

WASTE MANAGEMENT PLAN

Proposed two storey dwelling + Pool
1 Lanford Ave Killarney Heights

PREPARED BY:

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1.0 INTRODUCTION

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

The subject site, 1 Lanford Avenue Killarney Heights the relevant Northern Beaches Council DCP outlines the objectives for construction and ongoing Waste Management.

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.

2.0 OBJECTIVE OF THIS 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 behaviour 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 generation behaviour.

COST BENEFIT OF WASTE MINIMISATION

The building industry in Australia is cost competitive. Waste minimisation needs to be driven by economics 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 minimisation 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 Minimisation and Management Act (1995) sets out a hierarchy of priorities for managing waste. This is demonstrated below:

1. AVOID
2. RE-USE
3. RECYCLE
4. DISPOSAL

Waste disposal is an alternative only if the first three options are not possible.

3.0 BUILDING DETAILS

- Part Demolition of existing buildings on the site
- Construction of a two storey dwelling with pool

The construction of the proposed project consists of the following:-

- Part demolition of the existing Dwelling
- Excavation for footings and slab
- Reinforced concrete clockwork walls and footings and columns
- Reinforced concrete slab on ground and suspended floor slabs
- Masonry wall construction
- Masonry wall construction Lightweight cladded Walls
- Aluminium framed glazing
- Tiled and soft floor finishes
- Plasterboard internal linings

WASTE MINIMISATION DURING **DEMOLITION**

The demolition quantities that are estimated to be produced when the existing buildings are demolished and their destination shown in the table below.

MATERIAL	APPROX. QUANTITY (cubic metres)	RECOMMENDED METHOD OF USE / DISPOSAL
Concrete	10	To Concrete Recyclers
Fill / soil / rock	3	Taken to Landfill
Timber	15	Re-cycled where possible
Cladding	3	Taken to Landfill
Masonry	20	Re-cycled where possible
Fibro /p'board	10	Taken to Landfill
Green Waste	5	Chipped as Mulch
Miscellaneous	25	Taken to Landfill

WASTE MINIMISATION DURING **EXCAVATION**

The demolition of the existing building is to be undertaken in a manner that will comply with the objectives of the Waste Management Plan.

Soil unsuitable for reuse will be removed off site as per recommendations. Any rock encountered is to be either recycled for landscaping use if suitable or taken to landfill.

WASTE MINIMISATION DURING **CONSTRUCTION**

The type of waste generated in the construction process along with the estimated quantities and destination of the waste materials are shown in the table below.

MATERIAL	APPROX. QUANTITY (cubic metres)	RECOMMENDED METHOD OF USE / DISPOSAL
Concrete	2	To Concrete Recyclers
Timber	3	Re-cycled where possible
Cladding	2	Taken to Landfill
Bricks	2	Re-cycled where possible
Plaster Board	2	Taken to Landfill
Metals	2	Re-cycled where possible
Miscellaneous	15	Taken to Landfill

CONSTRUCTION WASTE CONTRACTORS

The waste contractors for this project will direct the material to a resource recovery facility in 6 and 9 cubic meter bins. Associated waste containers shall be located towards the front/side of the property.

BUILDING SUB CONTRACTORS

Sub-contractors have an obligation to ensure all waste materials are placed in the appropriate waste disposal bin and that their work area is cleaned up. It is the responsibility of the site manager to enforce this on site.

RE-USE OF BUILDING MATERIALS

It will be endeavoured to ensure excess materials are not ordered on-site. Remaining materials from one stage of construction will be used on site for the next stage or neatly provided to the owners for spares post construction/handover.

RECYCLING OF MATERIALS

Any excess concrete, broken bricks mortar etc. will be disposed of into the mixed waste bin. The waste contractor will transport the bins to the resource recovery facility where the bins will be tipped in a stockpile.

The dense fraction is sorted into various fractions of soil, aggregate, and bulkier items. The soil, bricks, mortar and concrete are all separated for reprocessing into products for marketing.

DISPOSAL OF RESIDUAL WASTE

The residue of the recovery process is bulked up and transported to landfill. The materials disposed of are predominantly timber, plasterboard, plastic, composite materials and paper packaging materials.

OFF SITE DESTINATION OF WASTE MATERIALS

Those materials that are to be disposed of or recycled off site are to be taken to the following destinations:

ON SITE PROCEDURES AND QUALITY ASSURANCE

To ensure minimisation of waste the builder is to carry out the following quality assurance procedures:-

- Selection of sub-contractors according to quality criteria
- Contract review based performance
- Materials tractability
- Inspections and audits of performance

The site supervisor is to incorporate inspections and audits of waste disposal and minimisation as is done during the construction process of the building project.

4.0 ONGOING WASTE MANAGEMENT

Dedicated waste bin storage is provided as per **Northern Beaches Council** requirements

Waste storage areas are provided in a specific nook / recess in the buildings, custom designed to accomodate x3 240Litre bins.

The location and design of waste collection facilities complements the design of the development and does not visually detract from the streetscape or appeal of the overall complex. The waste storage area/facility is placed to be easily accessed by occupants of the complex.

Waste and Recycling bins are stored separately within the area and shall be clearly signposted to identify the location for each type of bin.

5.0 CONCLUSION

This Waste Management Plan is set out to achieve both Local and State Government waste minimisation requirements.

The initiatives in this Waste Management Plan result in both financial savings and reduction in secondary material to landfill.

The planning and coordination procedures on the building project will be a positive contribution to the environment.

____END OF PLAN____