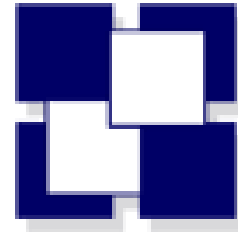


REPORT NO. J20.033

SEPTEMBER 2020



**benchmark**  
BUILDING CERTIFIERS

# **26 PASKIN STREET AND 23 SECOND AVENUE, KINGSWOOD – PROPOSED SUBDIVISION OF SITE**

**WASTE MANAGEMENT PLAN  
FOR: RICHARD HOGAN & CO.  
PENRITH CITY COUNCIL**

**PREPARED BY: ANTHONY KRILICH**

**BENCHMARK BUILDING CERTIFIERS**

## 26 PASKIN STREET AND 23 SECOND AVENUE, KINGSWOOD – PROPOSED SUBDIVISION OF SITE

### OUTLINE OF PROPOSAL

<b><u>PROPERTIES:</u></b>	<b>Lot 13 Sec 4 DP 975378 (No. 26) Paskin St; &amp; Lot 1 DP 530541 (No. 23) Second Ave, KINGSWOOD</b>
<b><u>APPLICANT:</u></b>	<b>Richard Hogan &amp; Co.</b>
<b><u>PHONE:</u></b>	<b>02 4732 6599</b>
<b><u>EMAIL:</u></b>	<b><u><a href="mailto:richard.hogan@hoganco.com.au">richard.hogan@hoganco.com.au</a></u></b>
<b><u>BUILDINGS ON SITE:</u></b>	<b>Existing single storey dwellings, secondary dwelling, ancillary buildings and driveways/etc..</b>
<b><u>PROPOSAL:</u></b>	<b>Torrens Title Subdivision of the site into four lots</b>



*Above –Aerial view of the two sites in Kingswood.*

## DEMOLITION WORK PLAN

*The following notes are part of the waste management plan for the development. These notes follow the procedures within 'AS2601-2001 -The demolition of structures'.*

### **a) Location of site**

- The site is located over two residential sites, being 26 Paskin Street and 23 Second Avenue in Kingswood.
- The site is to be subdivided into four lots.
- The site will be left as vacant lots with no structures on the lots.
- Two dwelling houses and one secondary dwelling are located on the site and are to be demolished as part of the subdivision.

### **b) Height of structures & side boundary clearances**

- Both dwelling houses and the secondary dwelling are single storey buildings with a height of less than 6m above ground level.
- The existing side boundary clearances are at approximately 900mm to the side boundaries at the closet point (23 Second Ave), with larger side setbacks applying to other boundaries.

### **c) Description of existing structures**

- The existing dwelling houses are clad fibro and vinyl wall construction with a tile roof structure on a bearers and joist floor. Other structure are on concrete slabs. Metal roofs are also present on other structures.
- The existing structures are Class 1a and 10(a) building under the Building Code of Australia (Housing Provisions).

### **d) Demolition Methods**

- Appropriate safety fencing and signage will be erected to prevent public access in accordance with the requirements of Penrith City Council and the SafeWork NSW.
- All services (electricity, water, gas) will be disconnected & capped in accordance with the requirements of the relevant authority.
- Any potentially hazardous waste will be identified prior to demolition.
- All major building components capable of being recycled will be stripped manually to minimise damage & maximise recycling.

- Remaining building components will be removed by machinery.
- Care to sort all types of waste will be implemented by the demolition contractor.
- No mechanical / pneumatic hammers or rock-pick machinery will be used in the demolition work.

**e) Hazardous Waste**

- Any hazardous waste (eg asbestos) will be removed *strictly* in accordance with the requirements of the SafeWork NSW.
- Any hazardous waste (eg asbestos) will be removed *strictly* in accordance with the requirements of the National Occupational Health & Safety Commission (Worksafe Australia) Code of Practice.

**f) Time Frame**

- It is anticipated the demolition works will take approximately five days to complete.

**g) Safety Fencing**

- Appropriate safety fencing and signage will be erected to prevent public access in accordance with the requirements of Penrith City Council and SafeWork NSW.

**h) Licensed Contractor**

- Details of the appropriately licensed contractor will be provided to Penrith City Council and SafeWork NSW prior to any demolition work (as applicable).
  - The appropriately licensed contractor will provide a written statement confirming that all demolition work will be carried out in accordance with the requirements of this demolition work plan and AS2601-2001 (as applicable).
  - All asbestos licensing is to be checked and confirmed prior to demolition works commencing.
  - All asbestos neighbour notification is to occur as required by SafeWork NSW.
-

## DEMOLITION – STAGE 1

*Demolition of the existing two dwellings, a secondary dwelling, garages, sheds, fencing and other ancillary structures.*

<b><u>Materials On-Site</u></b>	<b><u>DESTINATION</u></b>			
	<b>RECYCLING AND REUSE</b>			<b>DISPOSAL</b>
<b><i>Type of Material</i></b>	<b><i>Estimated Volume (m<sup>3</sup>) or weight (t)</i></b>	<b><i>ON SITE</i></b> <b><i>Specify proposed reuse or on-site recycling methods</i></b>	<b><i>OFF SITE</i></b> <b><i>Specify contractor and recycling outlet</i></b>	<b><i>Specify contractor and landfill site.</i></b>
<b>Excavation Material</b>	Nil. No surplus excavation material from the demolition of structures will occur.  Any minor excavation material as part of the demolition works is to be re-graded on the site.	All excavation material as part of 'demolition' works will be re-graded and used on site.  Site to be developed as a vacant four lot subdivision.	N/A	N/A
<b>Green Waste</b>	Some tree and minor shrub/garden plant removal.  Estimated volume less than 1m <sup>3</sup> .	Chipping of vegetation will occur for off-site recycling/use.  Site to be developed as a vacant four lot subdivision.	Tree and vegetation removal contractor to re-use all green waste (eg mulch/chips).	Generally, no landfill disposal for any green waste. Green waste and mulch to be used for landscaping sales and supplies.

<b>Roof Tiles</b>	<p>Both dwellings have roof tiles.</p> <p>Volume difficult to determine but would be about 10 tonnes.</p>	<p>No re-use on site of any roof tiles.</p> <p>Site to be developed as a vacant four lot subdivision.</p>	<p>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</p> <p>Any other recycling outlet may also be sourced by demolition contractor.</p>	<p>Any roof tiles not recycled will be disposed of at landfill.  Probable destination for disposal will be:  “SUEZ Environmental Solutions” – Eastern Creek.</p>
<b>Bricks/Masonry</b>	<p>Brickwork and masonry mainly associated with the sub floor brickwork of both dwellings and ancillary pavers.</p> <p>Volume would be about 5-6 tonnes.</p>	<p>No re-use on site of any bricks or masonry.</p> <p>Site to be developed as a vacant four lot subdivision.</p>	<p>If possible, bricks, pavers and other masonry components are to be taken to:  “Concrete Recyclers”  14 Thackery St, Camellia  Or  “Dial-a-Dump Industries (Genesis)”  Honeycomb Drive, Eastern Creek</p> <p>Any other recycling outlet may also be sourced by building contractor.</p>	<p>Any bricks, pavers or other masonry not recycled will be disposed of at landfill.  Probable destination for disposal will be:  “SUEZ Environmental Solutions” – Eastern Creek.</p>
<b>Concrete</b>	<p>Concrete includes all footings, concrete slabs, paving and pathways.</p> <p>Volume difficult to determine but would be about 20 tonnes.</p>	<p>No re-use on site of any concrete.</p> <p>Site to be developed as a vacant four lot subdivision.</p>	<p>Waste concrete to be taken by demolition contractor to appropriate recycling or disposal outlet.  Probable destination for recycling outlet will be:  “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 demolition contractor.</p>	<p>Any concrete not recycled will be disposed of at landfill.  Probable destination for disposal will be:  “SUEZ Environmental Solutions” – Eastern Creek.</p>

<b>Timber</b>	<p>The timber components mainly are framework, and some fitout timber, floor boards, timber doors and windows and timber fencing.</p> <p>Volume difficult to determine but would be about 25 tonnes.</p>	<p>No re-use on site of any timber.</p> <p>Site to be developed as a vacant four lot subdivision.</p>	<p>All good quality timber will be recycled and re-used where possible.</p> <p>Probable destination for recycling outlet will be:          "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 demolition contractor.          Possible sale of good second hand building materials to specific second hand building material outlets (eg. windows/ doors/ etc..)</p>	<p>Nil off-site landfill disposal for timber waste is proposed.</p>
<b>Plasterboard</b>	<p>The plasterboard components mainly are the internal linings of both dwellings and the secondary dwelling.</p> <p>Volume difficult to determine but would be about 6-8 tonnes.</p>	<p>No re-use on site of any plasterboard.</p> <p>Site to be developed as a vacant four lot subdivision.</p>	<p>Where possible, plasterboard to be sent for recycling.</p> <p>For example, plasterboard may be recycled by:          "South Windsor Resource Recovery Centre"          723-727 George St, Windsor          Or          "Boral Plasterboard"          3 Thackery Street, Camellia.          Or          "Dial-a-Dump Industries (Genesis)"          Honeycomb Drive, Eastern Creek          Any other recycling outlet may also be sourced by demolition contractor.</p>	<p>Any plasterboard not recycled will be disposed of at landfill.</p> <p>Probable destination for disposal will be:          "SUEZ Environmental Solutions" – Eastern Creek.</p>

<b>Metals</b>	<p>The metal materials are mainly roofing, fencing, pipework, flashing, downpipes and guttering, structural steelwork, lintels and reinforcing + other ancillary.</p> <p>Approximately 2 tonnes of materials would apply.</p>	<p>No re-use on site of any metals other than possible retention of fencing until subdivided sites are developed .</p> <p>Site to be developed as a vacant four lot subdivision.</p>	<p>All metals will be recycled at: “SimsMetal Ltd” 76 Christie Street, St Marys</p>	<p>Nil landfill disposal is proposed for any metals is proposed due to their value and ease of recycling.</p>
<b>Other – General waste</b> <ul style="list-style-type: none"> <li>- Cladding</li> <li>- Vinyl 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>- House equipment (AC, hot water, ovens/stoves).</li> <li>- Bath equipment (bath/vanities)</li> <li>- Garden waste/rockery.</li> <li>- Wiring. putrescible waste etc.</li> </ul>	<p>Various other general demolition building waste.</p> <p>Approximately 10 tonnes.</p>	<p>No re-use on site of any general waste.</p> <p>Site to be developed as a vacant four lot subdivision.</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>
<b>Other – Asbestos</b> <ul style="list-style-type: none"> <li>- Fibro</li> <li>- Old villa board.</li> <li>- Eave linings/ancillary.</li> </ul>	<p>Volume difficult to accurately determine and exceeds 10m<sup>2</sup> in area.</p> <p><i>Note: Work involving <u>bonded asbestos removal work</u> (of an area of more than 10 square metres) or <u>friable asbestos removal work</u> must be undertaken by a person who carries on a business of such removal work in accordance with a licence under <u>clause 318</u> of the Occupational Health and Safety Regulation 2001.</i></p>	<p>Nil.</p>	<p>Nil.</p>	<p>All fibrous cement products will be disposed of in accordance with the requirements of Penrith City Council’s requirements and WorkCover Authority requirements. Disposal to be undertaken by an appropriately licensed demolition contractor.</p> <p><i>Note: Information on the removal and disposal of asbestos to landfill sites licensed to accept this waste is available from the Department of Environment, Climate Change and Water.</i></p>



## CONSTRUCTION – STAGE 2 (A)

*No construction is proposed with the development application. Site it to be left as a vacant four lot subdivision.*

**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:

**BUSINESS RECYCLING.COM.AU**

- The Business Recycling webpage allows an online search of where to recycle or dispose of waste. You can search Australia's most comprehensive online database that helps small to medium businesses find recycling collection and support services for the workplace.
- Refer to [www.businessrecycling.com.au](http://www.businessrecycling.com.au) or phone 9638 3330.

**ADDITIONAL NOTES FOR WASTE MANAGEMENT:**

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

- The demolisher/builder is to advise all sub-contractors of waste practices required when working on site.
- The demolisher/builder is to keep an inventory of all receipts from re-use and recycling depots/companies and landfill sites.
- A “waste handler” to be chosen by demolisher to follow waste management plans.
- The demolisher/builder is to label all on-site waste sorting and storage areas.

## DESIGN OF FACILITIES – STAGE 2 (B)

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

- Not applicable for demolition/subdivision creation.

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

- Not applicable for demolition/subdivision creation.
- New lots created will have separate waste management plan for new dwelling house/other development (when applied for).

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

- Not applicable for demolition/subdivision creation.
- Site containers for collection of demolition waste (skips) to be kept wholly on site.
- Waste/skip and recycling bins will be located within the yard areas of the site.
- Existing standard Penrith City Council garbage bin, recycling bin and green waste bin for the existing dwellings to be secured on site for future sites or returned to Council.
- No additional requirements for on-site storage.
- New lot created will have separate waste management plan for new dwelling house or other development types (when applied for) and new bins/on-site storage.

## ON-GOING MANAGEMENT – STAGE 2 (C)

- Not applicable for demolition/subdivision creation.
- New lots created will have separate waste management plans for new development on each when applied for.

#### COPYRIGHT NOTICE:

THIS WORK IS COPYRIGHT AND HAS BEEN PREPARED BY BENCHMARK BUILDING CERTIFIERS FOR USE ON THIS PROJECT. APART FROM ANY USE PERMITTED UNDER THE COPYRIGHT ACT 1968, NO PART MAY BE REPRODUCED BY ANY PROCESS, NOR MAY ANY OTHER EXCLUSIVE RIGHT BE EXERCISED WITHOUT THE PERMISSION OF ANTHONY KRIJCH OF BENCHMARK BUILDING CERTIFIERS (2020).