

Demolition, Waste & Sediment Plan

Property: 100 Prince Alfred Parade, Newport

Date: July 2021

Plan Number: 100PA-2021

Context and proposed development

for construction of a double garage and repurposing the existing garage for a studio/ workshop

Policy considerations:

Pittwater Development Control Plan (DCP)

Northern Beaches Council - Waste Management Guidelines

DEMOLITION PHASE

The nature and extent of waste likely to be generated during the construction phase of the proposal has been considered.

The proposal involves construction of a double garage at the front of the property where there is no existing above ground structures.

The proposal therefore involves minimal demolition.

CONSTRUCTION PHASE

Contractors will be responsible for ensuring:

1. Dedicated safe pedestrian access is, at all times, to be provided 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
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 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 litter traps if possible

SEDIMENTATION PLAN

EROSION CONTROL MEASURES

1. CONTROLS AFFECTED BY WORKS ARE TO BE RE-ESTABLISHED PRIOR TO THE COMPLETION OF EACH DAY'S WORK.
2. THE CONTRACTOR IS TO STABILISE TOPSOIL STOCKPILS AND BARE AREAS AS SOON AS THEY REACH FINAL LEVELS. STABILISATION TO BE HYDROSEEDING OR OTHER METHOD APPROVED BY SUPERINTENDENT AND COUNCIL ENGINEER. ALL SEEDING AREAS TO BE WATERED TWICE WEEKLY UNTIL GRASS IS ESTABLISHED OR COVERED WITH BITUMEN STRAW MULCH. SEED MIXTURE FOR RESERVES, FOOTWAYS AND EMBANKMENTS TO BE IN ACCORDANCE WITH COUNCIL SPECIFICATION.
3. DUST CONTROL MEASURES SHALL BE IMPLEMENTED CONTINUOUSLY DURING CONSTRUCTION WORKS TO THE SATISFACTION OF THE SUPERINTENDENT AND COUNCIL.
4. TOPSOIL SHALL BE RE-SPREAD AND STABILISED AS SOON AS POSSIBLE. DISTURBED AREAS SHALL BE LEFT WITH A SCARIFIED SURFACE TO ENCOURAGE WATER INFILTRATION AND ASSIST KEYING IN TOPSOIL.
5. THE CONTRACTOR SHALL TEMPORARILY REHABILITATE ANY DISTURBED AREAS WITHIN TWENTY (20) DAYS. WHERE FINAL SHAPING HAS OCCURRED THE CONTRACTOR SHALL PROVIDE FINAL REHABILITATION WITHIN SEVEN (7) DAYS.

SEDIMENT CONTROL MEASURES

1. PERMANENT DRAINAGE STRUCTURES INCLUDING : PIPES, PITS ARE TO BE HANDLED OVER IN A CLEAN CONDITION AT THE COMPLETION OF THE CONTRACT MAINTENANCE PERIOD.
2. FOLLOWING COMPLETION AND RESTORATION OF SITE : REMOVE ALL MATERIALS AND FILL DIVERSION DRAINS, WATERWAYS, SEDIMENT TRAPS, AND SEDIMENT BASINS AND COMPACT IN ACCORDANCE WITH COUNCIL SPECIFICATION. TO MATCH LEVELS OF THE PREVIOUSLY COMPLETED WORKS. PROVIDE 150mm TOPSOIL, SPRAY GRASSED OR SIMILARLY TREATED TO ESTABLISH A GRASS COVER.
3. ALL TREES OTHER THAN THOSE IDENTIFIED FOR REMOVAL SHALL BE PROTECTED AND RETAINED.
4. ACCESS POINT TO ALLOW MACHINE ENTRY / EXIT ARE TO INCLUDE A ROUNDED EARTH MOUND 300mm HIGH WITH 10H:1V BATTERS.
5. PORTABLE GRAVEL KERB INLET TO BE PLACED ADJACENT TO AND DOWNSTREAM OF SITE.

Typical sediment control details

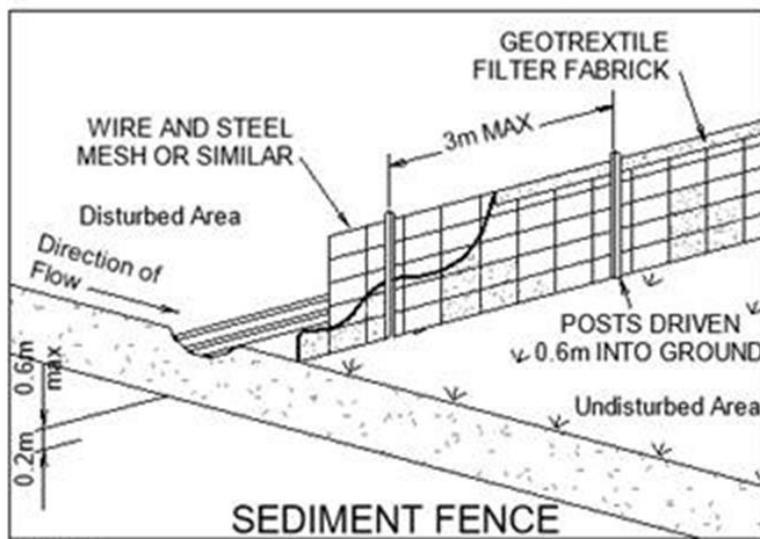


FIG 1

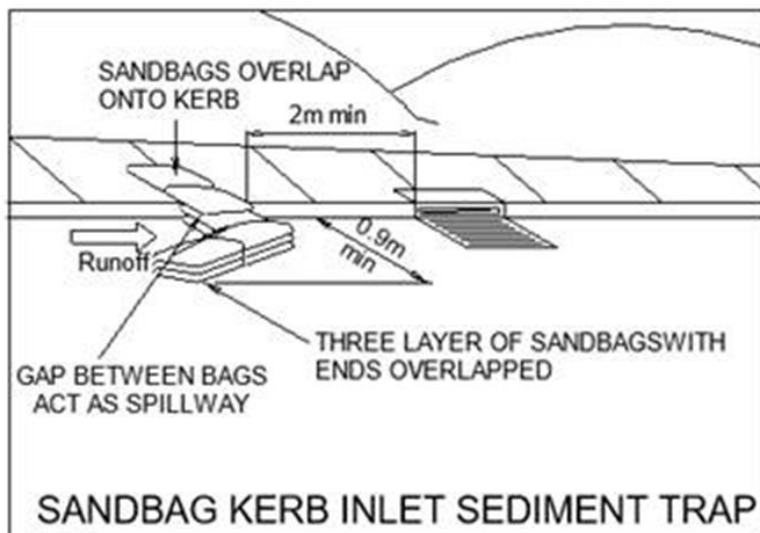


FIG 2