

Waste Management Plan

Property: 50 Condoover Street North Balgowlah
Date: July 2021

Context and proposed development

Demolition of existing house, carport, driveway and new subdivision works.

Policy considerations:

Warringah Development Control Plan (DCP)

Northern Beaches Council - Waste Management Guidelines

DCP Part C9 Waste Management

Objectives

- *To facilitate sustainable Waste management in a manner consistent with the principles of Ecologically Sustainable Development (ESD).*
- *To achieve Waste avoidance, source separation and recycling of household and industrial/commercial Waste.*
- *To design and locate waste storage and collection facilities which are convenient and easily accessible; safe; hygienic; of an adequate size, and with minimal adverse impacts on residents, surrounding neighbours, and pedestrian and vehicle movements.*
- *To ensure Waste storage and collection facilities complement Waste collection and management services, offered by Council and the private service providers and support on-going control for such standards and services.*
- *To minimise risks to health and safety associated with handling and disposal of Waste and recycled material, and ensure optimum hygiene.*
- *To minimise any adverse environmental impacts associated with the storage and collection of Waste.*
- *To discourage illegal dumping.*

Requirements

1. All development that is, or includes, demolition and/or construction, must comply with the appropriate sections of the Waste Management Guidelines and all relevant Development Applications must be accompanied by a Waste Management Plan.

DEMOLITION AND CONSTRUCTION PHASE

The nature and extent of waste likely to be generated during the demolition and construction phase of the proposal has been considered. The following aspects of the proposal are noted in response:

Estimated materials resulting from demolition and site works, reuse, recycling, and disposal:

			DESTINATION		
SITE MATERIALS			Reuse & Recycling		Disposal
	ESTIMATE		ON-SITE	OFF-SITE	LANDFILL
Material Type	Vol. [m3]	Wt. [t]	Specify proposed reuse on site	Specify recycling contractor or resale	Specify contractor & landfill site
Excavated material		1	Crush and use for fill & regrading		
Garden organics		.5	Spread as topsoil for grass seeding		
Masonry – Clean bricks or concrete		3		Clean rubble fill for recycling	Kimbriki Terrey Hills
Fixtures and fittings		.1		Resale or donate	
Tile roofing		3		Clean rubble fill for recycling	Kimbriki Terrey Hills
Timber framing and decking		2		Sell for reuse	Recycled Timber Sydney
Ferrous/Non ferrous metals		.1		Recycled copper	Plumber
Plasterboard		2		REGYP Kurnell	
Glass		1			Benedict Belrose
Steel		.5		Artarmon Recycling	
Cabling		.2		Narabeen Metal Recycling	
Builders Waste		1			Kimbriki Terrey Hills
Estimated Total		14.4			

GENERAL NOTES

Contractors will be responsible for ensuring:

1. Dedicated, safe, pedestrian access is to be provided at all times in front of the site;
2. Demolition and construction will be minimised, and separation, reuse and recycling of materials will be maximised;
3. Demolition will be managed to ensure air and water borne pollutants such as, dust, odour, liquids and the like are minimised;
4. Demolition will be managed to minimise site disturbance to the surrounding area.

Key actions:

1. Install Sediment Barrier on downslope side of property to civil engineers details;
2. Stockpile demolition materials on level sections at rear and front of existing dwelling. Separate waste, from reuse and recycle materials;
3. Clean and Clear footpath and roadway as required;
4. Limit Disturbance when clearing;
5. Wash Equipment in Designated area;
6. Store all hard waste & litter in a designed area;
7. Restrict vehicle movements and use the driveway only when possible;
8. Preserve as much grassed area and garden as possible;
9. Store hard waste internally and in a way which avoids material loss caused by wind or water;

10. Avoid waste by ordering materials only in required quantities;
11. Separate and recycle packaging where able;
12. Separate building waste products into separate waste skips if possible.