

STRATHFIELD COUNCIL  
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	Biohazard
	Gypsum
	Hazardous
	Inert
	Metal
	Mixed
	Packaging
	Plate Glass
	Wood



DESIGN

WASTE MANAGEMENT PLAN +

- construction management plan
- erosion & sediment control plan
- asbestos removal
- landscape management plan



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20<sup>th</sup> Dec 2021

## Part - 1

# WASTE MANAGEMENT PLAN

To accompany: **Proposed demolition of existing dwelling and all associated structures.**

**Construction of a new single storey dwelling with basement parking.**

Project address: **28 South St STRATHFIELD NSW**

Prepared For: **Mr YKMOUR**

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### INTRODUCTION

This waste management plan has been prepared to demonstrate that this project will satisfy a range of obligations and management priorities. These include :-

- Satisfying appropriate Local and State Government waste management requirements
- Satisfying Council's and the builder's occupational health, safety and quality commitments.
- Monitoring and controlling materials usage and waste disposal costs

### OBJECTIVES OF THE WASTE MANAGEMENT PLAN

The objectives of the waste management plan are essentially as follows:-

1. Satisfy the State and Local Government environmental obligations regarding waste management.
2. Ensure that the waste generated by the building project is managed in a particular fashion, in particular, the manner it is collected on site, stored on site and removed from the site.
3. Establish a procedure that tracks the waste generation and management behavior during the life of the building project.
4. Encourage the builder to manage its subcontractors and to pass waste management responsibility to those responsible for generating the waste.
5. Ensure procedures are in place to guarantee that subcontractors are generally made aware of their waste generating behavior.

### COST BENEFIT OF WASTE MINIMISATION

The building industry in Australia is cost competitive. Waste minimization needs to be driven by economists to ensure that it is a viable solution to the developer and to encourage waste management at the building project. The cost of waste disposal and the value of the potentially recyclable resources being disposed of essentially drive recycling and waste management initiatives.

The reduction of available landfill sites and the increasing tipping fees means that the cost of waste disposal at landfills should be a less attractive form of waste disposal.

The Waste Minimization And Management Act (1995) sets out a hierarchy of priorities for managing waste. This is illustrated below ;

**1. AVIOD 2. RE-USE 3. RECYCLE 4. DISPOSAL WASTE DISPOSAL IS AN ALTERNATIVE ONLY IF THE FIRST THREE OPTIONS ARE NOT POSSIBLE.**

**1. Site / Property Description**

Currently on site is a single storey brick & tile dwelling. Roof framing is timber and with concrete & framed flooring. The demolition material will be a mix of brick, timber, concrete, ceramics, glass, asbestos, plasterboard & insulation.

**2. The Proposal**

The proposed works includes full demolition of the existing dwelling and all associated structures . Construction material will be a mix of bricks, metal, copper, plastics, ceramics, fibre cement products , timber, aluminium, plasterboard, insulation, concrete, steel reinforcement, green waste, plastics and general waste.

**3. Builders Waste management strategy**

The BUILDER, in keeping with council waste management policy, during the construction period shall Endeavour to:

- Maintain a clean and tidy site.
- Secure the site, building materials etc, outside construction times in accordance with current environmental legislation.
- Prevent any spoils and dust from contaminating the street or neighbouring properties as per the plan view.
- Contain and prevent water or concrete flows entering council's storm water system or public property during construction.

**4. Demolition Contractors**

The demolition of existing buildings is to be undertaken in a manner that will comply with the objectives of the Waste Management Plan. The stages of the demolition work are seen as fundamentally:-

- Stripping out any items of re-use value; doors, windows, fireplaces, ornate ceilings which are intact, floorboards, skirting, and lead lights.
- Manual removal of asbestos and metal roofing.
- The retrieval of scrap metal items, eg; copper pipe, tap fittings, hot water tanks and any suitable steel.
- The removal of roof sheeting and collapsing of brick walls in loads for recycling
- Any soft fittings, defective timber, plasterboard and other composite materials loaded as mixed waste
- Footings and concrete floors pulled up and used for recycling.

**5. Placement of material**

The BUILDER during the construction period shall endeavour to remove all waste material as soon as possible from the site. All other waste material will be placed in waste containers on site or located in central stock pile contained with silt fence or similar measures and covered from the elements for removal or reuse on site in a timely manner.

**6. Destination of material and the reuse or off site disposal or recycling**

The BUILDER during the construction period shall endeavour to address the following materials as required and as listed below:

- **Excavation material** - the excavated material shall be separated on site and the good back filling and levelling material shall be retained on site using best practices and will be used throughout the development as required. Any remaining spoil, not required, will be sent to an approved wast management facility for the use as good land filling material.
- **Green Waste** - all green waste will be separated and removed and taken to a recycling facility for the reuse as wood chip, compost or as determined by that facility.

- **Bricks and Concrete** will be separated and removed from site and taken to a recycling facility for the reuse as aggregate filling or as determined by that facility.
- **Timber** - Will be separated and any material that can be used on site shall be used and the remainder removed and taken to a recycling facility for the reuse as wood chip, recycled for building / furniture or as determined by that facility.
- **Plaster Board**- will be separated and removed from site and taken to a recycling facility for the reuse as Gypsum for recycling or soil enhancer filling or as determined by that facility.
- **Metals**- will be separated and removed from site and taken to a recycling facility for the recycling as determined by that facility.
- **Hazardous material**- All Hazardous material will be separated and removed from site by licensed contractor and disposed of by that facility.
- **Other** - all remaining material will be place in a pile for removal to a waste management centre for sorting and disposal at there discretion.(eg glass ,food scraps cement sheeting and reconstructed wood products)

## 7. Asbestos Removal

In accordance with WorkCover requirements removal of the fibro sheeting needs to be done in the following manner:-

- Place plastic sheeting around the perimeter of the structure to collect all wet dust
- Wet down the surface of the walls
- Remove the timber joining strips and corner mouldings
- Punch through nail heads
- Remove the sheet as intact as possible
- Place the sheets in a plastic lined bin
- Seal the fibro sheets up in the bin with the plastic liner
- Transport the sheeting ASAP to a suitably licensed facility

## 8. Volume Management

The BUILDER, during the construction period, shall endeavour to reuse where possible and recycle where possible. All excess waste will be removed in a timely manner and disposed of in accordance with current waste management practices.

## 9. On-going Management

The OWNERS will, on the completion and in keeping with council waste management policy, endeavour to recycle and separate into waste containers (provided to them by the council) as per existing council service.

## 10.Nominated contractors

The BUILDER has yet to nominate contractors details, However nominated Recycling / transfer and land fill sites should be as follows;

- Sorting / recycling Yard - nearest site
- Waste Management centre - nearest site
- Benedict's sand and gravel - nearest site
- Recycling / transfer site - nearest site

## 11. Conclusion

This waste management plan addresses all aspects of waste disposal during the construction of the above mention development. The development, when undertaken, shall pose minimal adverse effect on both the natural and human environment it surrounds. The waste management plan aims to contribute to sustainable building practices and a greener environment.

## Part - 2

### **Work Method statement + Construction management + erosion & sediment + Asbestos removal + landscape management plans**

*To be read in conjunction with relevant architectural plans*

#### **1. Site Safety**

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All excavations associated with the proposed works will be protected with appropriate fencing or the like to prevent any possible damage to life and property.

The contractor will ensure that any fencing during the course of the works is maintained and in working order at all times.

The site will be kept clean of construction debris and any trenches etc will be marked.

Warning signs would be placed on the street boundary at appropriate locations clearly highlighting;

- a) Unauthorized access to the site is prohibited.
- b) A name and telephone number of the person in charge of the work who can be contacted outside of work hours.

#### **2. Access to the Site**

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Access to the site is permissible from the front of the site. No parking will be possible on the allotment during construction, therefore cars will park along the street in designated parking areas to ensure the traffic flow is not interrupted.

#### **3. Storage of Materials on the Site**

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Construction materials and waste will be stored as per construction management / sediment and erosion control plans.

All construction materials, sheds, temporary WC's etc will be kept within the property boundary, and not on the road or Councils footpath. Where waste and recycling bin / containers cannot be stored on site, street access permit will need to be obtained together appropriate traffic control measures exercised.

#### **4. Construction Measures**

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Hours of work will be during those designated by Council in the development consent conditions. Noise levels during the demolition and construction stages will comply with the Environmental Protection Authorities Environmental Noise Control Manual and the Protection of the Environment Operations Act 1997.

#### **5. Demolition and Removal of Waste**

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All demolition will be carried out in accordance with AS2601-1991. A waste plan has been prepared in accordance with the Waste Planning Guide for Development Applications by the Regional Waste Boards, detailing

- a) Estimations of quantities and types of materials to be reused, recycled, or left over for the removal from site

- b) Identification on a plan of on site material storage areas, during construction, waste storage, recycling and composting areas
- c) Details of the construction materials and methods to be used to minimize the production of water in the completion of the new building work.

Prior to the demolition is undertaken, the Contractor will submit a work plan prepared in accordance with AS2601-1991. The work plan will identify any hazardous materials, the method of demolition, the precautions to be employed to minimize any dust nuisance and the disposal methods for hazardous material

Hazardous and/or intractable wastes arising from the demolition process shall be removed and disposed of in accordance with the requirements of the relevant statutory Authorities, and receipts will be available for verification by Council if required.

Hazardous dust will not leave the site, and fine mesh dust proof screens or other approved methods shall be installed.

No demolition materials will be burnt off or on the site.

All contractors and employers directly involved in the removal of hazardous dusts and substances shall wear protective equipment conforming to AS 1716 Respiratory Protective Devices and shall adopt work practices in accordance with the requirements of Work Safe Australia Standards.

All dusty surfaces and dust created from the work is to be suppressed by a fine water spray. Water will not be allowed to enter the street and stormwater systems.

Demolition will not be carried out during periods of high winds that may cause the dust to spread beyond the site boundaries.

Dust in ceilings and wall cavities will be removed by the use of an industrial vacuum fitted with a high efficiency particular air (HEPA) filter.

## **6. Excavation**

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If necessary, any excavation adjacent to the adjoining properties or to the road reserve will be designed by a Civil Engineer, with the National Professional Engineering Registration, and in accordance to a survey from a Registered Surveyor.

## **7. Asbestos Removal**

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- a) All windows and doors on the building must be closed, in the case of houses and similar buildings.
- b) Workers must wear overalls and an approved dust respirator.
- c) No power tools other than drills for the removal of any roofing screws should be used on the asbestos cement sheeting.
- d) The asbestos cement sheets should be wetted. High water pressure must not be used.
- e) On home sites, plastic sheeting should be laid in the wet area where the removed sheets are to be stacked.

- f) All asbestos cement sheets must be removed with minimal breakage and lowered to the ground.
- g) All asbestos cement residues should be cleaned from the roof space, where applicable and the site, using an approved vacuum cleaner or wet methods.
- h) All asbestos containing waste must be wetted when removed from the site as soon as possible in covered bins or on a covered truck.

## **8. Lead Removal**

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If lead is discovered, any contaminated material is to be disposed of in accordance with the NSW Environmental Protection Authorities requirements.

## **9. Pollution Control Measures**

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As vehicle access is limited on the site, there is minimal concern for vehicles tracks depositing soil and excavated material to the surrounding roadways.

Excavation works will though require the utilization of bulldozers and trucks for the removal of the excess fill. This will be carried out in a neat and tidy manner, ensuring that no vehicle tracks deposit soil or excavated material on to the surrounding roadway.

Debris and rubbish will be hosed down and kept damp to prevent dust nuisance, and waste materials will not be burnt on site.

When dust nuisance occurs, suitable screens and/or barricades shall be erected during demolition and excavation of building works to reduce the emission of dust, water effluent or other materials from leaving the site. Screening shall consist of a minimum two metres height of shade cloth or similar material secured to a chain wire fence of the like.

Materials from the site will not be tracked onto the road by vehicles entering or leaving the site. At the end of each day any dust or other sediment shall be swept off the road and contained on the site and not washed down any stormwater pit or gutter.

## **10. Erosion & Sedimentation Control Measures**

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A sedimentation and erosion control plan is prepared as necessary and identifies appropriate measures for bunding and siltation fencing if required. Any such erosion and sedimentation controls shall also include the protection of the stormwater inlets or gutter systems within the immediate vicinity of the site.

Erosion and sedimentation control will be carried out as recommended by the Environmental Protection Authority. The stormwater and erosion control will also be designed with consideration of the following publications:

- a) 'Sedimentation and Erosion Control' by the Department of Conservation and Land Management.
- b) 'Soil and Water Management for Urban Development' by the Department of Housing

All stormwater runoff collected from the site will be treated in accordance with the guidelines, before discharge off the site to comply with the Clean Waters Act, or any

other subsequent Act.

At the rear of the property, it is anticipated all pollutants will be contained within the site during the construction of the works, thus erosion and sedimentation control measures proposed in this area of site will be minimal.

Any erosion and sedimentation control measures will be consistent with the technical requirements set out in the Sydney Coastal Councils 'Stormwater Pollution Control Code for Local Government'.

Should there be a need for either an erosion or sedimentation control fence, straw bales or equivalent along the street or other boundaries will ensure that sediment is restrained from leaving the site.

Additional sand bags may be required along the street gutter to ensure no siltation that does escape from the site will be stopped prior to entry into the Councils Stormwater drainage system

Daily checks will be carried out to ensure the erosion and sedimentation control measures are not defective and repaired if necessary.

## **11. Permit requirements**

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Any permit requirements such as the following will be applied for prior to the commencement of those works

- a) pump concrete form a public reserve or laneway
- b) stand a mobile crane within the public road reserve or laneway
- c) use part of Councils road or footpath area
- d) pump stormwater from the site to Councils stormwater drains
- e) store waste and recycling containers, skips, bins and/or building materials on part of Councils footpath or roadway.

## **12 . landscape Management Plan**

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All trees to be protected will be provided with protective fencing around the tree. The fencing shall encompass the maximum possible area around the dripline of the canopy.

All preservation/root zones of existing vegetation shall be cleared of weed species and competitive vegetation (excluding desirable ornamental shrubs, grasses and groundcovers). All preservation zones shall be mulched to a depth of not less than 70-100mm using suitable organic mulch.

Note: The preservation zone is defined as the root zone within the drip line of the tree. This drip line encompasses the area under the tree from the trunk to the outer extremity of the foliage. This is the minimum area of the preservation zone.

Remaining trees, including neighbouring trees, shall not have their root zone affected by:

- a) Storage of building materials, site sheds, paving or other impervious materials b) Excavation or increased soil level.
- c) Installation of underground services, eg plumbing, power, gas, etc.
- d) Dumping of refuse.
- e) Chemical run-off (including concrete wash, paint wash etc).

New planting will be watered frequently and shall be covered with mulch to a depth of not less than 70-100mm using suitable organic mulch.



Any defective plant material during the first 3 months of planting shall be replaced with new plant material.

We have no hesitation in recommending that Council should consider giving consent to this development subject to appropriate conditions.

**Note:** Please see demolition & construction volume estimates to follow.

# Waste Management Plan

# CONSTRUCTION PHASE

MATERIALS ON SITE		DESTINATION		
		Reuse and Recycling		Disposal
Type of Materials	Estimated Vol (m3)	ON-SITE Specify proposed reuse or on-site recycling methods	OFF-SITE Specify contractor and recycling outlet	Specify contractor and landfill and site
Excavation Material	2100	Keep and re-use topsoil for landscaping. Store on-site and use where required	Nil	Remainder to be sent to either landfill site or other building site where fill required by waste contractor
Green Waste	12	Separated. Some chipped and stored on site for re-use as landscaping	Remainder to landscape supplies for composting and re-use	Stumps and large trunks separated and sent to landfill site by waste contractor
Bricks	18	Clean and re-use bricks if possible. Broken bricks for fill or internal walls or footings where possible.	Mortar covered bricks to crushing by recycling company and used as road base etc.	Nil
Concrete	2	Crush and use as fill where possible.	Crushing and reuse as road base etc by recycling company	Nil
Metal	18	Use as formwork where possible.	Send to recycling company to be reused	Nil
Timber	12	Reuse timber for formwork of building framing where possible. Mulch and store on site for landscaping when required.	Send to recycling company to be reused either as timber or as mulch	Nil
Plastic and Mixed Waste	28	Nil	Nil	Land fill site
Roof Tiles	0	Nil	Nil	Land fill site

# Waste Management Plan

# DEMOLITION PHASE

MATERIALS ON SITE		DESTINATION		
		Reuse and Recycling		Disposal
Type of Materials	Estimated Vol (m3)	ON-SITE where possible reuse on-site recycling methods	OFF-SITE contractor and recycling outlet	contractor and landfill and site
Excavation Material	70	Keep and re-use topsoil for landscaping. Store on-site and use where required	Nil	Remainder to be sent to either landfill site or other building site where fill required by waste contractor
Green Waste	30	Separated. Some chipped and stored on site for re-use as landscaping	Remainder to landscape supplies for composting and re-use	Nil
Bricks	35	Clean and re-use bricks if possible. Broken bricks for fill or internal walls or footings where possible.	Mortar covered bricks to crushing by recycling company and used as road base etc.	Nil
Concrete	32	Crush and use as fill where possible.	Crushing and reuse as road base etc by recycling company	Nil
Metal	28	Use as formwork where possible.	Send to recycling company to be reused	Nil
Timber	33	Reuse timber for formwork of building framing where possible. Mulch and store on site for landscaping when required.	Send to recycling company to be reused either as timber or as mulch	Nil
Abestos	7	Nil	Nil	Approved Asbestos removal company
Plastic and Mixed Waste	25	Nil	Nil	Land fill site
Roof Tiles	18	Reuse on site for new works where possible.	Nil	Nil
Other				

# Waste Management Plan

# ONGOING MANAGEMENT OF WASTE

TYPE OF WASTE TO BE GENERATED	EXPECTED VOLUME PER WEEK	PROPOSED ON-SITE STORAGE AND TREATMENT FACILITIES	DESTINATION
e.g. food waste, glass, paper, metal, off cuts etc	Litres or m3	e.g. waste storage and recycling area, garbage chute, on-site, composting compaction equipment	recycling, disposal, specify, contractor
Food and Organic Waste	Volume expected as per a standard residential unit/shop and commercial premises (varies per week and type of activities undertaken)	Presently the family uses Council issued recycling bins. This will be maintained after the works have been completed.	To Council nominated recycling and sorting plant
Bottles	Volume expected as per a standard residential unit/shop and commercial premises (varies per week and type of activities undertaken)		
Plastics	Volume expected as per a standard residential unit/shop and commercial premises (varies per week and type of activities undertaken)		
Paper	Volume expected as per a standard residential unit/shop and commercial premises (varies per week and type of activities undertaken)		
General Mixed waste	Volume expected as per a standard residential unit/shop and commercial premises (varies per week and type of activities undertaken)	Presently the family uses Council issued waste bins. This will be maintained after the works have been completed.	To Council nominated land fill site