

ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979
NOTICE TO APPLICANT OF DETERMINATION
OF A COMPLYING DEVELOPMENT CERTIFICATE
DEMOLITION CODE

Applicant's Name and Address:

MEPSTEAD & ASSOCIATES PTY LTD
ATTN: AARON GREY
PO BOX 208
PENNANT HILLS NSW 2146

Being the applicant in respect of Complying Development Certificate No **CDC0158/13**

Pursuant to section 85A of the Environmental Planning and Assessment Act 1979, notice is hereby given of the determination by Pittwater Council, as the consent authority, of this Complying Development Certificate application for:

DEMOLITION OF ONE SINGLE STOREY DWELLING

At:

LOT B DP 378841

204 GARDEN STREET, WARRIEWOOD NSW 2102

BUILDING CLASSIFICATION: N/A

LANDUSE ZONE: 1(b)

Decision:

A Complying Development Certificate has been granted subject to the conditions as detailed under SEPP (Exempt and Complying Development Codes) 2008 Part 7, Division 2, Subdivision 1 & 2:

- **Detailed Survey Plan.**
- **Letter from ABAX Contracting Pty Ltd, dated 25 November 2013 confirming the septic tank will be demolished in accordance with the NSW Health Advisory note.**
- **Erosion and Sediment Control Plan, drawing no. 1095-SED, sheet 1 & 2 of 2.**
- **Waste Management Plan, dated 23 October 2013.**

Endorsement date of issue: 28 November 2013

This Certificate lapses: 28 November 2013
(5 years from endorsement date)



Kristy Wyres

DEVELOPMENT COMPLIANCE OFFICER
Accreditation No: BPB1560

CONDITIONS**COMPLYING DEVELOPMENT CONDITIONS****Part 7, DIV 2A, Clauses 136A – 136H****Environmental Planning and Assessment Regulation 2000**

(In addition to the conditions prescribed under the Codes SEPP)

136B Erection of signs

- (1) A complying development certificate for development that involves any building work, subdivision work or demolition work must be issued subject to a condition that the requirements of subclauses (2) and (3) are complied with.
- (2) A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:
 - (a) showing the name, address and telephone number of the principal certifying authority for the work, and
 - (b) showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
 - (c) stating that unauthorised entry to the site is prohibited.
- (3) Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.
- (4) This clause does not apply in relation to building work, subdivision work or demolition work that is carried out inside an existing building, that does not affect the external walls of the building.
- (5) This clause does not apply in relation to Crown building work that is certified, in accordance with section 109R of the Act, to comply with the technical provisions of the State's building laws.
- (6) This clause applies to a complying development certificate issued before 1 July 2004 only if the building work, subdivision work or demolition work involved had not been commenced by that date.

Note. Principal certifying authorities and principal contractors must also ensure that signs required by this clause are erected and maintained (see clause 227A which currently imposes a maximum penalty of \$1,100).

136E Development involving bonded asbestos material and friable asbestos material

- (1) A complying development certificate for development that involves building work or demolition work must be issued subject to the following conditions:
 - (a) work involving bonded asbestos removal work (of an area of more than 10 square metres) or friable asbestos removal work must be undertaken by a person who carries on a business of such removal work in accordance with a licence under clause 458 of the Work Health and Safety Regulation 2011,
 - (b) the person having the benefit of the complying development certificate must provide the principal certifying authority with a copy of a signed contract with such a person before any development pursuant to the complying development certificate commences,
 - (c) any such contract must indicate whether any bonded asbestos material or friable asbestos material will be removed, and if so, must specify the landfill site (that may lawfully receive asbestos) to which the bonded asbestos material or friable asbestos material is to be delivered,

(d) if the contract indicates that bonded asbestos material or friable asbestos material will be removed to a specified landfill site, the person having the benefit of the complying development certificate must give the principal certifying authority a copy of a receipt from the operator of the landfill site stating that all the asbestos material referred to in the contract has been received by the operator.

(2) This clause applies only to a complying development certificate issued after the commencement of this clause.

(3) In this clause, ***bonded asbestos material***, ***bonded asbestos removal work***, ***friable asbestos material*** and ***friable asbestos removal work*** have the same meanings as in clause 317 of the Occupational Health and Safety Regulation 2001.

Note 1. Under clause 317 removal work refers to work in which the bonded asbestos material or friable asbestos material is removed, repaired or disturbed.

Note 2. The effect of subclause (1) (a) is that the development will be a workplace to which the Occupational Health and Safety Regulation 2001 applies while removal work involving bonded asbestos material or friable asbestos material is being undertaken.

Note 3. Information on the removal and disposal of asbestos to landfill sites licensed to accept this waste is available from the Department of Environment, Climate Change and Water.

Note 4. Demolition undertaken in relation to complying development under the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 must be carried out in accordance with Australian Standard AS 2601—2001, *Demolition of structures*.

Division 2 Conditions applying to complying development certificates under this code

Subdivision 1 Conditions applying before works commence

7.3 Protection of adjoining areas

A temporary hoarding or temporary construction site fence must be erected between the work site and adjoining lands before the works begin and must be kept in place until after the completion of works if the works:

- (a) could cause a danger, obstruction or inconvenience to pedestrian or vehicular traffic, or
- (b) could cause damage to adjoining lands by falling objects, or
- (c) involve the enclosure of a public place or part of a public place.

Note. See the entry in the General Exempt Development Code for scaffolding, hoardings and temporary construction site fences.

7.4 Toilet facilities

- (1) Toilet facilities must be available or provided at the work site before works begin and must be maintained until the works are completed at a ratio of one toilet plus one additional toilet for every 20 persons employed at the site.
- (2) Each toilet must:
 - (a) be a standard flushing toilet connected to a public sewer, or
 - (b) have an on-site effluent disposal system approved under the Local Government Act 1993, or
 - (c) be a temporary chemical closet approved under the Local Government Act 1993.

7.5 Garbage receptacle

- (1) A garbage receptacle must be provided at the work site before works begin and must be maintained until the works are completed.
- (2) The garbage receptacle must have a tight fitting lid and be suitable for the reception of food scraps and papers.

7.6 Notification to neighbours

- (1) The person having the benefit of the complying development certificate must give at least 2 days' notice in writing of the intention to commence the works to the owner or occupier of each dwelling that is situated within 20m of the lot on which the works will be carried out.
- (2) The notice must state that the works may include the removal of asbestos and, if it does, it will be carried out by a licensed person in accordance with the requirements of the Work Health and Safety Regulation 2011.

7.7 Adjoining wall dilapidation report

(1) If on a lot a wall built to a boundary is to be demolished and there is a wall (the **adjoining wall**) on the lot adjoining that boundary that is less than 0.9m from that boundary, the person having the benefit of the complying development certificate must obtain a dilapidation report on the adjoining wall.

(2) If the person preparing the report is denied access to the adjoining lot for the purpose of inspecting the adjoining wall, the report may be prepared from an external inspection of the adjoining wall.

(3) In this clause:

dilapidation report means a report, prepared by a professional engineer, confirming the structural condition of the adjoining wall before the development commences.

Subdivision 2 Conditions applying during the works

Note. The *Protection of the Environment Operations Act 1997* and the *Protection of the Environment Operations (Noise Control) Regulation 2008* contain provisions relating to noise.

7.8 Hours for demolition

Demolition may only be carried out between 7.00 am and 5.00 pm on Monday to Saturday and no demolition is to be carried out at any time on a Sunday or a public holiday.

7.9 Compliance with plans

Works must be carried out in accordance with the plans and specifications to which the complying development certificate relates.

7.10 Sedimentation and erosion controls

Run-off and erosion controls must be effectively maintained until the site has been stabilised and landscaped.

7.11 Maintenance of site

(1) Demolition materials and equipment must be stored wholly within the work site unless an approval to store them elsewhere is held.

(2) Demolition materials and waste materials must be disposed of at a waste management facility.

(3) The work site must be left clear of waste and debris at the completion of the works.



ABAX CONTRACTING PTY. LTD

A.B.N 27 737 509 493 A.C.N. 001 472 055



25th of November 2013

PITTWATER COUNCIL
Po Box 882
Mona Vale NSW 1660

Attention: Ms Kristy Wyres

Dear Ma'am,

**RE: COMPLYING DEVELOPMENT CERTIFICATE – CDC0158/13 – SEPTIC TANK DEMOLITION
204 GARDEN STREET, WARRIEWOOD**

Please be advised Abax Contracting confirms that the existing dwelling's septic tank will be demolished in accordance with advisory note 3 dated May 2006, issued by NSW health as previously provided by yourself to Aaron Gray via letter dated 13th of November, 2013.

Please call should you wish to discuss this matter in further detail.

Yours Faithfully,
ABAX CONTRACTING

Andre Henning
PROJECT ENGINEER

PITTWATER COUNCIL COMPLYING DEVELOPMENT CERTIFICATE	
Number: CDC 0158/13	
This is a copy of submitted plans, documents or Certificates associated with the issue of the Complying Development Certificate.	
Endorsed by:	<i>K. Wyres</i>
Date:	28 NOV 2013

WASTE MANAGEMENT PLAN

DEMOLITION, CONSTRUCTION AND USE OF PREMISES

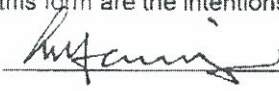
The applicable sections of this table must be completed and submitted with your Development Application.


Completing this table will assist you in identifying the type of waste that will be generated and 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.

For a copy of the Western Sydney Recycling Directory or if you would like any assistance completing your waste management plan, please contact Councils Waste Management Project Officer on Ph: (02) 9762 1112.

If space is insufficient in the table please provide attachments.

Outline of Proposal	
Site Address: <u>204 GARDEN STREET, WARRIEWOOD NSW 2102</u>	
Applicant's name and address: <u>ABAX CONTRACTING PTY. LTD.</u> <u>126 TOONGABBIE RD, GIRRABEEN NSW 2145</u>	
Phone: <u>02 9631 0711</u> Fax: <u>02 9896 1171</u>	
Buildings and other structures currently on the site: <u>SINGLE STOREY BRICK DWELLING</u>	
Brief Description of Proposal: <u>DEMOLITION OF DWELLING</u>	
The details provided on this form are the intentions for managing waste relating to this project.	
Signature of Applicant: <u></u>	Date: <u>23.10.2013</u>

PITTWATER COUNCIL
COMPLYING DEVELOPMENT CERTIFICATE
Number: <u>CDCC158/13</u>
<small>This is a copy of submitted plans, documents or Certificates associated with the issue of the Complying Development Certificate.</small>
Endorsed by: <u></u>
Date: <u>28 NOV 2013</u>

Estimating Waste Quantities

In order to develop an effective waste management plan it is necessary to determine how much waste will be involved. Excavation material and green waste need only be estimated once in either the demolition or the construction section.

If both demolition and construction is occurring then estimates for building waste such as bricks, roof tiles, timber etc must be given separate estimates in each section.

The tables below can be used as guides to assist in making estimations based on the size and type of building.

A close study of waste expectations may assist in reducing the amount of waste created through careful purchasing of materials.

DEMOLITION (tonnes)

Building Type	Sandstone	Concrete	Bricks	Timber/ Gyprock	Steel	Roof Tiles	Other
2 B/room Town House (100m ²)	67	4	3	18	0.7	N/A	3
3 B/room brick house (120m ²)	90	4	123	13	0.7	9	0
Blocks of flats 1000m ²	N/A	813	655	22	9	33	26
Factory per 1000m ²	N/A	448	205	4	23	N/A	18
Office Block per 1000m ²	N/A	7410	1485	124	29	N/A	155

CONSTRUCTION (tonnes)

Building Type	Timber	Concrete	Bricks	Gyprock	Sand/ Soil	Metal	Other
2 B/room	0.25	0.35	0.55	0.20	1.30	0.05	0.30
3 B/room brick house 120m ²	0.35	0.40	0.75	0.20	2.50	0.10	0.44
Block of Flats Per 1000m ²	0.70	6.70	3.20	1.30	28.70	1.30	0.60
Factory per 1000m ²	0.25	2.10	1.65	0.45	4.80	0.60	0.50
Office Block per 1000m ²	5.10	18.8	8.50	8.60	8.80	2.75	5.0

(Source: McGregor Environmental Services (2000) Predicting C&D waste quantities in the Inner Sydney Waste Board)

The above tables should be used as a guide only. The waste generated depends on the type of building being demolished or constructed, the materials present and the company employed to conduct works.

STAGE ONE – 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.

Applicants should consider 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 on-site or off-site.

Council is seeking to move from the attitude of straight demolition to a process of selected deconstruction i.e. from "trashing the building" to "total reuse and recycling both off-site and on-site". This could require a number of colour-coded or clearly labelled bins onsite (rather than one size fits all).

Applicants should demonstrate project management which seeks to:

- re-use of excavated material on-site and disposal of any excess to an approved site;
- green waste mulched and re-used in landscaping either on-site or off-site;
- bricks, tiles and concrete re-used on-site as appropriate, or recycled off-site;
- plasterboard re-used in landscaping on-site, or returned to supplier for recycling;
- framing timber re-used on-site or recycled elsewhere;
- windows, doors and joinery recycled off site;
- plumbing, fittings and metal elements recycled off site;
- All Asbestos, hazardous and/or intractable wastes are to be disposed of in accordance with the Workcover Authority and EPA requirements.
- location of on-site storage facilities for material to be reused on-site, or separated for recycling off-site; and
- destination and transportation routes of all materials to be either recycled or disposed of off-site.

The following table should be completed by applicants proposing any demolition work. The following details should be shown on your plans

- 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 One – To be completed for proposals involving demolition

Materials On-Site		DESTINATION		
Type of Material	Estimated Volume (m ³) or Area (m ²) or weight (t)	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
*EXAMPLE *e.g. bricks	 *e.g. 2m ³	 *e.g. clean & reuse for footings and broken bricks behind retaining walls	 *e.g. sent by XYZ Demolishers to ABC Recycling Company	 *e.g. nil to landfill
Excavation Material	10m ³	LEVEL OVER AREA	NIL OFF-SITE	NIL TO LANDFILL
Green Waste	NIL	_____	_____	_____
Bricks	30t	NIL ON-SITE	OFF-SITE BY ABAX CONTRACTING TO KIMBRIKI	NIL
Tiles	NIL	_____	_____	_____
Concrete	8t	NIL ON-SITE	OFF-SITE BY ABAX CONTRACTING TO KIMBRIKI	NIL
Timber - please specify	18t	NIL ON-SITE	OFF-SITE BY ABAX CONTRACTING TO KIMBRIKI	NIL
Plasterboard	5t	NIL ON-SITE	NIL	DISPOSE TO KIMBRIKI BY ABAX CONTRACTING
Metals	1t	NIL ON-SITE	OFF-SITE BY RECYCLECORP VIA SWP BIN	NIL
Asbestos	NIL	_____	_____	_____
Other Waste e.g. ceramic tiles, paints,	0.5t	NIL ON-SITE	OFF-SITE BY ABAX CONTRACTING TO KIMBRIKI	NIL

Materials On-Site		DESTINATION		
Type of Material	Estimated Volume (m ³) or Area (m ²) or weight (t)	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
plastics, PVC tubing, cardboard.	1 t	NIL ON-SITE	TO KIMBEKI (DEPENDANT ON TYPE OF WASTE)	TO KIMBEKI

Please explain how waste will 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 of waste areas etc }.

TIMBER WILL BE SEGREGATED AND STOCKPILED ON-SITE AS WELL AS BRICKS, CONCRETE, METALS ETC, PRIOR TO TRANSPORTATION TO RECYCLING FACILITY. NON RECYCLABLES WILL ALSO BE SEGREGATION FOR REMOVAL TO LAND FILL.

THIS PROCESS WILL BE OVERSEEN BY A FULL-TIME ON-SITE SUPERVISOR TO ENSURE NO CROSS MATERIALS MIXING OCCURS & TO ENSURE ALL MATERIALS GENERATED ARE RECYCLED / DISPOSED OFF ACCORDINGLY.

AREAS PREDESIGNATED FOR STOCKPILES WILL BE SIGNED AS such.

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.

STAGE TWO - CONSTRUCTION

Stage Two – Potential for Waste Minimisation During Construction Stage

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 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;
- Co-ordination/sequencing of various trades.

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:

- ii. Quantify materials for the project
- iii. Use margin normally allowed in ordering
- iv. Copy these amount of waste into you 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

N/A

Timber = 1.1 tonne per m3
Concrete = 1.1 tonne per m3
Bricks = 1.3 tonne per m3
Tiles = 1.3 tonne per m3
Steel = 2-4 tonne per m3
Plaster board = 0.8 tonne per m3
Fill = 1.3 tonne per m3
Mixed C&D Waste = 1 tonne per m3
Green Waste = 1 tonne per m3

To 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).

Construction Stage Two – For Proposals Involving Construction

Materials On-Site		DESTINATION		
Type of Material	Estimated Volume (m ³) or Area (m ²) or weight (t)	REUSE & RECYCLING		DISPOSAL
		ON-SITE • specify how materials will be reused or recycled on-site	OFF-SITE • specify the <u>contractor and recycling outlet</u>	• specify the <u>contractor and landfill site</u>
*EXAMPLE				
*e.g. bricks	*e.g. 2m3	*e.g. clean & reuse for footings and broken bricks behind retaining walls	*e.g. sent by <u>ABC Demolishers</u> to <u>XYZ Recycling Company</u>	*e.g. nil to landfill
Excavation Material				
Green Waste				
Bricks				
Tiles				
Concrete				
Timber - please specify				
Plasterboard				
Metals				
Other Waste e.g. ceramic tiles, paints,				

Materials On-Site		DESTINATION		
Type of Material	Estimated Volume (m ³) or Area (m ²) or weight (t)	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
plastics, PVC tubing, cardboard.				

Please explain how waste will 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 }.

N/A

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

STAGE THREE – DESIGN OF FACILITIES

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 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; and
- Location of communal composting area.
- 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.

Stage 3 - Design of Facilities – To be completed if designing waste facilities for the proposed development

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, offcuts etc.	Litre or m3	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
	N/A		

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

ON-GOING MANAGEMENT

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

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

N/A

For a copy of the Western Sydney Recycling Directory or if you would like any assistance completing your waste management plan, please contact Council's Waste Management Officer on ph (02) 9762 1112.