



## **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.

Please refer to the City of Parramatta Waste Management Guidelines for new applications for the specific requirements for your type of application.

If you choose to provide an alternative waste management plan to the attached template please ensure all of the required information is addressed. Failure to provide all the required information may lead to further information being requested and a hold up in the final decision of your application.

The information provided will be assessed against the objectives of City of Parramatta Council Development Control Plan (DCP) 2011.

**Outline of Proposal:** PROPOSAL FOR A NEW GENERATION BOARDING HOUSE SEPPARH2009 – 6 UNITS

**Site address:** 7 ALBION STREET, HARRIS PARK

**Applicant's name and address:** PETER J. LONERGAN (NSW ARCHITECT REG: NO.5983)

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**Building and other structures currently on site:** EXISTING SINGLE-STOREY WEATHERBOARD DWELLING WITH TILED ROOF AND BRICK GRANNY FLAT WITH METAL ROOF AT REAR.

**Brief description of proposal:** DEMOLITION OF ALL EXISTING STRUCTURES, WITH SUBSEQUENT PROPOSAL TO CONSTRUCT A NEW BOARDING HOUSE (NEW GENERATION UNDER SEPPARH2009), COMPRISING OF SIX (6) UNITS, INCLUDING ONE ACCESSIBLE UNIT.

The details provided on these forms, plans and attached documents are the intentions of managing waste relating to this project.

**Signature of applicant:** \_\_\_\_\_



**Date:** 14/12/2020

## DEMOLITION & CONSTRUCTION

Council is seeking to reduce the quantity of waste and encourage the recycling of waste generated by demolition and construction works. Applicants should seek to demonstrate project management which seeks to:

1. Re-use excavated material on-site and disposal of any excess to an approved site
2. Green waste mulched and re-used on-site as appropriate, or recycled off-site
3. Bricks, tiles and concrete re-used on-site as appropriate, or recycled off-site
4. Plasterboard waste returned to supplier for recycling
5. Framing timber re-used on site or recycled off-site
6. Windows, doors and joinery recycled off-site
7. All asbestos, hazardous and/or intractable wastes are to be disposed of in accordance with WorkCover Authority and EPA requirements
8. Plumbing, fittings and metal elements recycled off site
9. Ordering the right quantities of materials and prefabrication of materials where possible
10. Re-using formwork
11. Careful source separation of off-cuts to facilitate re-use, resale or recycling

## 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:

1. Quantify materials for the project
2. Use margin normally allowed in ordering
3. 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 small home building:

Material	Waste as a Percent of the Total Material Ordered
Timber	5-7%
Plasterboard	5-20%
Concrete	3-5%
Bricks	5-10%
Tiles	2-5%

### Converting Volume into Tonnes : A Guide for Conversion

Timber = 0.5 tonnes per m3  
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).

### **IMPORTANT**

- The following tables should be completed by applicants proposing any demolition or construction work including the change of use, fit-out as well as alterations and additions of existing premises.
- The location of temporary waste storage areas and soil stockpiles during demolition and construction are to be shown on the submitted plans.
- Vehicle access to and from the site must be shown on the submitted plans.
- Stage three – Design of facilities should be completed by all applicants including change of use, fit-out as well as alterations and additions.

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

Materials On- Site		Destination		
		Reuse & Recycling		Disposal
Type of material	Estimated Volume (m <sup>3</sup> ) or Area (m <sup>2</sup> ) or weight (tonnes)	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
Excavation material	N/A	N/A	N/A	N/A
Green waste	28.62m2 = 8.5m3	GREEN WASTE MULCHED AND RE-USED ON SITE FOR NEW LANDSCAPING.	SAWN AND CHIPPED FOR COMPOSTING AT LANDSCAPING CONTRACTOR (TBC)	CONTRACTOR TO BE APPOINTED AND CONFIRMED AT C/C STAGE.
Bricks	14.4m3	TO BE CRUSHED ON SITE AND USED AS AGGREGATE BEHIND RETAINING WALLS	REMAINDER TO MATERIAL RECOVERY CENTRE.	CONTRACTOR TO BE APPOINTED AND CONFIRMED AT C/C STAGE.
Tiles	49.25m2 OF EX TILED ROOFING  5.5m2 EX TILE FRONTYARD PAVING	SALVAGE AS MUCH ROOF TILING AS POSSIBLE, TO BE SOLD TO ROOF TILING SUPPLIER (TBC)  REMAINDER TO BE TO BE CRUSHED ON SITE AND USED AS AGGREGATE BEHIND RETAINING WALLS.	REMAINDER TO MATERIAL RECOVERY CENTRE.	CONTRACTOR TO BE APPOINTED AND CONFIRMED AT C/C STAGE.
Concrete	106.68m2	TO BE CRUSHED ON SITE AND USED AS DRY	REMAINDER TO MATERIAL RECOVERY	CONTRACTOR TO BE APPOINTED AND CONFIRMED

		AGGREGATE FOR NEW CONCRETE, CHECK FOR QUALITY CONTROL.	CENTRE.	AT C/C STAGE
<b>Timber</b>		SALVAGE TIMBER IN GOOD CONDITION TO BE REUSED FOR INTERNAL FRAMING, STUDWORK, OR AS TEMPORARY SCAFFOLDING FRAMING	REMAINDER TO MATERIAL RECOVERY CENTRE .	CONTRACTOR TO BE APPOINTED AND CONFIRMED AT C/C STAGE.

Materials On- Site		Destination		
		Reuse & Recycling		Disposal
Type of material	Estimated Volume (m <sup>3</sup> ) or Area (m <sup>2</sup> ) or weight (tonnes)	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
Plasterboard				CONTRACTOR TO BE APPOINTED AND CONFIRMED AT C/C STAGE
Metals	76m2 EX METAL ROOFING		MATERIAL RECOVERY FACILITY	CONTRACTOR TO BE APPOINTED AND CONFIRMED AT C/C STAGE
Asbestos	ASBESTOS PRESENCE TBC AT C/C STAGE			
Other waste	EX PEBBLES IN FRONT YARD: 22.18m2	SALVAGE AS MUCH PEBBLES AS POSSIBLE FOR REUSE IN NEW LANDSCAPING.	REMAINDER TO MATERIAL RECOVERY FACILITY	CONTRACTOR TO BE APPOINTED AND CONFIRMED AT C/C STAGE

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 .

**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.

ALL MATERIAL TO BE HANDLED BY A CONTRACTED DEMOLITION COMPANY. MATERIALS TO BE RECYCLED AND REUSED TO BE STOCKPILED IN FRONT YARD. ALL OTHER MATERIALS TO BE DISPOSED OFF TO LANDFILL SITE AND WASTE MANAGEMENT CENTRES ARE TO BE LOADED INTO SKIP BINS PROVIDED BY APPOINTED CONTRACTED DEMOLITION COMPANY, TO BE CONFIRMED AT C/C STAGE.

## Construction Stage two – To be completed for proposals involving construction

Materials On- Site		Destination		
Type of material	Estimated Volume (m <sup>3</sup> ) or Area (m <sup>2</sup> ) or weight (tonnes)	Reuse & Recycling		Disposal
		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
<b>*Example only</b>  * Bricks	  *2m <sup>3</sup>	  * Clean and reuse for footings	  *Broken bricks sent by XYZ demolishers to ABC Recycling company (including address and contact number)	  * Nil to landfill *or sent by XYZ demolishers to ABC Recycling company (including address and contact number)
<b>Excavation material</b>	N/A			
<b>Green waste</b>	N/A			
<b>Bricks</b>	N/A			
<b>Tiles</b>	LESS THAN 5% SURPLUS	N/A	ANY EXCESS TILES AT THE CONCLUSION OF	CONTRACTOR TO BE APPOINTED AND

			CONSTRUCTION PHASE TO BE RETURNED TO SUPPLIER.	CONFIRMED AT C/C STAGE
<b>Concrete</b>	LESS THAN 5% SURPLUS	N/A	ANY EXCESS CONCRETE WILL BE RETAINED IN CEMENT TRUCK AND TRANSPORTED TO ALTERNATIVE DEVELOPMENT SITE.	CONTRACTOR TO BE APPOINTED AND CONFIRMED AT C/C STAGE
<b>Timber</b>	APPROXIMATELY 5% SURPLUS	WEATHERBOARD AND TIMBER CHIPS CAN BE CRUSHED AND REUSED FOR LANDSCAPING	REMAINDER TO MATERIAL RECOVERY FACILITY	CONTRACTOR TO BE APPOINTED AND CONFIRMED AT C/C STAGE

Materials On- Site		Destination		
		Reuse & Recycling		Disposal
Type of material	Estimated Volume (m <sup>3</sup> ) or Area (m <sup>2</sup> ) or weight (tonnes)	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
* <u>Example only</u>  * Bricks	  *2m <sup>3</sup>	  * Clean and reuse for footings	  *Broken bricks sent by XYZ demolishers to ABC Recycling company (including address and contact number)	  * Nil to landfill *or sent by XYZ demolishers to ABC Recycling company (including address and contact number)
<b>Plasterboard</b>	REFER TO ARCHITECTURAL DRAWINGS	PLASTERBOARD OFF-CUTS CAN BE CRUSHED AND REUSED FOR LANDSCAPING	REMAINDER TO MATERIAL RECOVERY FACILITY	CONTRACTOR TO BE APPOINTED AND CONFIRMED AT C/C STAGE
<b>Metals</b>	REFER TO ARCHITECTURAL DRAWINGS		MATERIAL RECOVERY FACILITY	CONTRACTOR TO BE APPOINTED

				AND CONFIRMED AT C/C STAGE
<b>Other waste</b>	TBC ON SITE			CONTRACTOR TO BE APPOINTED AND CONFIRMED AT C/C STAGE

**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, recycled materials used in construction, waste management requirements stipulated in contracts with sub-contractors, on-going checks by site supervisors, separate area set aside for sorted wastes, clear signage of waste areas etc.

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MATERIALS TO BE RECYCLED AND REUSED TO BE STOCKPILED IN REAR YARD. ALL OTHER MATERIALS TO BE DISPOSED OFF TO LANDFILL SITE AND WASTE MANAGEMENT CENTRES ARE TO BE LOADED INTO SKIP BINS PROVIDED BY APPOINTED CONTRACTED DEMOLITION COMPANY, TO BE CONFIRMED AT C/C STAGE.

## Design of facilities (Use of site) Stage three – To be completed for all proposals including change of use, fit out as well as alterations and additions

- Applicants should refer to Councils document 'Waste Management Guidelines for new Development Applications' for specific requirements related to the type of development proposed. This is available on Councils website.
- In the case of change of use, fit out as well as alterations and additions, if the proposal involves existing waste management practices then full details of current methods are to be provided
- All proposals are to show the waste storage areas on plan drawings which should accompany your application

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)	For example: waste storage room, garbage chute, compaction equipment	For example: Recycling, landfill by council or private contractor (include name of contractor)
<p>NON-RECYCLABLE FOOD AND GENERAL WASTE.</p> <p>RECYCLABLE GLASS/PAPER ETC.</p> <p>GREEN WASTE</p>	<p>BINS TO BE PROVIDED BY COUNCIL.</p> <p>ESTIMATE CALCULATED AS PER UNIT PROVIDED IN THE BOARDING HOUSE DEVELOPMENT</p> <p><u>6 UNITS</u>            =80L X 6/WEEK            = 480L /WEEK FOR GENERAL WASTE</p> <p>=40L X 6/WEEK            =240L/WEEK FOR RECYCLING</p> <p>2 X 240L RED WASTE BINS REQUIRED</p> <p>2X 240L YELLOW RECYCLING BINS</p>	<p>BIN STORE ROOM PROPOSED TO THE FRONT OF THE DEVELOPMENT, NEAR ALBION STREET ENTRY FOR EASY ACCESS FOR BOTH USERS AND COUNCIL COLLECTORS.</p> <p>LOCATION ANNOTATED ON ARCHITECTURAL DRAWINGS.</p>	<p>RECYCLING AND LANDFILL BY COUNCIL.</p>

	REQUIRED		
	1X 240L GREEN WASTE BIN PROVIDED		
	IN LINE WITH OBJECTIVES 10.1.4.		

**Describe how you intend to ensure on-going management of waste on-site (e.g. lease conditions, caretaker, strata manger) as well as provide details of how the bin store area complies with councils bin storage area requirements relevant to the type of proposed development.**

WASTE MANAGEMENT OF THE PROPOSED BOARDING HOUSE TO BE IN LINE WITH THE OBJECTIVES OF COUNCIL DCP INCLUDING SECTION 3.3.7 AND CITY OF PARAMMATT A COUNCIL WASTE MANAGEMENT GUIDELINES FOR NEW DEVELOPMENT APPLICATIONS 2016 – SECTION 1.0/2.0/3.0/10.0.

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- A COMMUNAL GARBAGE AND RECYCLING FACILITY HAVE BEEN PROVIDED WITHIN THE DEVELOPMENT SITE, BEHIND THE FRONT SETBACK AND IS SUITABLY ENCLOSED AND SCREENED FROM THE MAIN STREET.
  - THE BIN WASTE STORAGE AREA PROVIDED IN THE PROPOSAL IS 2.92m2 AND IS IN AN ACCESSIBLE LOCATION, ACHIEVING COMPLIANT ACCESSIBILITY REQUIREMENTS FOR THE ACCESSIBLE UNIT. GRADE ACCESS IS ALSO PROVIDED TO THE STREET FOR COLLECTION.
  - THERE ARE FIVE (5) X 240L SULO BINS IN TOTAL: TWO (2) X GARBAGE BINS , TWO (2) X RECYCLING BINS, ONE (1) X GREEN WASTE BIN.
  - THE CARETAKER IS RESPONSIBLE FOR OVERSEEING THE BRINGING OF GARBAGE BINS UP TO A SUITABLE LOCATION ON THE ROADSIDE OR KERBSIDE THE NIGHT BEFORE FOR COLLECTION ON THE DESIGNATED MORNING. THE OWNER OF THE BOARDING HOUSE MAY IMPOSE A ROSTER, AND WHICH WILL BE ADMINISTERED BY THE CARETAKER, TO SHARE THE RESPONSIBILITY OF THE GARBAGE BIN-MOVING REASONABLY AMONGST THE LODGERS AND HENCE, ALLEVIATING THE PRESURE OF SOLE RESPONSIBILITY ON THE CARETAKER.
  - THE WASTE TO BE REMOVED FROM THE SITE ON WEEKLY BASIIS BY A DESIGNATE PARRAMATTA COUNCIL CONTRACTOR SERVICE. IF REQUIRED, THE DESIGNATED WASTE CONTRACTOR WILL BE CONTACTED BY THE CARETAKER OR THE OWNER FOR ANY ADDITIONAL WASTE REMOVAL SERVICES.
  - ALL GENERAL BINS TO BE KEPT IN GOOD WORKING ORDER TO PREVENT ATTRACTING VERMIN.
  - APPROPRIATE SIGNAGE INDICATING APPROPRIATE USE OF BINS PROVIDED ON SITE.
  - EDUCATION ON WASTER REDUCTION THROUGH RECYCLING SHOULD BE REGULARLY PROVIDED, FACTORING IN THE TURNOVER RATE OF LODGERS.
  - REFER TO ARCHITECTURAL DRAWINGS DA504 – WASTE MANAGEMENT PLAN

## **FINAL CHECK**

Please read and tick the box to ensure all required information has been provided

1. Have you checked the waste requirements for the proposed type of development in Councils document 'Waste Management Guidelines for new Development Application and provided all of the required information? ☒
2. Have you completed the relevant sections to your application of the above waste management plan template or provided an alternative waste management plan addressing the required information? ☒
3. Have you shown use of site waste storage areas, garbage chutes, bin pulls and compaction equipment on plans accompanying this application? ☒
4. Have you shown the location of temporary waste storage areas, soil stock piles and vehicle entry/exit points during construction and demolition on the plans accompanying this application? ☒
5. Have you shown the waste collection vehicle access to the collection point on-site (if applicable) on the plans accompanying this application? ☒
6. Have you shown the pathway taken to move the bins to and from the on street collection point and the location of the on street collection point on the plans accompanying this application? ☒