



DA WASTE MANAGEMENT PLAN

Address: No.39 Heathcliff Crescent, North Balgowlah Heights NSW 2093

Project: Alterations & additions to existing house

Owners: Todd & Janelle Delaney

Prepared by: Du Plessis + Du Plessis Architects Pty Ltd

Date: March 2024

Issue: Council Development Application

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1.0 Management Statement

The Applicant recognizes the need to protect the environment and the advantages that can be achieved by waste reduction, recycling and a corresponding reduction in landfill.

The ability to plan waste management may be restrictive under some circumstances due to physical site storage capacity, nature of the waste, ability to be recycled, or economic collection, however it is envisaged that project goals can be achieved by co-operation of all parties associated with the project.

The Contractor shall prepare a detailed construction Waste Management Plan prior to demolition & the commencement of works as per Council 'Waste Minimization and Management Plan + Checklist'.

2.0 Statement of Responsibilities

Details below are the responsibilities of the participants who will be encompassed in the waste management plan for this project:

2.01 Project Manager

The Architect foresees the need to instigate waste management on the project and the client is aware of financial implications that may benefit or otherwise impact the project viability.

The Project Manager will instigate the Waste Management Plan and will ensure all site personnel; material suppliers and subcontractors are aware of the project goals and are committed to it.

2.02 Site Supervisor

The Site Supervisor is responsible for the on-site management of waste control, collection and sorting of specific recyclable materials and of other waste. The Site Supervisor will enforce the waste management procedure.

2.03 Subcontractors

All Subcontractors will be required to comply with waste control, collection and sorting be instigated on the project. Specific material that may not be collected on site will be removed from site by the subcontractor responsible for its generation and where possible recycled.

2.04 Material Suppliers

Material suppliers will be instructed to restrict packaging to reduce excessive packaging and the extent of waste delivered to site.

2.05 Waste Collection Agency

Waste collection agencies are responsible for the provision of appropriate collection bins, signage of specific collection bins, removal and transport of the specific waste to the point of recycling or to the appropriate disposal area.

2.06 Recycling Agencies

Recycling agencies are those organizations that can receive specifically sorted waste and recycle that material into new products.

3.0 Waste Management Procedure

The Demolition Stage is the stage with the greatest potential for waste minimization. Through careful onsite sorting, storage and by staging work programs it is possible to re-use many materials, either on-site or off-site.

With this project we are seeking to move from the attitude of straight demolition to a process of selected deconstruction, ie total reuse and recycling both off-site and on-site and seek 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 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 Work Cover Authority and EPA requirements;
- locations of on-site storage facilities for material to be reused on-site, or separated for recycling off-site.

3.01 Recycling Bins

The builder to organize waste management and will plan and/or call upon Waste Collection Agencies to provide collection bins for the accumulation of sorted select waste materials and the removal and transportation of those bins to recycling agencies.

The bins will be located where directed on site by the Site Supervisor and will be adequately sign posted as to the specific material to be deposited in that bin. At appropriate times, the bins will be removed, replaced and transported to the point of recycling or disposal.

All site personnel shall be responsible to deposit the appropriate material in the allocated bin. Incorrectly the party responsible shall sort deposited material.

Individual bins shall be provided for the following materials on an as need basis:

- Light Loads Category 1
This incorporates light building materials such as timber, gyprock, plasterboard, plastics, metals, etc and domestic rubbish. Any recyclable material from the above will be sorted, sieved and recycled at the bin/skip provider's premises.
- Heavy Loads Category 2
This incorporates heavy building materials/demolition materials, including bricks, tiles, concrete, soil etc.
Any recyclable material from the above will be sorted, sieved and recycled at the bin/skip provider's premises.
- Bricks, Concrete and Tiles
This incorporates any combination of the above with the inclusion of no other rubbish. All recyclable material from the above will be sorted, sieved and recycled at the bin/skip provider's premises.

3.02 Excessive Packaging

For all material to be brought onto the site the subcontractor or material supplier shall restrict packaging to the minimum necessary to protect the article from damage during transport and installation.

The material supplier or the subcontractor shall remove excessive packaging from the site.

Disposal method shall be confirmed to the Site Supervisor prior to removal.

3.03 Surplus Soils, Rock, Excess and Spoil

Minimize site disturbance by limiting unnecessary excavation. Surplus soil/rock and spoil shall be directed to landfills wherever possible. Method of disposal shall be confirmed to the Site Supervisor prior to removal. Limit quantities of Waste by careful planning. Quantify materials for the project and use margin normally allowed in ordering. When estimating construction waste the following percentages are building "rule of thumb" for material waste as a Percentage of the Total material ordered:

Timber 5-7%

Plasterboard 5-20%
Concrete 3-5%
Bricks 5-10%
Tiles 2-5%

3.04 Contractual Responsibility

Consistent with the requirement of the Contract, all subcontractors will contain a waste management clause that will enable the project goals to be achieved.

Co-ordination and sequencing of various trades important to implementing the plan for minimizing waste.

3.05 Site Restrictions

Existing vehicular & pedestrian access exists. Construction demolition & deliveries only possible from the existing vehicle crossing driveway from Heathcliff Crescent. There is limited access to the rear of the property along the side of the house. The front yard and driveway available for material handling & storage. Note mature trees on site and on the Council road verge. Ample street parking available for builder & sub-contractors.

Site establishment will include the site contractor's offices, site amenities, vehicle access for loading and unloading, establishment and maintenance of on-site work zone areas (Garage can be used as site office and for builder tools storage).

Exclusion zones, including fenced exclusion zones for the protection of mature trees, power lines, etc will be established if applicable.

The Contractor will ensure the security of all active work areas and adjacent buildings to ensure the safety of the public and protection of the works.

4.0 On-going Waste Management

The proposed redevelopment of the site is for alterations & additions to an existing house and the on-going domestic waste management unchanged for a single family dwelling.

The proposal is for the Garbage Bins to still be located in the same location with neighbour amenity noise & odour minimized.

Council regulations apply and garbage collection and recycling services the same as per the existing arrangement.

The collection vehicles are able to service the development efficiently and effectively from kerb as is currently the case.

General waste & recycling collected weekly and green waste alternate fortnights.

Standard bin dimensions used/considered:

240 L Bin:

Normal volume: 240 liter
Net weight: approx 12.3 kg
Maximum load: 96 kg
Permitted total weight: 110 kg
Height: 1060mm
Width: 585mm
Depth: 730mm

4 x 240L Bins to be provided:

1 x 240L bin for general waste (red)
1 x 240L bin for paper recycling (blue)
1 x 240L bin for glass recycling (yellow)
1 x 240L bin for gardening (green)

Waste Management Plan
(For development in the area of WLEP 2011 and WLEP 2000)

This plan is to be completed in accordance with
Council's

Waste Management Guidelines
(For development in the area of WLEP 2011 and WLEP 2000)

Effective Date: 25 October 2016

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Purpose of the Waste Management Plan

This *Waste Management Plan (WMP)* will detail the arrangements for waste management during all stages of development and occupation.

The WMP must be completed in accordance with the Waste Management Guidelines (Guidelines).

A completed WMP is a mandatory requirement for any Development Application (DA) submitted under WLEP 2011 or WLEP 2000. DAs that are submitted without a completed WMP will be rejected or refused by Council.

Structure of the Waste Management Plan

All applicants are required to complete the 'Applicant and Project Details' part of the WMP and include it with the relevant Sections that apply to their proposed development.

The WMP is divided into Sections and applicants are only required to complete the relevant Sections in accordance with the Guidelines. The table below identifies which Sections are relevant to which development types.

For example, if the proposed development was to include demolition of an existing structure and construction of a single dwelling, the relevant Sections would be Sections 1, 2 and 3.

Section	Development Type [^]
Section 1 – Demolition	All
Section 2 – Construction	All
Section 3 – On-going waste management for one or two dwellings	One or two dwelling developments Mixed-use developments containing one or two dwellings
Section 4 – On-going waste management for three or more dwellings	Three or more dwelling developments Mixed-use developments containing three or more dwellings
Section 5 – On-going waste management for non-residential and mixed-use developments	Commercial developments Industrial developments Mixed-use developments
Section 6 – Private roadway developments	Private roadways

[^]Note: the definitions of the development types are provided in Section vi of the Introduction to the Guidelines

Applicant and Project Details

Complete this page and the relevant Sections that apply to your proposed development.

Applicants' Details

Name: (Must be the same as the DA form)	Eugene du Plessis Du Plessis + DU Plessis Architects Pty Ltd
Address: (Must be the same as the DA form)	20 Mulgowrie Crescent, Balgowlah Heights NSW 2093
Phone Number:	0403944576
Email Address:	<u>e@droom.com.au</u>

Property Details

Lot No: Deposited Plan (DP) No: or Strata Plan (SP) No:	Lot 16 / Sec. 25 D.P. 758044
Unit No: House No: Street: Suburb: Postcode:	39 Heathcliff Crescent Balgowlah Heights NSW 2093

Project Details

Description of proposed development:	Alterations and additions to existing House including new Swimming Pool & Landscape improvements
Structures to be demolished:	Existing driveway, Existing Terraces & House internals (GF only)

Applicant Declaration

I declare that:

1. This plan has been completed in accordance with the Waste Management Guidelines
2. To the best of my knowledge, the details on this form are accurate and correct

I understand that:

1. All records demonstrating lawful disposal of waste will be retained and kept readily accessible for inspection by regulatory authorities such as Council, NSW Environment Protection Authority or Work Cover NSW.
2. A bond in accordance with Council's fees and charges may apply to this development and must be paid to Council prior to any works commencing.
3. The bond will only be refunded when Council is satisfied that all waste outlined in this plan has been managed as per the plan, and evidence such as photos, receipts and statutory declarations must be supplied where appropriate.



Signature of Applicant: _____

Date: 05.03.2024

Section 1 – Demolition

This section must be completed in accordance with 'Chapter 1 – Demolition' of the Waste Management Guidelines



MATERIALS ON SITE	DESTINATION <i>Evidence such as weighbridge dockets and invoices for waste disposal or recycling must be retained on site for inspection</i>					
	REUSE AND RECYCLING (MOST FAVOURABLE)				DISPOSAL (LEAST FAVOURABLE)	
Types of Waste Material	Estimated Volume (m ³) or Weight (t)	ONSITE RE-USE ✓ Specify how material will be reused on site	OFFSITE RECYCLING ✓ Recycling Outlet (RO) ✓ Waste Transport Contractor (WTC)		OFFSITE DISPOSAL ✓ Specify landfill site (LS) ✓ Specify Waste Transport Contractor (WTC)	
			WTC	RO	WTC	LS
Excavated Material	3m3	15m3 backfilling	N/A	N/A	N/A	N/A
Garden Organics	5m3	2m2 Mulch	Tree feller		N/A	N/A
Bricks	8m3	2m3 - re-use	BINGO	BINGO	OPTION NOT AVAILABLE: These materials must be re-used or separated on or off site and sent for recycling.	
Tiles	5m2	N/A	BINGO	BINGO		
Concrete	10m	N/A	BINGO	BINGO		
Timber	2m3	N/A	BINGO	BINGO		
Plasterboard	6m3	N/A	BINGO	BINGO		
Metals	1m3	N/A	BINGO	BINGO		
Asbestos	N/A	N/A	N/A	N/A	N/A	N/A
Other waste (please specify)	N/A	N/A	N/A	N/A	N/A	N/A
Estimated Total % Recovered	HIGH					

Refer to the estimation tables in 'Chapter 1 – Demolition' of the Guidelines for assistance in completing this table.

* Alternative RO = Kimbriki by Builder

The applicant must submit a Site Plan showing the structures to be demolished and storage areas for waste and construction materials (if the development also includes construction).

WMP Checklist

Have you included the following:	Applicant Tick
<p>A site plan showing:</p> <ul style="list-style-type: none"> • The structures to be demolished. • Storage areas for waste to be reused, recycled, or disposed of. • Materials storage (if the development also includes construction) 	
<p>The table on the previous page, completed in accordance with 'Chapter 1 – Demolition' in the guidelines.</p>	

Section 2 – Construction

This section must be completed in accordance with 'Chapter 2 – Construction' of the Waste Management Guidelines

MATERIALS ON SITE	DESTINATION <i>Evidence such as weighbridge dockets and invoices for waste disposal or recycling must be retained on site for inspection</i>					
	REUSE AND RECYCLING (MOST FAVOURABLE)				DISPOSAL (LEAST FAVOURABLE)	
Types of Waste Material	Estimated Volume (m³) or Weight (t)	ONSITE RE-USE ✓ Specify how material will be reused on site	OFFSITE RECYCLING ✓ Specify recycling outlet (RO) ✓ Specify Waste Transport Contractor (WTC)		OFFSITE DISPOSAL ✓ Specify landfill site (LS) ✓ Specify Waste Transport Contractor (WTC)	
* Please specify	10m3		WTC	RO	WTC	LS
Excavated Material	5m3	backfilling and garden	N/A	N/A	N/A	N/A
Garden Organics	5m3	2m2 Mulch	Tree feller		N/A	N/A
Bricks	N/A	N/A	N/A	N/A	OPTION NOT AVAILABLE: These materials must be re-used or separated on or off site and sent for recycling.	
Tiles	N/A	N/A	N/A	N/A		
Concrete	N/A	N/A	Sent back to yard	N/A		
Timber*	N/A	N/A	N/A	N/A		
Plasterboard	N/A	N/A	N/A	N/A		
Metals*	N/A	N/A	N/A	N/A		
Asbestos	N/A	N/A	N/A	N/A	N/A	N/A
Other waste*	100m3	N/A	BINGO	BINGO	N/A	N/A
Estimated Total % Recovered	50m3					



Refer to the estimation tables in 'Chapter 2 – Construction' of the Guidelines for assistance in completing this table.

* Alternative RO = Kimbriki by Builder

Section 2 – Construction

The applicant must submit a Site Plan showing the structures to be demolished and storage areas for waste and construction materials (if the development also includes construction).

WMP Checklist

Have you included the following:	Applicant Tick
<p>A site plan showing:</p> <ul style="list-style-type: none">• The structures to be demolished.• Potential storage areas for waste to be reused, recycled, or disposed of.• Materials storage	
<p>The table on the previous page, completed in accordance with 'Chapter 2 – Construction' in the guidelines.</p>	

Section 3 – On-going waste management for one or two dwellings

This section is to be completed in accordance with 'Chapter 3 – On-going waste management for one or two dwellings' of the Waste Management Guidelines.

Type of development: Residential – House (Single Dwelling)

Number of dwellings: 1

WMP Checklist

Do your architectural and landscape plans include the following:	Applicant Tick
Waste Storage Area design requirements (Chapter 3.2.)	<input checked="" type="checkbox"/>
Waste Storage Area location requirements (Chapter 3.3.)	<input checked="" type="checkbox"/>