



Waste Management Plan

Torrens Title Subdivision into two (2) lots

22 Ferndale Close,
CONSTITUTION HILL NSW

Our Reference: 8957 Issue A

27 March 2024

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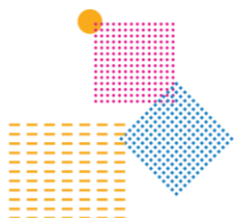
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Definitions and Abbreviations

The following abbreviations are used throughout the report and are defined as:

‘Subject Land’ – Generally refers to the site being Lot 3 in DP229006, also known as 22 Ferndale Close, Constitutional Hill



1. INTRODUCTION

This waste management plan supports a Development Application which seeks approval for a 2 Lot Torrens Title subdivision and demolition of existing dwelling and garage of Lot 3 in DP229006, known as 22 Ferndale Close, Constitution Hill.

Proposed Lot 31 will have a frontage of 22.55 meters to Ferndale Close and an area of approximately 932.4m². Proposed Lot 32 will have a frontage of 27.57 meters to Michelle Drive and an area of approximately 934.6m².

Suitable services and stormwater drainage will be provided for each lot in accordance with service authority and council requirements.

The proposal does not involve any building works.

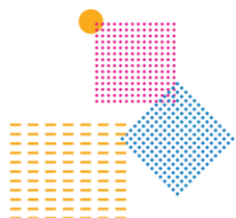
As part of the development application, it is intended to demolish and remove the existing dwelling, garage and any concrete paths within the subject land. The scope of this report is to estimate the amount of materials that may be required to be disposed of or recycled.

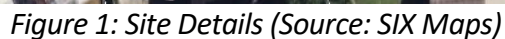
It is envisaged that the demolition contractor will produce a detailed waste management plan prior to actual demolition commencing.

2. SITE DESCRIPTION

The subject land is located between Ferndale Close and Michelle Drive in Constitution Hill. The area surrounding the site is predominantly characterised by a low-density residential uses.

The subject land, being Lot 3 in DP229006, has a total area of approximately 1,867m². The property is bounded by Ferndale Close to the east and Michelle Drive to the west. The frontage along Ferndale Close is 22.55m and the frontage along Michelle Drive is 27.57m. Residential properties adjoin the land to the north and south, and the area surrounding the site is predominantly characterised by a low-density residential uses.





The topography of the land generally slopes from Michelle Drive to Ferndale Close, in the direction of west to east at an average grade of about 7%.

3. DEMOLITION STAGE

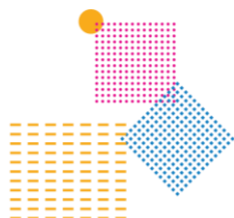
The demolition stage has the greatest potential for waste minimization. Consideration is given to whether it is possible to re-use existing building materials for the proposed use. Examples of selected deconstruction include re-use of recyclable material for construction purposes, or colour-coded bins.

The location of on-site storage for materials will be specified by the civil contractor prior to demolition. Access to the site is via the existing driveway shown on the detail and level survey plan.

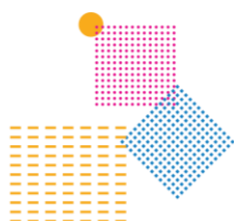
The table below outlines approximate volumes of material due to demolition, and is generally in accordance with council's objectives including:

- 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; and
- All asbestos, hazardous and/or intractable wastes are to be disposed of in accordance with WorkCover Authority and EPA requirements.

The demolition and civil contractor engaged will be responsible for on site storage, re-use and disposal of waste in accordance with required regulations.



Materials On- Site		Destination		
Type of material	Estimated volume, area or weight	Reuse & Recycling		Disposal
		On-Site	Off-Site (E.g. Concrete Recyclers Camellia)	(E.g. Bingo Recycling Center Eastern Creek)
Excavation material	2m ³	Re-use as fill where possible	Remove and take to recycling facility	-
Green waste	1m ³	Re-use in landscaping where possible	WSN Enviro Solutions, Eastern Creek	-
Bricks	7m ³	-	Remove and take to recycling facility	-
Tiles	5m ³	-	Remove and take to recycling facility	-
Concrete	12m ³	-	Remove and take to recycling facility	-
Timber	10m ³	-	Remove and take to recycling facility	Remove and transport to waste facility
Plasterboard, weatherboard	8m ³	-	Remove and take to recycling facility	Remove and transport to waste facility
Metals	3m ³	-	Remove and take to recycling facility	-
Asbestos (if found)	-	-	-	Specialised personnel to remove and dispose at authorised facility
Other waste; carpet, kitchen joinery, sink, stove, vanity, glass windows	9m ³	-	Remove and take to recycling facility	Remove and transport to waste facility



4. CONSTRUCTION STAGE

The construction stage of this development is anticipated to involve minor works only including site clearing and construction of essential services and stormwater lines. No building works form part of this proposal.

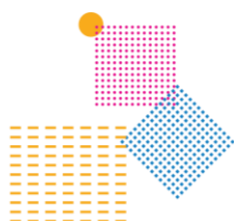
Consideration is given to the minimisation of waste during construction through:

- Purchase of the right quantity of materials,
- Re-use of formwork and off-cuts,
- Limiting excavation and site disturbance, and
- Co-ordination of trades.

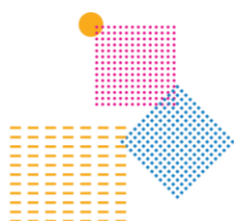
Guidelines for waste conversions are below:

Material	Waste as a Percentage of Material Ordered
Timber	5 – 7 %
Plasterboard	5 – 20 %
Concrete	3 – 5 %
Bricks	5 – 10 %
Tiles	2 – 5 %

The civil contractor and service trades engaged will be responsible for on-site storage, re-use and disposal of waste in accordance with required regulations.



Materials On- Site		Destination		
		Reuse & Recycling		Disposal
Type of material	Estimated volume, area or weight	On-Site	Off-Site (Concrete Recyclers, Camellia) unless noted otherwise	(Bingo Recycling Center, Eastern Creek) unless noted otherwise
Excavation material	15m ³	Re-use predominantly as back fill	-	Dispose at authorised land fill
Green waste, ground covers and topsoil	5m ³	Re-use in landscaping where possible. Re-spread on proposed lots	WSN Enviro Solutions, Eastern Creek	Dispose at authorised land fill
Bricks	-	-	-	-
Tiles	-	-	-	-
Concrete	-	-	-	-
Timber	-	-	-	-
Plasterboard	-	-	-	-
Metals	1m ³	-	Shri Metals Recycling, Blacktown	-
Asbestos (if found)	-	-	-	Specialised personnel to remove and dispose at authorised facility
Other waste; sand, plastics pipes	1m ³	-	Remove and take to recycling facility	-



5. ONGOING MANAGEMENT OF WASTE

Type of waste to be generated	Expected volume per week, number and size of bins	Proposed on-site storage and treatment facilities	Destination and contractor
Please specify. E.g. glass, paper, food waste, green waste, compost etc.	Volume (Litres – L) *480L/week 2 x 240 L bins	For example: waste storage room, garbage chute, compaction equipment	For example: Recycling, landfill by council or private contractor (include name of contractor)
Not applicable. No dwellings will exist following subdivision works.	Not applicable. No dwellings will exist following subdivision works.	Not applicable. No dwellings will exist following subdivision works.	Not applicable. No dwellings will exist following subdivision works.

The proposed waste collection service provider is council waste collection.

