

WASTE MANAGEMENT PLAN

Demolition, construction, and ongoing use at
69 TRAFALGAR ST & 2-6 GOVER ST PEAKHURST



level 3 / 1 booth street
annandale nsw 2038
p 61 2 9557 6466
f 61 2 9557 6477
mail@kennedyassociates.com.au
www.kennedyassociates.com.au
Nominated Architect Steve Kennedy Registration Number 5828

Date: 29 August 2024
Job No. 2272

INTRODUCTION

This waste management plan has been prepared in support of the part 5 application for demolition and construction at 69 Trafalgar St & 2-6 Gover St PEAKHURST.

The site currently contains four separate lots, each lot contains a single storey house that is to be demolished. There are also existing trees/plants identified in the arborist report that are to be removed.

The proposal is for construction of a three storey residential apartment building with a basement carpark with associated driveway.

The waste management plan has been prepared in accordance with the Georges River Council **Development Control Plan**. The following information sets out how it is proposed to reduce the volume of and manage the waste generated by the demolition, construction and on-going use of the proposed development.

The estimates of the volumes and types of waste produced during the demolition and construction of the project will be reviewed prior to the start of the project, that is, once it has been fully documented.

WASTE MANAGEMENT PLAN

SECTION 01 – DEMOLITION & CONSTRUCTION STAGE

Demolition of existing buildings.

Materials On-Site		Destination		
		Re-use & Recycling		Disposal
Type of Material	Estimated Volume (m ³)	ON-SITE specify proposed reuse or on-site recycling methods	OFF-SITE specify contractor and recycling outlet	specify contractor and landfill site
Excavation Material	4400m ³	Keep and re-use topsoil for landscaping, store on-site prior to use. Use suitable material behind retaining walls etc.		Excess material to be transported to an approved landfill site by a certified contractor
Green waste (organic)	250m ³	NIL	Expressions of interest will be sought from contractors, landscape suppliers for acceptance of mulch as recyclable material. Contractor and recycle outlet TBC	Excess material to be transported to an approved landfill site by a certified contractor
Concrete	20m ³	Crush concrete for temporary driveway	To be transported to a suitable crushing plant. Contractor and recycling plant TBC	NIL
Timber	50m ³	Undamaged framing separated and reused on site	To be re-used on next project by building sub-contractor or sold for re-use	Excess material to be transported to an approved landfill site by a certified contractor
Masonry	20m ³	NIL	Excess material to be transported to a suitable crushing plant. Contractor and recycling plant TBC	NIL
Plasterboard / Fibro Cement	30m ³	NIL	To be transported to suitable recycling yard for reprocessing. Contractor and recycling yard to be confirmed	NIL
metals	10m ³	NIL	To be transported to suitable recycling yard for reprocessing. Contractor and recycling yard to be confirmed	NIL

Other: Roof Tiles	30m ³	NIL	To be transported to a suitable crushing plant. Contractor and recycling plant to be confirmed	Excess material to be transported to an approved landfill site by a certified contractor
Hazardous waste	N/A			If found, to be transported to an approved landfill site by a certified contractor in accordance with EPA requirements and relevant Council and Australian Standards

All records demonstrating lawful disposal of waste shall be kept and made readily accessible for inspection by regulatory authorities such as Council, WorkCover NSW or NSW EPA.

SECTION 02 – ON-GOING MANAGEMENT

The proposed dwellings will be provided with access to a shared waste storage facility located in the basement providing 240L bins for general waste, recycling and green waste. There is also a separate storage room for bulky waste located within the bin storage room.

All of these facilities are in a location easily accessible for collection by Council's waste management service via a short path & pedestrian ramp linking to Trafalgar Street.

Waste cupboards will be located within the kitchen joinery of each unit. The cupboard will be sized to accommodate garbage, recyclables and compostable material with enough storage for one day's waste.

Wheelie bins to be cleaned as needed by residents. Washing facilities will be provided within the bin storage room.

Georges River Council DCP Waste & Recycling Generation Rates calculated based on ongoing operations for residential apartment building per dwelling:

- 120L general waste per unit per week,
- 120L commingled recycling per unit per week,
- organics calculated per unit per week 96L organics per unit per week in Multi-Unit Dwellings.

Bin Calculation Table:

Calculation for proposed development

Type of Material	Waste allocation per user/wk	Number of Units	Total volume generated/wk	Quantity of 240L bins required	specify contractor and landfill site
Garbage	120L	33	3960L	16.5	Weekly Council collection
Recycling	120L	33	3960L	16.5	Weekly Council collection
Garden	96L	33	3168L	13.2	Weekly Council collection

Proposed Bin provision:

Calculation for proposed development

Type of Material	Bin Size			Quantity of 240L bins required	specify contractor and landfill site
Garbage	240L			17	Weekly Council collection
Recycling	240L			17	Weekly Council collection
Garden	240L			14	Weekly Council collection

The proposed method of bin collection has been discussed with Councils Waste Development Officer, Michael Kirk. Michael has confirmed that the council is supportive of a Wheel Out Wheel Back bin collection service for this project. It is noted that this arrangement might be expected to reduce the potential for a large number of bins to be presented kerbside over several days of collection which would impact local amenities and traffic on collection days, and might also reduce illegal dumping.

Details of the proposed floor plans for the bin room and bulky waste rooms were discussed with Michael via the HNSW Planner, Rajlaxmi Kshirsagar, with endorsement provided to HNSW for the proposed waste facilities accessed via a short ramp to Trafalgar Street.

end of document