

The Hills Development Control Plan (DCP) 2012

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Sydney's Garden Shire
THE HILLS



Appendix A Waste Management Plan

DEMOLITION, CONSTRUCTION AND USE OF PREMISES

The applicable sections of this table must be completed and submitted with your Development Application.

Completing this table will assist you in identifying the type of waste that will be generated and will advise Council of how you intend to reuse, recycle or dispose of the waste.

The information provided on the form (and on submitted plans) will be assessed against the objectives of the DCP.

For a copy of the Western Sydney Recycling Directory or if you would like any assistance completing your waste management plan, please contact the Construction and Demolition Waste Management Officer on ph (02) 9843 – 0505.

If space is insufficient in the table please provide attachments.

OUTLINE OF PROPOSAL

Site Address: _____

Applicant's name and address: _____

Phone: _____ Fax: _____

Buildings and other structures currently on the site: _____

Brief Description of Proposal: _____

The details provided on this form are the intentions for managing waste relating to this project.

Signature of Applicant: _____ Date: _____

ESTIMATING WASTE QUANTITIES

In order to develop an effective waste management plan it is necessary to determine how much waste will be involved. Excavation material and green waste need only be estimated once in either the demolition or the construction section.

If both demolition and construction is occurring then estimates for building waste such as bricks, roof tiles, timber etc must be given separate estimates in each section. The tables on the following page can be used as guides to assist in making estimations based on the size and type of building.

A close study of waste expectations may assist in reducing the amount of waste created through careful purchasing of materials.

- The plan that you submit to council can state quantities in tonnes, square metres or cubic metres. The table to the right is for optional use only.

Material	Conversion Factor (tonnes per cubic metre)
Bricks	1.3
Cardboard/Packaging	0.05

STAGE ONE - DEMOLITION

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.

Applicants should consider is whether it is possible to re-use existing buildings, or parts thereof, for the proposed use.

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

Council is seeking to move from the attitude of straight demolition to a process of selected deconstruction, i.e. total reuse and recycling both off-site and on-site. This could require a number of colour-coded or clearly labelled bins onsite (rather than one size fits all).

Applicants should demonstrate project management that seeks to:

- re-use of excavated material on-site and disposal of any excess to an approved site;
- greenwaste 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 re-used in landscaping on-site, or 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 WorkCover Authority and EPA requirements;
- location of on-site storage facilities for material to be reused on-site, or separated for recycling off-site; and
- destination and transportation routes of all materials to be either recycled or disposed of off-site.

Applicants proposing any demolition work should complete the following table and the following details should be shown on your plans:

- location of on-site storage space for materials (for re-use) and containers for recycling and disposal.
- vehicle access to the site and to storage and container areas

Estimating Waste Quantities for Demolition

Building Type	Sandstone	Concrete	Bricks	Timber/ Gyprock	Steel	Roof Tiles	Other
2 B/room Town House (100m ²)	67	4	3	18	0.7	N/A	3
3 B/room brick house (120m ²)	90	4	123	13	0.7	9	0
Blocks of flats 1000m ²	N/A	813	655	22	9	33	26
Factory per 1000m ²	N/A	448	205	4	23	N/A	18
Office Block per 1000m ²	N/A	7410	1485	124	29	N/A	155

Stage 1 - Waste Management Table to be Completed for all Demolition Works

Materials On-Site		DESTINATION		
		REUSE & RECYCLING		DISPOSAL
Type of Material	Estimated Volume (m ³) or Area (m ²) or weight (t)	ON-SITE specify how materials will be reused or recycled on-site	OFF-SITE specify the contractor and recycling outlet	specify the contractor and landfill site
*EXAMPLE *e.g. bricks	 *e.g. 2m ³	 *e.g. clean & reuse for footings and broken bricks behind retaining walls	 *e.g. sent by XYZ Demolishers to ABC Recycling Company	 *e.g. nil to landfill
Excavation Material				
Green Waste				
Bricks				

Materials On-Site		DESTINATION		
		REUSE & RECYCLING		DISPOSAL
Type of Material	Estimated Volume (m ³) or Area (m ²) or weight (t)	ON-SITE specify how materials will be reused or recycled on-site	OFF-SITE specify the contractor and recycling outlet	specify the contractor and landfill site
Plasterboard				
Metals				
Asbestos				
Other Waste e.g. ceramic tiles, paints, plastics, PVC tubing, cardboard.				

How will waste be separated and/or stored onsite for reuse and recycling? How will site operations be managed to ensure minimal waste creation and maximum reuse and recycling?

e.g. Staff training, selected deconstruction v. straight demolition, waste management requirements stipulated in contracts with sub-contractors, on-going checks by site supervisors, separate area set aside for sorted wastes, clear signage for waste areas etc .

Note. Details of the site area to be used for on-site separation, treatment and storage (including weather protection) should be provided on plan drawings accompanying your application.

STAGE TWO - CONSTRUCTION

Estimating Waste Quantities for Construction

Building Type	Timber	Concrete	Bricks	Gyprock	Sand/ Soil	Metal	Other
2 B/room	0.25	0.35	0.55	0.20	1.30	0.05	0.30
3 B/room brick house 120m ³	0.35	0.40	0.75	0.20	2.50	0.10	0.44
Block of Flats Per 1000m ²	0.70	6.70	3.20	1.30	28.70	1.30	0.60
Factory per 1000m ²	0.25	2.10	1.65	0.45	4.80	0.60	0.50
Office Block per 1000m ²	5.10	18.8	8.50	8.60	8.80	2.75	5.0

Stage 2 - Waste Management Table to be Completed for all Construction Works

Materials On-Site		DESTINATION		
		REUSE & RECYCLING		DISPOSAL
Type of Material	Estimated Volume (m ³) or Area (m ²) or weight (t)	ON-SITE specify how materials will be reused or recycled on-site	OFF-SITE specify the contractor and recycling outlet	specify the contractor and landfill site
*EXAMPLE *e.g. bricks	*e.g. 2m ³	*e.g. clean & reuse for footings and broken bricks behind retaining walls	*e.g. sent by XYZ Demolishers to ABC Recycling Company	*e.g. nil to landfill
Excavation Material				
Green Waste				
Bricks				

Materials On-Site		DESTINATION		
		REUSE & RECYCLING		DISPOSAL
Type of Material	Estimated Volume (m ³) or Area (m ²) or weight (t)	ON-SITE specify how materials will be reused or recycled on-site	OFF-SITE specify the contractor and recycling outlet	specify the contractor and landfill site
Tiles				
Concrete				
Timber- please specify				
Plasterboard				
Metals				
Other Waste e.g. ceramic tiles, paints, plastics, PVC tubing, cardboard.				

How will waste be separated and/or stored onsite for reuse and recycling? How will site operations be managed to ensure minimal waste creation and maximum reuse and recycling?

e.g. Staff training, recycled materials used in construction, waste management requirements stipulated in contracts with sub-contractors, on-going checks by site supervisors, separate area set aside for sorted wastes, clear signage of waste areas etc.

Note. Details of site area to be used for on-site separation, treatment and storage (including weather protection) must be provided on plan drawings accompanying your application.

STAGE THREE - DESIGN OF FACILITIES

- The following details should be shown on your plans:
 - Location of temporary storage space within each dwelling unit;
 - Location of Waste Storage and recycling Area(s), per dwelling unit or located communally onsite. In the latter case this could be a Garbage and Recycling room;
 - Details of design for Waste Storage and Recycling Area(s) or Garbage and Recycling Room(s) and any conveyance or volume reduction equipment; and
 - Location of communal composting area.
 - Access for vehicles.
- Every building shall be provided with a Waste Storage and Recycling Area that is flexible in size and layout to cater for future changes in use. The size is to be calculated on the basis of waste generation rates and proposed bin sizes.

Stage 3 - Design of Facilities – To be completed if designing waste facilities for the proposed development

Type of waste to be generated	Expected volume per week	Proposed on-site storage and treatment facilities	Destination
Please specify. For example: glass, paper food waste, offcuts etc.	Litre or m ³	For example: waste storage & recycling area garbage chute on-site composting compaction equipment	recycling disposal specify contractor

Note: Details of on-site waste management facilities should be provided on plan drawings accompanying your application.

ON-GOING MANAGEMENT

Describe how you intend to ensure on-going management of waste on-site (eg. lease conditions, caretaker/manager on-site).

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Thank you for the information.

