demolition & waste management, construction & use of premises

185 fifth ave, austral

client	gmarchitects
project address	185 fifth ave, austral
lot & dp	lot 1115 dp2475
project number	16826
consent authority	liverpool city council
project description	residential flat building

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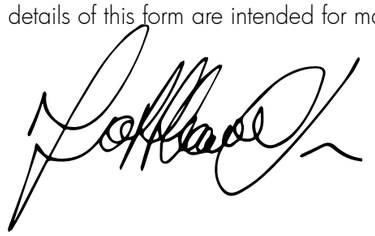
contents

gm architects

outline of proposal

applicant's name	**gm**architects
applicant's address	330a Parramatta Rd, Homebush West NSW 2140
applicant's email	info@gmarchitects.com.au
applicant's phone	9797 1599
current buildings and structures on site	Fibre Cement residence with Tiled roof, garage and car port detached from residence
description of proposal	Demolition of existing structures and construction of 4 x residential flat buildings consisting of 222 apartments and associated basement parking

details of this form are intended for managing waste related for this project

applicant's signature  date 20 09 2017

section 1 - demolition

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.

Perhaps the first thing that applicants should consider is whether it is possible to re-use existing buildings, or parts thereof, for the proposed use.

With careful onsite sorting and storage and by staging work programs it is possible to re-use many materials, either onsite or offsite.

In other words, to move from the attitude of 'trashing the building' to 'total recycling onsite'. This could require a number of colour-coded or clearly labelled bins onsite (rather than one for all materials).

Applicants proposing any demolition work should complete the following table. The following details should be shown on your plans:

- Location of onsite storage space for materials (for reuse) and containers for recycling and disposal. (Note: a separate application to Council will be required for the placement of skips on a public street.)
- Vehicle access to the site and to storage and container areas

demolition stage

Materials Onsite		**Destination**		
		Re-Use & Recycling		Disposal
Type of Material	Estimated Volume (m^3)	ONSITE	OFFSITE	
Excavation material	500	Reuse on site for backfill	Silky Civil 9790 3555, Brandown 9826 1256, Kemps Creek	Brandown 9826 1256, Kemps Creek
Green Waste	10	Reuse on site for backfill		
Bricks	3,000	to be cleaned and reused onsite for common bricks and subfloor	Silky Civil 9790 3555, Brandown 9826 1256, Kemps Creek	Brandown 9826 1256, Kemps Creek
Concrete	12		Silky Civil 9790 3555, Brandown 9826 1256, Kemps Creek	Brandown 9826 1256, Kemps Creek
Asbestos Cement Roof and Wall Cladding		Carefully removed wrapped placed in sealed bags all to EPA Guidelines	Asbestos Licenced Contractor - Silky Civil 9790 3555, Brandown 9826 1256, Kemps Creek	EPA Safe Disposal Station
Timber	150	Reuse on-site for timber framework etc.	Remaining timber stock piled - Silky Civil 9790 3555, Brandown 9826 1256, Kemps Creek	Brandown 9826 1256, Kemps Creek
Plasterboard	120		Silky Civil 9790 3555, Brandown 9826 1256, Kemps Creek	Brandown 9826 1256, Kemps Creek
Metals	10		Silky Civil 9790 3555, Total Scrap Metals 9892 1088	Total Scrap Metals 9892 1088
Other	15	General Waste - Food Scraps, plastic, glass, paper etc.	Silky Civil 9790 3555, Brandown 9826 1256, Kemps Creek	Brandown 9826 1256, Kemps Creek

fig.1. details of onsite waste management are provided in the plans accompanying this report

section 2 - construction & use

potential for waste minimisation during construction

You should consider the following measures that may also save resources and minimise waste at the construction stage:

Purchasing policy. Considering measures such as:

- ordering the right quantities of materials
- prefabrication of materials where possible
- Reusing formwork
- Minimising site disturbance, limiting unnecessary excavation
- Careful source separation of off-cuts to facilitate reuse, resale or efficient recycling
- Coordination/sequencing of various trades

The following details are to be shown on your plans:

- Location of temporary storage space within each dwelling unit e.g. waste cupboard in kitchen
- Location of Waste Storage and Recycling Area(s), per dwelling unit or located communally onsite. 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 or volume reduction equipment
- Location of communal composting area

design facilities

The following details are to be shown on your plans:

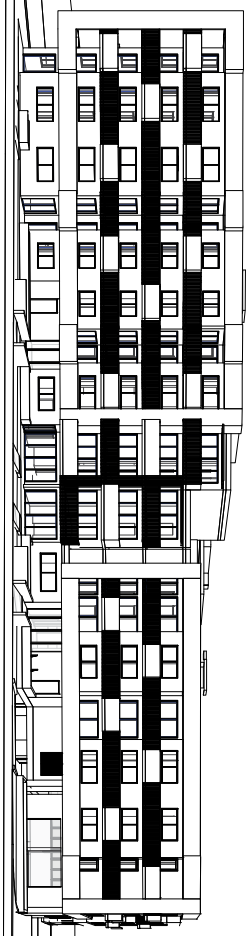
- Location of Waste Storage and Recycling Area(s) per unit or located communally onsite
- Details of Waste Storage and Recycling Area(s)
- Where appropriate, design details of Garbage and Recycling Room(s)
- Access for vehicles.

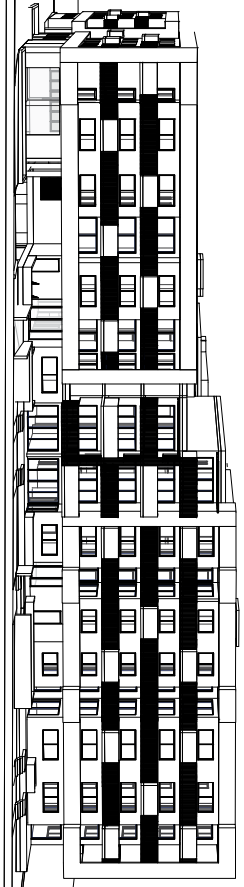
Every building, except Class 1a, shall be provided with a Waste and Recycling Area, which is flexible in size and layout to cater for future changes of use. The size is to be calculated on the basis of waste generation rates at Appendix 3 and proposed bin sizes. Waste generation rates and area requirements shall include the operation of staff kitchen facilities.

construction stage

Materials Onsite		**Destination**		
		Re-Use & Recycling		Disposal
Type of Material	Estimated Volume (m^3)	ONSITE	OFFSITE	
Excavation material	84,000	Reuse on site for backfill	Silky Civil 9790 3555, Brandown 9826 1256, Kemps Creek	Brandown 9826 1256, Kemps Creek
Green Waste	40	Reuse on site for backfill		
Bricks	25,000	to be cleaned and reused onsite for common bricks and subfloor	Silky Civil 9790 3555, Brandown 9826 1256, Kemps Creek	Brandown 9826 1256, Kemps Creek
Concrete	60		Silky Civil 9790 3555, Brandown 9826 1256, Kemps Creek	Brandown 9826 1256, Kemps Creek
Timber	10	Reuse on-site for timber framework etc.	Remaining timber stock piled - Silky Civil 9790 3555, Brandown 9826 1256, Kemps Creek	Brandown 9826 1256, Kemps Creek
Plasterboard	12		Silky Civil 9790 3555, Brandown 9826 1256, Kemps Creek	Brandown 9826 1256, Kemps Creek
Metals	NIL		Silky Civil 9790 3555, Total Scrap Metals 9892 1088	Total Scrap Metals 9892 1088
Other	80	General Waste - Food Scraps, plastic, glass, paper etc.	Silky Civil 9790 3555, Brandown 9826 1256, Kemps Creek	Brandown 9826 1256, Kemps Creek

fig.2. details of onsite separation, treatment and storage are shown on the plans provided





on-going management

The Garbage Room is located near the entry containing sufficient garbage and recycle bins. As part of Strata/Lease agreement, a caretaker will be assigned to maintain all common areas and landscaping. The caretaker will also be responsible waste bins collection

design facilities table

Type of Waste to be Generated	Expected Volume per Week (L or m^3)	Proposed Onsite Storage and Treatment Facilities	Destination
Food and General Waste			
Residential Units	60L/Occupant/Week, 50L/100m2/Day	Waste to be separated into Recycling and General. Refer to Waste Storage area on Plans	Council Collection

fig.3. details of onsite waste management are shown in the plans provided

gm architects