

Waste Management Plan

Applicant: Sketch Studio 77 Pty. Ltd.

Owner: Andrew & Olivia Scully

Project: Proposed alterations and addition to all floors

Address: LOT 5 DP 237925 108 Cabarita Road, Avalon Beach NSW 2107

L.G.A: Northern Beaches Council

Buildings & other structures on site: existing three storey dwelling

This Waste Management Plan

- Shows what waste will be generated and how much
- Tells how waste will be avoided, reused on site, recycled and disposed
- Will be assessed on how it keeps disposal of waste to a minimum

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.

Perhaps the first thing that applicants should consider is whether it is possible to re-use existing buildings, or parts thereof, for the proposed use.

With careful on-site sorting and storage and by staging work programs it is possible to re-use many materials, either on-site or offsite

In other words, to move from the attitude of “trashing the building” to “total recycling on site”. This could require a number of colour-coded or clearly labelled bins on-site (rather than one size fits all).

The following details should be shown on relevant plans as required:

- Location of on-site storage space for materials (for re-use) and containers for recycling and disposal. (Note the placement of waste containers is not permitted on footpaths, nature strips or roadways).
- Containers are to be located so as to not disrupt site works, or have a detrimental effect on sediment, erosion controls and tree protection areas.
- Containers to be maintained in a satisfactory condition while present on the site.
- Vehicle access to the site and to storage and container areas.
- Timing of the removal of containers is only to be carried out during permitted construction hours
- Containers and all waste are to be removed prior to final inspection and occupation
- A separate container is to be provided for the disposal of putrescible waste, such as lunchroom and food scraps.
- The provision of tip fee or recycling processor’s receipts will be required by Council upon completion of work.

Section Two – Construction

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, prefabrication of materials where possible.
- Reusing formwork.
- Minimising site disturbance, limiting unnecessary excavation.
- Careful source separation of offcuts to facilitate re-use, resale or efficient recycling.
- Coordination/ sequencing of various trades.

Materials On Site	Destination		
	Reuse & Recycling		
Type of Material	ON SITE	OFF SITE	DISPOSAL
Excavation Material	Excavated soil to be used for benching platform	N/A	To remain on subject site (Excavator) AND/OR loaded into appropriate skip bin
Green Waste	N/A	N/A	Loaded into appropriate skip bin
Masonry • Brick	Unbroken bricks to be kept on site for re-use	Broken bricks to be used for temp. driveway	Loaded into appropriate skip bin
Concrete	To be spread on driveway to form part of Temp. Vehicle Access/ Egress	N/A	Loaded into appropriate skip bin
Timbers • Pine	Framing Pine to be re-used on other construction sites	N/A	Loaded into appropriate skip bin
Plasterboard	N/A	N/A	Loaded into appropriate skip bin

Metals Alum	N/A	N/A	Loaded into appropriate skip bin
Other Tiles	Unbroken tiles to be kept on site	Broken tiles to be used for temp. driveway	Loaded into appropriate skip bin

Waste Minimisation Specification Clause

The aim of this section is to reduce the amount of material going to landfill, and to increase the amount of material recycled, thus reducing its embodied energy and increasing its usefulness. This also results in significant cost savings for the project.

Waste minimisation best practice shall be adhered to during the course of the works.

- The builder shall keep the works clean and tidy. They shall issue a directive to all persons working on the site, using a A3 (420mm x 300mm) sign in the most prominent position as possible, as follows:
 - DON'T GET WASTED- GET SORTED
 - EACH SUBCONTRACTOR IS RESPONSIBLE FOR THEIR WASTE AND RECYCLABLE MATERIAL IN THE APPROPRIATE CONTAINERS PROVIDED
- The builder shall provide a rubbish container or skip and remove from site to a suitable recycling station as soon as the container is full, if the material is non-recyclable it shall be taken to a licensed landfill. The builder is responsible for paying all fees and charges associated with disposing materials and must keep receipts to document where the material has been recycled/ disposed of. Rubbish must not be heaped on the ground or placed on the garden.
- The builder shall ensure that all rubbish, waste, and off cuts from each trade subcontractor shall be placed by that trade subcontractor into a special pile or container or skip to be removed by the builder.

All waste shall be sorted by the relevant trade subcontractors into the following categories, and disposed of as specified:

- Food scraps and non-recyclable food containers from workers on site: rubbish bin for carrying to either an approved local transfer station, licensed landfill, or for weekly collection by council in an approved bin. (The builder shall enquire of council as to which day collections are made).
- Paper, bottles, and cans from workers personal waste: recycling containers for weekly collection by council as above, or taken to a local recycling depot if no pick up service is available.

- Plastic pallet wrap: to be placed in a dedicated pile for plastic recycling where available, or placed in the general waste container if no other option exists.
- Steel pallet straps, steel off cuts, roofing sheets, aluminium off cuts etc: to be placed in a dedicated pile for metal recycling.
- Used pallets: to be stacked by type in a location allowing easy truck access for pickup by specialist contractor. This shall be organised by the builder.
- Masonry waste, off cuts: to be sent in pure loads to the nearest local crusher or other approved recycling centre.
- Timber off cuts: if not chemically treated or painted shall be sent for recycling either by grinding into mulch or other approved method. Treated timber shall be sent to a licensed landfill.
- Plasterboard off cuts: to be stacked in an undercover location that allows easy truck access for pickup by specialist contractor. This shall be organised by the plastering subcontractor or the builder.
- All other non-recyclable waste: to be place in the specified container and taken to a licensed landfill or transfer station at regular intervals.

All demolition materials, and waste off cuts shall become the property of the builder, and shall be placed in the correct container provided, or removed from the site by the contractor as soon as practicable.

With the exception of metals, masonry material and timber, ad hoc rubbish piles on the ground are not permitted, and all rubbish as defined above shall be sorted in an enclosed container or skip until full, then removed. No such container or skip may be stored in any place that contravenes council directives.

The following is a description of the on going waste management plan for the proposed residential dwelling (s):

- The new occupants of the dwelling (s) will prepare a plan for grocery, paper, plastic and bottle recycling of domestic consumables. In addition they will partake in environmentally sound purchasing. This will incorporate waste minimisation for all family members.
- The garbage and recycling bins provided by the local government authority will be clearly labelled to encourage source separation of all waste materials.
- The cleaner of the household (domestic engineer) will be responsible for putting bins out for collection and returning them to their designated area.

The dwelling (s) residence will arrange their own garbage, recycling and compost arrangements and are encouraged to purchase the relevant facilities to do so.