

WASTE MANAGEMENT PLAN

(28 January 2010)

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 in advising Council now you intend to reuse, recycle or dispose of the waste.

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

If space is insufficient in the table please provide attachments.

Out line of Proposal

Site Address: 171-189 Parramatta Road, Granville

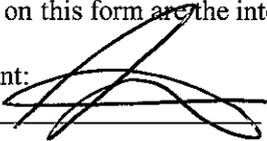
Applicant's name and address: Arthur Maroon – Beraci Pty Ltd
181 Parramatta Road, Granville NSW 2142

Phone: Fax:

Buildings and other structures currently on the site: One & two storey brick furniture show room, single storey brick furniture showroom, single storey weatherboard cottage, fibro garage and concrete surfaced parking area

Brief Description of Proposal: Proposed Mixed Use Development with Basement Parking

The details provided on this form are the intentions of managing waste relating to this project.

Signature of Applicant: 

Date: 9/2/2010

SECTION ONE – DEMOLITION

This is the stage with the greatest potential for waste minimization, 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 if it is possible to re-use existing buildings, or parts thereof, 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, waste management encourages the practice of recycling on site. This could require a number of colour-coded or clearly labeled bins on-site rather than one size fits all.

- 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 1

Materials On-Site		DESTINATION		
		RE-USE AND RECYCLING		DISPOSAL
Type of Material	Estimated Volume (m ³) or Area (m ²)	ON-SITE • Specify proposed reuse or on-site recycling methods.	OFF-SITE • Specify contractor and recycling outlet.	• Specify contractor and landfill site.
Excavation Material	21060m ³	Keep and re-use topsoil for landscaping. Store on-site. Use some behind retaining walls etc.	Art Excavations and Demolitions. P.O Box M37 Bankstown NSW 2200	Nil
Green Waste	63m ³	Separated. some chipped and stored on-site for re-use on landscaping	Remainder to Australian Native Landscapes P/L Badgerys Creek	Nil
Bricks	120m ³	Clean and re-use lime mortar bricks for fill	Concrete mortar bricks to Brandown Crushing and Recycling Company	Nil
Concrete	1402m ³	Crush concrete for temporary driveway	Concrete to Brandown crushing and Recycling Company	Nil
Timber – Hardwood/pine	650m ²	Re-use for formwork and studwork. Chip remainder for use in landscaping.	To stockpile at Barndown transfer station, by approved Waste Contractor	Nil
Plasterboard/ Cladding	3450m ²	Break-up and remove from site	To Brandown Recycling Facilities	Nil
Metals – Zinc-alum	2600m ²	Nil	To Sellandparker Metal Recyclers	Nil
Tiles and door fitting (inclu. Roof tiles)	350m ²	Broken tiles for fill on-site sale of door fittings	Remainder to Brandown Recycling facilities	Nil
Glazing	850m ²	Nil	To Brandown Recycling Facilities	Nil
Bathtub vanity and closet pan		Nil	To Brandown Recycling Facilities	Nil
Asbestos	75m ²	Nil	To Kari and Ghossayn Land Fill By Approved Waste Contractor	Kari and Ghossayn Waste Depot Clifton Ave, Kemps Creek

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

SECTION TWO – CONSTRUCTION AND USE

Section 2(a) – Potential for Waste Minimisation During Construction Stage

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;
- Careful source separation of off-cuts to facilitate re-use, resale or efficient recycling; and
- Co-ordination/sequencing of various trades.

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 on-site. In the latter case this could be a Garbage and Recycling room;
- Details of design for Waste Storage and Recycling Area(s) or Garbage and Recycling Room(s) and any conveyance of volume reduction equipment; and
- Location of communal composting area.

Section 2(b) – Design Of Facilities

The following details should be shown on your plans:

- Location of Waste Storage and Recycling Area(s) per unit or located communally on-site;
- Details of design of Waste Storage and Recycling Area(s);
- Where appropriate, design details of Garbage and Recycling Room(s);
- Access for vehicles.

Every building 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.

Section 2(c) – On-going Management

This section will enable you to describe how you intend to ensure on-going management of waste on-site (e.g. lease conditions, care-taker/manager on-site).

Construction - Stage 2(a)

Materials On-Site		DESTINATION		
		RE-USE AND RECYCLING		DISPOSAL
Type of Material	Estimated Volume (m ³) or Area (m ²)	ON-SITE • Specify proposed reuse or on-site recycling methods.	OFF-SITE • Specify contractor and recycling outlet.	• Specify contractor and landfill site.
Excavation Material		Covered in sectional as part of demolition		
Green Waste		Covered in sectional as part of demolition		
Bricks	15m ³	Use for fill behind retaining walls	Remainder to Brandown Crushing and Recycling Company	Nil
Concrete	30m ³	Use for fill behind retaining walls	Remainder to Brandown Crushing and Recycling Company	Nil
Timber – Oregon Pine Timber pallets Particle board finishes	45m ³	Chip for landscaping sell some on-site for firewood	Remainder to Australian Native Landscapes P/L Badgery Creek	Nil
Plasterboard	40m ³	Break-up and use in landscaping	Remainder to CSR Plasterboard Jarmaz P/L (Contractor for CSR) P.O Box 70 Padstow NSW 2212	Nil
Metals – Copper Aluminum	25m ³	Nil	To SellandParker Metal Recyclers for re-use	
Other – Electrical fittings Reject trade-ins PVC Plastic	50m ³	Nil		To Collex Recycling Waste Contractors

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

Design of Facilities – Stage 2(b)

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, off cuts etc.	Liter or m ³	For example: <ul style="list-style-type: none"> Waste storage & recycling area Garbage chute On-site composting Compaction equipment 	<ul style="list-style-type: none"> Recycling Disposal Specify Contractor
A. Recyclables:- 1. Home paper and cardboard waste. 2. Glass, aluminum and plastic (bottles).	9360 Lt 9360 Lt	A. 240 Liter Recycle storage bins for paper, cardboard, glass, plastic and aluminum.	Paper/cupboard to recyclers Glass/aluminum & plastic to collected by council appointed contractor
TOTAL	78 Bins		
B. Non-recyclables:- 1. Foodscraps etc. 2. Other plastics (eg wrapping). 3. Unrecyclable waste.	6240 Lt 6240 Lt 6240 Lt	B. 240 liter Storage bins	To be collected by Council appointed contractors
TOTAL	78 Bins		
<i>NB: Bins maybe replaced with larger container or volume of waste reduced by compaction as required.</i>			

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

On-going Management – Stage 2(c)

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

1. The Strata Management will prepare an Environmental Management System addressing home waste and recycling. This will include expectations and achievable objects for sorting and separating waste. Also a regular waste audit.
2. An information kit for tenants followed up every 12 months.
3. The waste storage and recycling area will be located as approved location by Council
4. The tenant will be responsible for transferring materials to the Area and the Body Corporate responsible for keeping the area clean and tidy.

Thank you for the information.