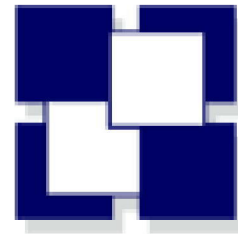


REPORT NO. J19.002

FEBRUARY 2019



**benchmark**  
BUILDING CERTIFIERS

**LOT 15 DP 1225912 (NO. 29) ALLAN  
ROAD, MULGOA – SINGLE STOREY  
DWELLING AND SWIMMING POOL  
DEVELOPMENT  
WASTE MANAGEMENT PLAN  
FOR: ADAN CREATIVE DESIGNS  
PENRITH CITY COUNCIL**

**PREPARED BY: ANTHONY KRILICH**

**BENCHMARK BUILDING CERTIFIERS**

## LOT 15 DP 1225912 (NO. 29) ALLAN ROAD, MULGOA – SINGLE STOREY DWELLING AND SWIMMING POOL DEVELOPMENT

### OUTLINE OF PROPOSAL

**PROPERTY:** Lot 15 DP 1225912 (No. 29) Allan Road, Mulgoa

**APPLICANT:** Adan Creative Designs

**PHONE:** (02)4702 6020

**FAX / EMAIL:** daniel@adandesigns.com

**BUILDINGS ON SITE:** Nil. Vacant site

**PROPOSAL:** New single storey dwelling, in-ground swimming pool and ancillary structures



*Above – Aerial photo of site being Lot 15 DP 1225912 and general locality within Mulgoa.*

## DEMOLITION – STAGE 1

*Nil – No demolition is required.*

## CONSTRUCTION – STAGE 2 (A)

Construction of a single storey dwelling and swimming pool.

<u>Materials On-Site</u>	<u>DESTINATION</u>			
	RECYCLING AND REUSE			DISPOSAL
<i>Type of Material</i>	<i>Estimated Volume (m<sup>3</sup>) or weight (t)</i>	<i>ON SITE</i> <i>Specify proposed reuse or on-site recycling methods</i>	<i>OFF SITE</i> <i>Specify contractor and recycling outlet</i>	<i>Specify contractor and landfill site.</i>
<b>Excavation Material</b>	Surplus excavation material to be minimised due to the generally level nature of the site and slab on ground construction.  Swimming pool excavation material to be approximately 35m <sup>3</sup> .	Excavation material including swimming pool excavation will be re-used / regraded on site and used for cut/fill platform of slab-on-ground flooring system.  Any surplus swimming pool excavation to be disposed of off-site.	If required, probable destination for any recycling will be: "Rock & Dirt Recycling" Mulgrave Road, Mulgrave. Phone: 4577 9733  Any other recycling outlet may also be sourced by principal contractor.	If required, probable destination for disposal will be: "Rock & Dirt Recycling" Mulgrave Road, Mulgrave.  Any other recycling outlet may also be sourced by principal contractor.
<b>Green Waste</b>	Nil	N/A	N/A	N/A
<b>Roof Tiles</b>	Approximately 1 tonnes.	Some better tiles to be kept for site owners' future use.	If possible, roof tiles are to be taken to: "Roof Tile Recyclers" 79 Long Street, Smithfield Or "Dial-a-Dump Industries (Genesis)" Honeycomb Drive, Eastern Creek  Any other recycling outlet may also be sourced by building contractor.	Any roof tiles not recycled will be disposed of at landfill. Probable destination for disposal will be: "SITA Environmental Solutions" – Eastern Creek.

<b>Bricks/Masonry</b>	Approximately 1-2 tonnes.	Some better bricks and blocks to be kept for site owners' future use.  Others used in retaining work/ driveway base/ landscaping edging.	If possible, remaining bricks and off cuts to be taken to: "Concrete Recyclers" 14 Thackery St, Camellia Or "Dial-a-Dump Industries (Genesis)" Honeycomb Drive, Eastern Creek  Any other recycling outlet may also be sourced by building contractor.	Any bricks not recycled will be disposed of at landfill. Probable destination for disposal will be: "SUEZ Environmental Solutions" – Eastern Creek.
<b>Concrete</b>	Maximum 0.5m <sup>3</sup>	Possible use of any excess concrete spill to in base for driveways and paths (non-structural components only).	No off-site recycling outlet proposed.  Remaining concrete to be taken back by delivering concrete truck to concrete batching plant for re-use.	Nil off-site landfill disposal for concrete waste is proposed.
<b>Timber</b> - Framework - Fit out timber and cladding - Other ancillary	Minimal waste generation due to truss and frame fabrication processes.  Less than 0.25 tonnes.	All better timber pieces will be kept for future building projects.	Any required off site disposal for un-usable timbers will be sent to the recycling contractor: "South Windsor Resource Recovery Centre" 723-727 George St, Windsor Or "Dial-a-Dump Industries (Genesis)" Honeycomb Drive, Eastern Creek  Any other recycling outlet may also be sourced by building contractor.	Nil off-site landfill disposal for timber waste is proposed.
<b>Plasterboard</b>	Approximately 1-2 tonnes.	Nil, other than installer's procedures for reducing waste generation through good work practice.	Gyprock supplier (CSR or Boral) to generally undertake recycling of all off-cuts and surplus material for recycling.  For example, Boral plasterboard to be recycled by: "Boral Plasterboard" 3 Thackery Street, Camellia. CSR plasterboard to be recycled by: "Jarmax" (9772 1197)	Nil off-site landfill disposal for plasterboard waste is proposed.

<b>Metals –</b> <ul style="list-style-type: none"> <li>- Roofing</li> <li>- Piping</li> <li>- Flashing</li> <li>- Downpipes and guttering</li> <li>- Structural steel work and reinforcing</li> </ul>	<p>Estimated volume difficult to determine but would be minimal (due to cost of most materials and products). Maximum 0.5 tonnes.</p>	<p>Most material is used as best as possible on site due to cost of materials (eg copper piping).</p> <p>Other material, such as reinforcing steel is not wasted but used in structural concrete works.</p>	<p>Specific contractor to recycle most metals (eg. Copper piping by plumbing contractor).</p> <p>All waste metals not recycled by specific contractor will be recycled at: “SimsMetal Ltd” 76 Christie Street, St Marys</p>	<p>Nil landfill disposal is proposed for any metals is proposed.</p>
<b>Other – General waste</b> <ul style="list-style-type: none"> <li>- Cladding</li> <li>- Plastics/PVC/UPVC</li> <li>- Glass</li> <li>- Paper &amp; cardboard</li> <li>- Tiling / Fitting</li> <li>- Other ceramics</li> <li>- Carpets/cloth</li> <li>- Wiring</li> <li>- Putrescible Waste etc.</li> </ul>	<p>Approximately 2-3 tonnes.</p>	<p>Nil on-site use.</p>	<p>All paper/cardboard &amp; glass to be recycled at appropriate outlet.</p> <p>Probable destination will be “Dial-a-Dump Industries (Genesis)” Honeycomb Drive, Eastern Creek</p> <p>Other non-recyclable waste to be disposed of in landfill.</p>	<p>Generally, most other ‘non-recyclable’ waste will be disposed of at:</p> <p>“SUEZ Environmental Solutions” – Eastern Creek.</p>

**ADDITIONAL INFORMATION:**

The above quoted waste companies and businesses may be changed where disposal to another approved company is proposed. In addition, the following services may be useful:

**THE SYDNEY WASTE EXCHANGE**

- The Sydney Waste Exchange links people who wish to dispose of fill with people who wish to obtain it. The service regulates the exchange process and provides necessary documentation. Refer to [www.sydneywaste.com.au](http://www.sydneywaste.com.au) or phone 9638 3330.

**CONSTRUCTION CONNECT**

- Construction Connect is an online trading site where buildings, landscapers and earthmovers, suppliers and the general public can list their excess or second-hand building materials or clean fill they no longer need. Buyers contact the sellers directly to organise a sale. The aim is to keep valuable resources from being disposed of to landfill and preserve natural resources. Refer to [www.constructionconnect.com.au](http://www.constructionconnect.com.au).

**ADDITIONAL NOTES FOR WASTE MANAGEMENT:**

The following additional notes are recommended for waste management practices on the site:

- The builder is to advise all sub-contractors of waste practices required when working on site.
- The builder/contractors are to keep an inventory of all receipts from re-use and recycling depots/companies and landfill sites.
- A “waste handler” to be chosen by builder to follow waste management plans.
- The builder is to label all on-site waste sorting and storage areas.
- The builder is to follow a “purchasing policy” that will:
  - Identify required qualities of materials accurately to minimise waste.
  - Source suppliers who recycle or reuse waste or surplus supplied materials.
  - Source suppliers who have reduced packaging or who recycle their own packaging.



## DESIGN OF FACILITIES – STAGE 2 (B)

### **TYPE OF WASTE TO BE GENERATED:**

- The type of waste to be generated includes general household waste generation. This incorporates a variety of paper products, plastics, food wastes and glass generated in a normal household.
- Waste generation will be as a typical dwelling.

### **EXPECTED VOLUME PER WEEK:**

- The expected total volume per week will not be changed and will continue at up to 80 litres per occupant per week. Approximately 1/3 of this volume is recycled (ie. About 25 litres/occupant/week).

### **ON-SITE STORAGE:**

- It is proposed for a waste cupboard to be incorporated within the proposed kitchen of the new dwelling.
- Site containers will consist of standard Penrith City Council garbage bin and recycling bins (including green waste bin) for the new dwelling.
- Waste storage and recycling bins will be located within the yard area of the site.
- Bins will be wheeled to street on collection night. Collection will be by Council's waste contractor.
- No additional requirements for on-site storage.

## ON-GOING MANAGEMENT – STAGE 2 (C)

Standard on-going management for a development of this size would include:

- As per occupants/owners choice.

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