

Universal Designs Pty Ltd
ABN 99 644 409 923

6 Durham Close
Bonnyrigg Heights NSW 2177

M 0423 032 688

waste management plan

Our ref UD2466
Date August 2024

Prepared for
Joseph Mokdassi

Project Address
84 Lancaster Avenue
Punchbowl NSW

LGA
Canterbury Bankstown

Folio identifier
Lot 33 | DP 11831

Land area
935.8m²

waste management plan

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Introduction

The Applicant recognises the need to protect the environment and the advantages that can be achieved by considering ways of waste reduction, recycling and a corresponding reduction in landfill during the planning stage of this project.

Particular waste management guidelines and/or procedures will be proposed for:

- Onsite; during the excavation and construction phases; and
- Ongoing; for the residential life of the project.

The main objective of this plan is to reduce the amount of waste to be disposed of at landfill. Consideration has been given to the volumes and type of wastes to be generated (whether onsite or during occupancy) and provisions for waste facilities for storage and sorting for the possibility for reuse and or collection.

The ability to plan waste management may be restrictive under some circumstances due to storage capacity, nature of the waste and or its ability to be recycled or economic collection. However, it is envisaged that project goals can be achieved by co-operation of all parties associated with the project, for all those involved in the physical making of it as well as its future inhabitants.

Site description

The Site is located at 84 Lancaster Avenue Punchbowl, Lot 33 DP 11831.

The Site is located within the city of Canterbury Bankstown local government area. A locational context plan is provided at Figure 1 below.



**waste
management
plan**

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Onsite waste management**1. Management Statement**

A more detailed waste management plan will be prepared, in coordination with the builder, for the Construction Certificate.

The builder will instigate a plan for onsite waste management for this project with the guidelines as described hereafter.

2. Statement of Responsibilities

Detailed below are the responsibilities of the assigned participants who will be encompassed in the waste management plan for this project:

2.1. Project Planners

The project planners are those who foresee the need to instigate waste management on the project and are responsible for financial implications that may benefit or otherwise the project viability.

2.2. Project Manager

The project manager will instigate the waste management plan and will ensure all site personnel, material suppliers and subcontractors are aware of the project goals and are committed to those goals.

2.3. Site Supervisor

The site supervisor is responsible for the on site management of waste control, collection and sorting of specific recyclable materials and of other waste, the site supervisor will enforce the waste management procedure.

2.4. Subcontractors

All subcontractors will be required to comply with waste control, collection and sorting be instigated on the project. Specific material that may not be collected on site will be removed from site by the subcontractor responsible for its generation and where possible recycled.

2.5. Material Suppliers

Material suppliers will be instructed to restrict packaging to reduce excessive packaging and the extent of waste delivered to site.

2.6. Waste Collection Agency

Waste collection agencies are responsible for provision of appropriate collection bins, signage of specific collection bins, removal and transport of the specific waste to the point of recycling or to the appropriate disposal area.

2.7. Recycling Agencies

Recycling agencies are those organisations that are able to receive specifically sorted waste and recycle that material into new products.

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3. Waste Management Procedure

3.1. Bin Supplier

The waste management plan for 84 Lancaster Avenue Punchbowl will call upon Waste Collection Agencies to provide collection bins for the accumulation of sorted select waste materials and the removal and transportation of those bins to recycling agencies.

3.2. Garbage & Recycling Bins

Sufficient areas will be provided for waste storage, sorting wastes and recyclables. Bins will be adequately sign posted as to the specific material to be deposited in each bin. All such areas will be located on ground level for easy access.

Individual bins shall be provided for the following materials on an as need basis, the following are suggested:

- *Light Loads Category 1* - for light building materials such as timber, Gyprock, plasterboard, plastics, metals, etc and domestic rubbish.
- *Heavy Loads Category 2* - for heavy building materials/demolition materials, including hebel, tiles, concrete, soil etc.
- *Hebel, Concrete and Tiles* - for any combination of the above with the inclusion of no other rubbish.

All recyclable material from the above will be sorted, sieved and recycled at the bin/skip provider's premises.

3.3. Access

All bins will be located on ground floor for easy access and collection from Donaldson Street. Allocated areas may change during the process of demolition and construction, depending on the availability of space and locality of works.

Site access will be controlled ideally at one point and separate areas will be designated for delivery drop off and collection point, all to be clearly marked onsite and from the street.

3.4. Collection

Waste collection vehicles will access the garbage area to collect bins on a need basis; this will vary during the demolition and construction stages.

3.5. Excessive Packaging

The subcontractor or material supplier shall restrict packaging to the minimum necessary to protect the article from damage during transport and installation. Excessive packaging shall be removed from the site by the material supplier or the subcontractor. The method of disposal shall be confirmed with the Site Supervisor prior to removal.

3.6. Surplus Soils/Rock and Spoil

Surplus soil/rock and spoil shall be directed from landfills wherever possible. Method of disposal shall be confirmed with the Site Supervisor prior to removal.

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3.7. Contractual Responsibility

Consistent with the objectives of the waste management plan, all contracts involved in the demolition and construction phase is suggested to have a waste management clause that will enable common project goals to be achieved.

All site personnel shall be responsible to deposit the appropriate material in the allocated bin. Incorrectly deposited material shall be sorted by the party responsible.

3.8. Site Restrictions

The Builder will endeavour to ensure that the efficient management of access is carried out. Waste management practice must be upheld.

3.9. Deviations

Any deviations from the proposed waste management plan shall be submitted to the Site Supervisor for approval. Such deviations must be assessed against the main objectives of the plan.

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4. Waste materials handling

4.1. Demolition phase

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.

The application considers if it is possible to re-use existing building materials, or parts therefore, for the proposed use. With careful on-site sorting and storage and by staging work programs, it is possible to re-use many materials, either on-site or off. Instead of simply pulling down a building, this waste management plan encourages the practice of recycling on site. This could require a number of colour-coded or clearly labelled bins on-site rather than a 'one size fits all' approach.

Demolition Phase	
Material	Quantity
Excavation	0m ³
Green Waste	0m ³
Hebel	15m ³
Concrete	10m ²
Timber/Hardwood	70m ²
Plasterboard	10m ²
Metals/Copper/Zinc	2m ²
Internals - Tiles/Joinery/Fittings	20m ²

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4.2. Construction phase

The following measures should be considered when looking to save resources and minimise waste at the construction stage:

- Purchasing Policy – considering measures such as ordering the right quantities of materials and prefabrication of materials where possible;
- Reusing formwork;
- Minimising site disturbance, limiting unnecessary excavation; and
- Careful source separation of off-cuts to facilitate re-use, re-sale or efficient recycling; and Co-ordination / sequencing of various trades.

The following details are to be directed by the builder on site:

- Location of temporary storage space;
- Location of Waste Storage and recycling area(s), garbage and recycling room Site office Access for vehicles;
- Lunch shed; and
- Amenities shed.

The allocated Waste Storage and recycling Area should be flexible in size and layout to cater for future changes in use. The size can be calculated on the basis of estimated waste generation rates and proposed bin sizes.

Construction Phase	
Material	Quantity
Excavation	26m ³
Green Waste	3m ³
Hebel	15m ³
Concrete	5m ³
Timber/Hardwood	3m ²
Plasterboard	10m ²
Metals/Copper/Zinc	2m ³
Internals - Tiles/Joinery/Fittings	2m ²

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5. Waste materials handling - Ongoing

5.1. Building Manager/cleaner responsibilities

All waste equipment movements are to be managed by the building manager/cleaners at all times as appointed by specialist boarding house property manager.

No tenants or boarders will be allowed to transport waste or recyclables from the waste room; tenants and boarders will only transport their waste to the allocated bin room.

The building manager/cleaner duties include, but are not limited to, the following:

- *Organising, maintaining and cleaning the general and recycled waste holding areas (Frequency will depend on waste generation and will be determined based upon building operation);*
- Transporting of bins as required;
- Organising both garbage and recycled waste pick-ups as required;
- Cleaning and exchanging all bins;
- Ensure site safety for residents, children, visitors, staff and contractors;
- Abide by all relevant OH&S legislation, regulations, and guidelines;
- Assess any manual handling risks and prepare a manual handling control plan for waste and bin transfers; and
- Provide to staff/contractors equipment manuals, training, health and safety procedures, risk assessments, and PPE to control hazards associated with all waste management activities

NOTE: It is the responsibility of the building manager to monitor the number of bins required for the development. As waste volumes may change according to the development's management and occupants' attitudes to waste disposal and recycling, bin numbers and sizes may need to be altered to suit the building operation.

5.2. Reporting

It is recommended that building management ensure that all waste service providers submit monthly reports on all equipment movements and weights of any waste and recycling products removed from the development. Regular reviews of servicing should take place to ensure operational and economic best practise and to assist with sustainability reporting.

5.3. Education

Building management is responsible for creating and managing the waste management education process.

Educational material encouraging correct separation of garbage and recycling items must be provided to each resident. This should include the correct disposal process for bulky goods (old furniture, large discarded items, etc.) It is recommended that information is provided in multiple languages to support correct practises and minimise the possibility of contamination in the collective waste bins.

It is also recommended that the tenancy agreement contain information for residents to refer to. Information should include:

- Recycling and garbage descriptions (as per Council provided information);
- How to dispose of bulky goods and any other items that are not garbage or recycling; and
- Residents' obligations to WHS and building management.