WASTE MANAGEMENT PLAN

DEMOLITION, CONSTRUCTION AND USE OF PREMISES

The applicable sections of this table must be completed and submitted with your Development Application.

Completing this table will assist you in identifying the type of waste that will be generated and will advise Council of how you intend to reuse, recycle or dispose of the waste.

The information provided on the form (and on submitted plans) will be assessed against the objectives of the DCP.

OUTLINE OF PROPOSAL
Site Address: 32 Trevenar Street Ashbury
Applicants name and address: Designcorp Australia Pty Ltd 16 Dunlop Street North Parramatta NSW 2151
Phone:9630 9911 **Fax**: 9630 9922
Buildings and structures currently on the site: Vacant Land
Brief description of proposal: Construction of a two storey dwelling, pool and associated landscaping.
The details provided on this form are the intentions of managing waste relating to this project. Signature of applicant  Date: 12/04/2023

STAGE ONE – DEMOLITION

This is the stage with the greatest potential for waste minimisation, particularly in Sydney where there are high levels of development, relatively high tipping charges and where alternative quarry materials are located on the outskirts.
Applicants should consider is whether it is possible to re-use existing buildings, or parts thereof, for the proposed use.
With careful onsite sorting and storage and by staging work programs it is possible to re-use many materials, either on-site or off-site.
Council is seeking to move from the attitude of straight demolition to a process of selected deconstruction, ie. total reuse and recycling both off-site and on-site. This could require a number of colour-coded or clearly labelled bins onsite (rather than one size fits all).

Applicants should demonstrate project management which seeks to:

- re-use of excavated material on-site and disposal of any excess to an approved site;
- green waste mulched and re-used in landscaping either on-site or off-site;
- bricks, tiles and concrete re-used on-site as appropriate, or recycled off site;
- plasterboard re-used in landscaping on-site, or returned to supplier for recycling;
- framing timber re-used on-site or recycled elsewhere;
- windows, doors and joinery recycled off-site;
- plumbing, fittings and metal elements recycled off-site;
- All asbestos, hazardous and/or intractable wastes are to be disposed of in accordance with WorkCover Authority and EPA requirements;
- Locations of on-site storage facilities for material to be reused on-site, or separated for recycling off-site; and
- Destination and transportation routes of all materials to be either recycled or disposed of off-site.

The following table should be completed by applicants proposing any demolition work. The following details should be shown on your plans.

- Location of on-site storage space for materials (for re-use) and containers for recycling and disposal.
- Vehicle access to the site and to storage and container areas.

Demolition Stage One – To be completed for proposals involving demolition.

Materials on Site		Destination		
		Reuse & recycling		Disposal
Type of material	Estimated volume (m3) or area (m2) or weight (t)	On-Site Specify how materials will be reused or recycled on site	Off-site Specify the contractor and recycling outlet	Specify the contractor and landfill site
EXAMPLE	***e.g.. 2m3***	***e.g. clean and reuse for footings and broken bricks behind retaining walls***	***e.g. sent by XYZ Demolishes to ABC Recycling Company***	***e.g. nil to landfill***
Excavation material	10m3	Reuse as fill where possible	Has-A-Bin Auburn waste management	Horsley Park Waste Management Centre
Green waste	10m3	Reuse as fill where possible	Has-A-Bin Auburn waste management	WSN Enviro Solutions Wallgrove Road, Eastern Creek
Bricks	--	---	---	---
Tiles	--	---	--	---
Concrete	--	---	--	---
Timber – Clad	--	---	--	---
Plasterboard	--	---	--	--
Metals	--	---	--	---
Asbestos	---	---	---	--
Other waste e.g. ceramic tiles, paints, plastics, tubing, cardboard	3m3	Reuse as fill where possible	Has-A-Bin Auburn waste management	Has-A-Bin Auburn waste management

Demolition Stage One - continued

How will waste be separated and/or stored onsite for reuse and recycling?
How will site operations be managed to ensure minimal waste creation and maximum reuse and recycling?

e.g. Staff training, selected deconstruction v. straight demolition, waste management requirements stipulated in contracts with sub-contractors, on-going checks by site supervisors, separate area set aside for sorted wastes, clear signage for waste areas etc.

The demolition/excavation waste contractors engaged will be responsible for the sorting and disposal of the waste according to the rules and regulations

Note: Details of the site area to be used for on-site separation, treatment and storage (including weather protection) should be provided on plan drawings accompanying your application.

STAGE TWO – CONSTRUCTION

Stage Two – Potential for Waste Minimisation During Construction Stage

- Consider the following measures that may also save resources and minimise waste at the construction stage:
  - Purchasing Policy – i.e. Ordering the right quantities of materials and prefabrication of materials where possible;
  - Reusing formwork;
  - Minimising site disturbance, limiting unnecessary excavation;
  - Careful source separation of off-cuts to facilitate re-use, resale or efficient recycling;
  - Co-ordination/sequencing of various trades.

How to Estimate Quantities of Waste

- There are many simple techniques to estimate volumes of construction and demolition waste. The information below can be used as a guide by builders, developers & homeowners when completing a waste management plan:

To estimate Your Waste:
ii. Quantify materials for the project
iii. Use margin normally allowed in ordering
iv. Copy these amount of waste into your waste management plan

- When estimating waste the following percentages are building "rule of thumb" and relate to renovations and smallhomebuilding:

Material	Waste as a Percent of the Total Material Ordered
Timber	10%
Plasterboard	20%
Concrete	30%
Bricks	30%
Tiles	10%

Converting Volume into Tonnes : A Guide for Conversion

Timber = 0.5 tonnes per m2
Concrete = 2.4 tonne per m3
Bricks = 1.0 tonne per m3
Tiles = 0.75 tonne per m3
Steel = 2.4 tonne per m3

- To improve provide more reliable figures:
- Compare your projected waste quantities with actual waste produced;
- Conduct waste audits of current projects;
- Note waste generated and disposal methods;
- Look at past waste disposal receipts;
- Record this information to help estimate future waste management plans.
- On a waste management plan amounts of waste may be stated in – m2 or m3 or tonnes (t).

Construction Stage Two – for proposals involving construction.

Materials on Site		**Destination**		
		Reuse & recycling		**Disposal**
Type of material	Estimated volume (m3) or area (m2) or weight (t)	On-Site Specify how materials will be reused or recycled on site	Off-site Specify the contractor and recycling outlet	Specify the contractor and landfill site
EXAMPLE	***e.g.. 2m3***	***e.g. clean and reuse for footings and broken bricks behind retaining walls***	***e.g. sent by XYZ Demolishes to ABC Recycling Company***	***e.g. nil to landfill***
Excavation material	5m3	---	---	WSN Enviro Solutions Wallgrove Road, Eastern Creek
Green waste	2m3	---	Has-A-Bin Auburn waste management	---
Bricks	5m3	---	Concrete recyclers Group Camelia	---
Tiles	---	---	Concrete recyclers Group Camelia	---
Concrete	3m3	---	Concrete recyclers Group Camelia	---
Timber – please specify	3m3	---	WSN Enviro Solutions Wallgrove Road, Eastern Creek	---
Plasterboard	5m3	---	---	WSN Enviro Solutions Wallgrove Road, Eastern Creek
Metals	1m3	---	Sims Metal 43 Ashford Avenue Milperra	---
Other waste e.g. ceramic tiles, paints, plastics, tubing, cardboard	1m3 Inc. cladding & glazing	---	---	Has-A-Bin Auburn waste management

How will waste be separated and/or stored onsite for reuse and recycling?
How will site operations be managed to ensure minimal waste creation and maximum reuse and recycling?

e.g. Staff training, selected deconstruction v. straight demolition, waste management requirements stipulated in contracts with sub-contractors, on-going checks by site supervisors, separate area set aside for sorted wastes, clear signage for waste areas etc.

Refer to demolition process

Note: Details of the site area to be used for on-site separation, treatment and storage (including weather protection) should be provided on plan drawings accompanying your application.

STAGE THREE – DESIGN OF FACILITIES

- The following details should be shown on your plans:

    - Location of temporary storage space within each dwelling unit;
    - Location of Waste Storage and recycling Area(s), per dwelling unit or located communally onsite. In the latter case this could be a Garbage & Recycling Room;
    - Details of design for Waste Storage and Recycling Area(s) or Garbage and Recycling Room(s) and any conveyance or volume reduction equipment; and
    - Location of communal composting area.
    - Access for vehicles.

- Every builder shall be provided with a Waste Storage and Recycling Area which is flexible in size and layout to cater for future changes in use. The size is to be calculated on the basis of waste generation rates and proposed bin sizes.

Stage 3 – Design of Facilities – To be completed if designing waste facilities for the proposed development

Type of waste to be generated	Expected volume per week	Proposed on site storage and treatment facilities	Destination
Please specify. For example: glass, paper, food waste, offcuts etc	Litre of m3	For example: • waste storage & recycling area • garbage chute • on-site composting • compaction equipment	• recycling • disposal • specify contractor
Glass, paper, carboard, grass, food waste, plastic, tin cans	480L per unit	• General bin • Recycling bin • Compost bin	Council contractors

Note: details of on-site waste management facilities should be provided on plan drawings accompanying your application.

ON-GOING MANAGEMENT

Describe how you intend to ensure on-going management of waste on site (e.g. lease conditions, caretaker / manager on site).

Owner / occupant will be responsible for the provided bins to be maintained and put out for collection on council specified days

Owner / occupant will be responsible for the sorting out the appropriate product going into the provided bins to reduce the amount of general waste

Thank you for the information.