

WASTE MANAGEMENT PLAN

For The Construction of

Alterations and Additions to Existing Bungalow

Prepared For

Canterbury Bankstown Council

(Development Application)

At

33 THIRD STREET, ASHBURY NSW 2193

Prepared by:

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1. PROJECT DESCRIPTION

Refurbishment of single-storey brick bungalow, demolition of dilapidated single-storey rear addition, construction of contemporary single-storey rear addition.

2. BUILDINGS AND OTHER STRUCTURES ON SITE

The existing building is a single-storey brick free standing bungalow, with a tiled roof. To the rear a polycarbonate roof sunroom addition with laundry and bathroom has been added, with fibre cement cladding. To the rear of the property a free-standing granny flat runs the length of the side boundary, with fibre cement clad walls and a metal roof, no proposed works to the granny flat.

3. EXCAVATION AND DEMOLITION

As seen in the demolition drawing A09, as part of the Development Application, the existing rear sunroom and laundry is proposed to be demolished. Internal walls and openings to the main bungalow to remain, with minor alterations to door openings. Generally, all materials are to be properly stored and reused during construction, with particular focus on repurposing kitchen external brickwork wall bricks for construction.

Existing bungalow walls, cladding and flooring materials to remain and to be rectified during construction, alterations confined to rear addition.

4. ON SITE WASTE STORAGE AREA

The rear yard of the property, along the existing roller door and hardstand carport, will be the designated area for storage of any waste produced during the construction period. All waste produced during this period will be placed in a skip bin located as mentioned above.

The designated waste container (skip) will not be located on the council footpath or public land. All waste products and containers will be disposed of to a waste depot by the nominated waste contractor.

5. WASTE AND RECYCLING DURING CONSTRUCTION

Generally, all materials are to be stored and reused where possible. Brickwork removed from the rear of the bungalow will be recycled and reused as brick commons and retaining walls at the rear of the property. Limited waste material will come from the existing bungalow as no alteration works are proposed to the existing structure or front gardens.

It is the responsibility of the nominated Contractor to ensure all waste management practices are carried out as specified above, throughout the construction period.

6. GARBAGE & RECYCLING FOR RESIDENTS

The proposed dwelling will have a set of 2 x 40L pull out bins located within the kitchen cabinets, and externally will have 1 x 140L green waste bin, 1 x 80L general waste bin, 1 x 80L recycling bin. All external bins are to be located along the western boundary wall along the existing breezeway of the property, and will be accessed via an existing timber gate.

The existing situation of garbage storage and collection will remain unchanged for the residence, with garbage bins to be placed for collection on the nominated day and to be placed back behind the line of the front fence.

7. STOCKPILES

Given the small site, and tight access materials will be scheduled to remain on site for as little time as possible before use, all materials will be located within the rear garden during construction and carried down the existing driveway for removal. All stockpiles on site will be managed and scheduled by the nominated Contractor.

8. WASTE AVOIDANCE

While a general construction waste 'rule of thumb' applies for the excess material purchased as a margin for waste, careful attention will be paid to the detailed architectural drawings and specifications which will guide the Contractor on accurately purchasing the correct and precise quantities of building materials.

Where possible, standard sizes and elements (doors, windows, beams & skylights etc) have been proposed to minimise waste. Internal doors, architraves and reveals to the main terrace are to remain to further reduce additional waste. For all timber elements, recycled timber is proposed for the construction of new stud walls, and structural elements.

9. RECYCLING & REUSE OF MATERIALS

Generally, all materials from the demolition of the rear addition are to be stored and reused where possible during the construction period. Existing timber flooring, timber details, and decorative plaster work throughout the main cottage will be restored and conserved to reduce waste from replacing these elements.

Existing brickwork will be recycled and reused for brick commons and retaining walls in the proposed works located to the rear garden.

Heritage items such as existing internal timber details, trim, and plasterwork will all be protected and retained during construction. Rectification of existing features will be prioritised over removal and replacement.

Garden organics and waste will be generally reused, with the proposed protection of existing mango tree to the rear garden. Landscape work during the construction period will be minimal, with the focus on reusing and protecting the existing garden organics.

10. DISPOSAL

All waste produced during the construction period is the responsibility of the nominated Contractor, and is to be disposed of at a licenced facility that is able to accept this waste. For any hazardous waste, prior to disposal, hazardous waste must be treated to lower its waste classification, either onsite or off-site at a licensed hazardous-waste processing facility.

Both the owner of the waste and the transporter are legally responsible for proving the waste was transported to a lawful place. It is the responsibility of the Contractor to be aware of the types of waste that will be generated during excavation, demolition and construction, as detailed in the above waste management plan.

It is the responsibility of the Contractor to provide adequate supervision to ensure waste management plans are implemented and complied with, and regularly audit everyone who manages waste on behalf of this proposal.