerbside location.

It is proposed that waste will be collected from a designated collection location on the kerbside of College Street.

The respective individual home residents will ensure that all bins are prepared and presented within an allocated service area, before 6:00am on service day.

The design of the development allows for the garbage, FOGO and recyclables to be transported to Waste collection point identified in the submitted plans, to allow for Northern Beaches Shire Council and/or their contractor for pick-up.

The proposed design allows for easy access and transport of the MGB's prior to and after collection. Bins will be returned to their respective storage areas as soon as practicable following servicing.

7.4 GARBAGE TRANSPORT

It is proposed that future residents will transport their rubbish to the waste bins as required.

All residential waste generated by residents will be sorted into general waste, FOGO and recycling, then dispose of them accordingly in the designated MGB.

The individual residents shall be responsible for ensuring the waste storage areas and related equipment are kept in a clean and working order.

The residents shall also ensure that the waste and recycling bins are provided in the waste collection point area on the relevant servicing days by the required times. Once serviced the bins are to be moved back to the garage by the respective residents.

The path of travel for the movement of the MGB's is to be generally level and constructed of concrete or similar material.

Occupational health and safety of bin transfers must be considered by the individual resident for larger bins (e.g. ability to safely move a bin that may weigh more than the person trying to move it).

7.5 BULKY WASTE

The development has allowed adequate space within the basement level for residents to temporarily store unwanted bulky items until suitable disposal/transport options can be arranged within each individual garage.



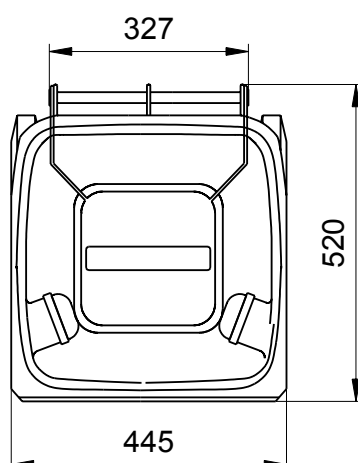
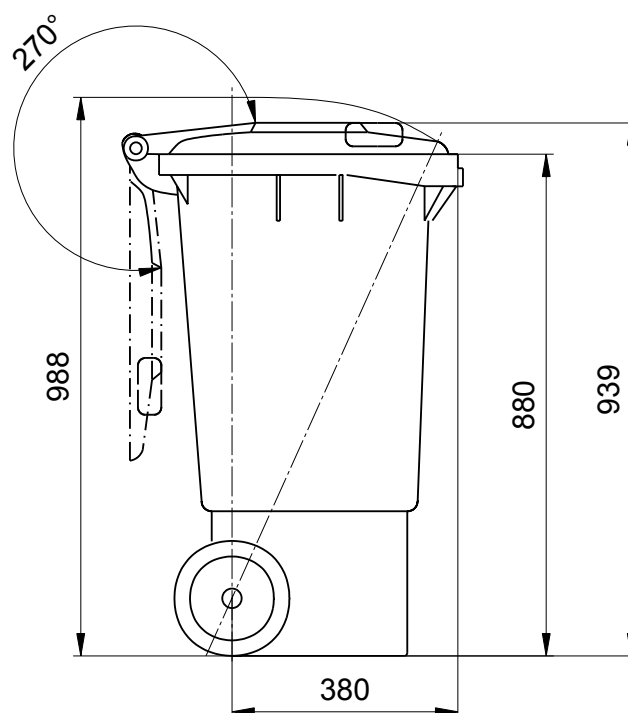
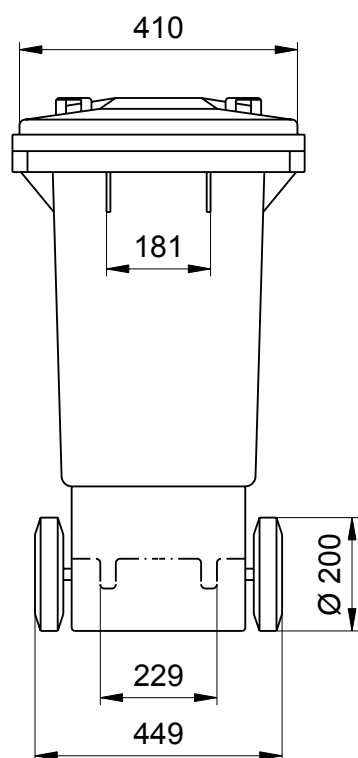
Appendix A

Waste Management Equipment

Waste Recycling Bins from Weber

Dimensions of the 80 Litre:

Sizes and Measures



Waste Recycling Bins MGB 80 Litre
Sizes, Measures, Dimensions:
Hight 939 mm; Width 445 mm; Depth 520 mm

We reserve the right to make any dimensional and constructional alterations at any time. Dimensions can vary slightly after manufacture.

www.w-weber.com

MGB Plastics

140L Wheelie Bin



Part of MGB's wheeled bin package. All fully manufactured & tested in the UK to the strictest standards.



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MGB Plastics 140L

The MGB 140L wheeled bin can be found in its millions on doorsteps throughout the country, from Lands End to John O'Groats! The MGB 140L wheeled bin is modern, robust & fully customisable. Fully manufactured in the UK on our state of the art equipment. It can be fully customised to the customers colour & marking requirements & MGB represent exceptional customer service along with class leading value for money.



Technical Details

Height:	1065mm	Capacity:	140 Litres
Width:	475mm	Empty Weight:	6.15kg
Depth:	553mm	Wheel Diameter:	200mm

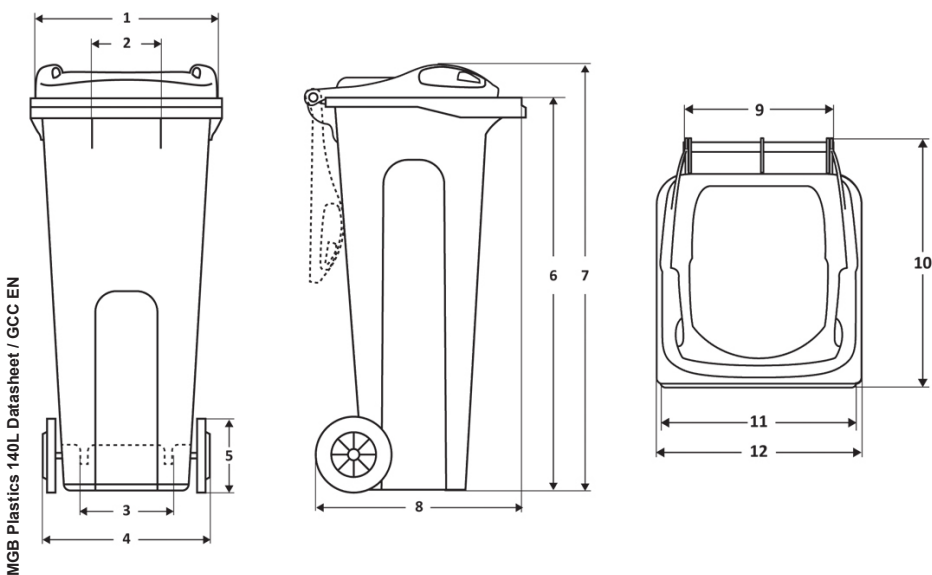
Features

- Strengthened front comb to ensure exact locking on lifting equipment
- Solid rubber tyres with steelspring loaded locking pins
- Rounded corners and smooth, easy to clean internal surfaces
- EN840 approved
- Large print area on body and lid for customer logo and/or information
- Corrosion resistant axle
- Compatible with standard lifting equipment

Options

- Colour (to client specification)
- Embossed logos
- RFID tagging
- Labelling & recycling information
- Lids are adaptable for promotions
- Tactile bins compliant with the RNIB
- Venting

Also available as 120L
180L and 240L



Position	Dimension (mm)
1	444
2	180
3	268
4	475
5	200
6	1005
7	1076
8	495
9	367
10	553
11	482
12	482

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Dimensions - Weights - Standards

■ Nominal volume:	240 litres
■ Net weight:	approx 13 kg
■ Max load:	96 kg
■ Permitted total weight:	110 kg

■ A	1060 mm	■ D	730 mm	■ G	550 mm
■ B	990mm	■ E	585 mm		
■ C	660 mm	■ F	400 mm		

Measurements to be used as a guide only – variations will occur

