

Demolition Work Plan

To accompany an application for the Demolition of existing
structures

At

117 O'CONNELL STREET
Lot 11 in DP 522660

UNIVERSAL PROPERTY GROUP P/L



trading as Bathla Group

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1.0 INTRODUCTION

1.1 Purpose of the demolition work plan

Bathla has prepared this Demolition Plan, hereafter referred to as the "Work Plan", for the purpose of providing a detailed description of demolition and site remediation procedures, which Bathla will be implementing during the on-site activities.

1.2 Site location and description

This report has been prepared to accompany a Development Application for demolition of existing structures.



Attached as **Figure 1** is a locality plan identifying the site and adjoining properties.

Source: Google earth

1.3 General work activity overview

The work covered under this Work Plan will be conducted in a sequential manner, with some activities being conducted concurrently with others. Demolition work will be performed in accordance with AS2061 –2001, the Demolition of Structures, National Code of Practice for the Safe Removal of Asbestos, 2nd Edition [NOHSC:2002 (2005), National Code of Practice for the Management and Control of Asbestos in Workplaces [NOHSC:2018(2005)], NSW Code of Practice for Excavation Work, WorkCover Authority NSW March 2000. A summary of the general sequence for the work activities is outlined as follows:

- Pre-construction activities and site mobilization
- Pre-Demolition Survey of each structure
- Verification of utility disconnections and isolations by others
- Demolition of existing buildings
- Removal of all building components to proper off site facilities.

1.4 Personnel health and safety

Bathla considers safety and the prevention of accidents an integral part of its operation. Under Federal, State and local laws, Bathla is responsible to provide a safe working environment, to protect life, health and safety of its employees and subcontractor's personnel. Although providing safe working conditions is primarily a management responsibility, safety and accident prevention can be accomplished only through coordinated efforts of all employees and subcontractor personnel. It is the policy of Bathla for this project as with all of our projects, that if the task or service being undertaken cannot be done safely, that work is to be stopped until proper controls can be established.

Bathla will hold daily toolbox meetings for its employees prior to work commencement. Additionally, Bathla will require that subcontractors hold daily toolbox meetings covering their respective portion of the work. These meetings are designed to discuss the projected work schedule and prepare each worker for any potential hazards associated with the work activities. A copy of the daily or weekly safety meeting logs will be maintained onsite at all times. All personnel attending the safety meeting will be required to sign the safety-meeting log upon completion of the tailgate safety meeting. During the toolbox meetings, personnel will be reminded of site conditions and are encouraged to participate with health and safety concerns.

2.0 PRE-DEMOLITION ACTIVITIES

In accordance with Council's requirements, Bathla will notify owners and occupiers of premises on either side, opposite and at the rear of the development site prior to demolition. Such notification will be clearly written providing the date demolition will commence and will be placed in the letterbox of every premise either side, immediately at the rear of, and directly opposite the demolition site.

On demolition sites where buildings to be demolished contain asbestos cement, a standard commercially manufactured sign containing the words "DANGER ASBESTOS REMOVAL IN PROGRESS" will be erected in a prominent position on the site.

Demolition works involving the removal and disposal of asbestos cement will only be undertaken by contractors holding a current WorkCover "Demolition License" and a current WorkCover "Class 2 (Restricted) Asbestos License. All asbestos laden waste, including asbestos cement flat and corrugated sheets will be disposed of at a tipping facility licensed by the Department of Environment and Conservation.

All soil erosion and site control measures will be put in place as per the Council approved plans.

Preparatory works/sign offs

Prior to commencing ANY works in the building signs MUST be obtained in writing that the following services have been disconnected –

- Power – electrical
- Gas
- Water
- Fire
- Mechanical
- Fibre Optic
- Telephone

NO WORK IS TO PROCEED UNTIL THESE SIGN OFFS HAVE BEEN RECEIVED

All fences to the work area must also be erected prior to commencement.

2.1 Demolition activities

Hours of operation will be as per Council regulations; namely 7am – 6pm Mondays to Fridays. No demolition work will occur on weekends. An “Hours of Building Work” sign will be affixed to site fencing confirming these details.

Prior to commencement of building demolition, a thorough walk through and evaluation of the building will be conducted to confirm that all appropriate measures have been completed to ensure that the area is ready for commencement of demolition activities.

In general, the tasks will include a wide variety of procedures. The most important aspect in the development of these procedures will be the safe conduct of the work. Bathla's procedures will limit the use of labor to the most controlled and safe conditions and rely upon mechanized means of removal wherever possible. Excavators equipped with concrete breakers, concrete munchers, grapples, and other modern hydraulic demolition tools and attachments will be utilized. Wherever possible, large structures will be removed to ground level using mechanized means. Subsequent sizing of scrap materials such as steel and rebar and other material processing activities will take place at grade level, hauled off site and recycled accordingly.

General building/structure demolition will be conducted in a manner that does not interfere with or encroach upon the existing surrounding pedestrian and vehicular traffic during normal activities. Bathla will provide site fencing around the project site. Depending upon site and structure conditions, alternative methods of demolition and alternative types of equipment may be used to ensure the safest and most efficient means of operation. This may involve modification of the site fencing form time to time in order to complete the demolition activities.

Bathla will perform salvage operations in accessible areas where the power has been isolated by Hunt while the soft demolition and remaining clean-up activities are going on. Bathla will use Bobcat skid steer loaders and hand labor to remove all soft debris that is not easily separated from the concrete material. This includes removal of roofing, ceilings, HVAC ducts, insulation, plaster partition walls, lights. After much of the soft debris is removed Bathla will commence the abatement activities and then resume with additional salvage and interior demolition until the building is cleaned out of all soft demolition debris.

2.2 General structure demolition

Bathla will utilize excavators and track loaders equipped with special demolition attachments (i.e. hydraulic breakers, concrete munchers, hydraulic shears, and grapples) to demolish the existing buildings. The use of Bathla's excavators, greatly reduces the need for demolition personnel to work at elevated heights, increases the efficiency of the demolition process, and allows a more controlled operation than conventional crane and ball wrecking procedure. The building will be demolished by breaking the roof, walls, and floors inward and allowing the concrete to fall into the interior footprint of the building. The excavators will progress in an East to West fashion and continue the breaking in a top-down manner. As demolition progresses, concrete and steel debris will be cleared with excavators and relocated to the designated debris pile locations. The concrete debris will be sized into manageable pieces and hauled off site to a recycler for crushing into road base.

Bathla will utilize excavators with demolition attachments (i.e. grapples, shears, and breakers) and track loaders to demolish cottage and shed. Demolition will begin from the top working down and from one end of the building working towards the other end. Excavators and loaders will systematically demolish the building structure and process the demolition debris. Demolition debris will be segregated and stockpiled for proper disposition. Slabs and footings will be broken in place, processed and hauled off site for recycling.

Demolition of site asphalt, concrete walk areas and green waste will be handled after the main building is demolished.

2.3 Demolition of concrete structures

Concrete demolition will consist primarily of removal of building slabs, building walls, columns and footings. Bathla will use excavators to demolish the concrete down to slab or adjacent grade elevation. Track loaders may assist with debris removal, processing, stockpiling and loading. Concrete will be taken to Brandown crushing and Recycling Company.

2.4 Ferrous and non-ferrous metals recycling

During demolition of the existing building structure, Bathla will process the demolition debris to recycle as much metal material as possible. Structural steel framing, metal roofing and siding, reinforcing steel in concrete, copper tubing, electrical cable, electrical gear, controls etc., will be separated prior to the demolition as much as possible. All metal materials recycled as part of this project will be documented with weight tickets which will be provided with each application for payment. These materials will be hauled to the following recycling facilities: Each of these facilities is well aware of the potential lead on various metal components. A receipt acknowledging this will be provided from the facility.

- Sell & Parker P/L Metal Recyclers: 45 Tattersall Road, Blacktown NSW 2148

2.5 Concrete and asphalt recycling

Clean concrete debris from the demolition activities will be stockpiled and then shipped off for recycling. All concrete and asphalt that is hauled off the project site will be recycled and tickets will be provided with each application for payment.

Concrete material will be taken to Brandown Crushing and Recycling Company.

2.6 Demolition debris disposal

All demolition debris that will not be recycled by Bathla will be loaded into semi-end dumps and hauled to a disposal facility for further recycling or landfill. This includes interior soft debris (i.e. drywall, plaster, ceiling tiles, roofing material, etc.). Demolition debris may be hauled to the following disposal facilities:

Kari and Ghossayn Waste Depot Clifton Ave, Kemps Creek

2.7 Dust control

Dust control will be considered an important part of the overall project. Bathla will utilize a spray hose attached to site water during demolition operations. Bathla will direct a localized fine water spray to the source of demolition activities, as required, thereby reducing airborne dust particles. To minimize the run-off of water, the water supply will be used only when necessary.

2.7 Demolition completion

Council will be provided with all tipping receipts and recycling documents to demonstrate compliance with Waste Management Plan. Clearance certificate will also be provided at this time.

2.8 Waste transportation

Waste transport and disposal will be undertaken in accordance with the requirements of the NSW DECC and Work Cover Authority and the following regulations:

- Occupational Health and Safety Act 2000;
- Occupational Health and Safety Regulation 2001;
- Contaminated Land Management Act and Regulations; and
- Environmentally Hazardous Chemicals Act and Regulations.

Disposal of contaminated soil will be in accordance with the POEO Act 1997 and DECC waste disposal guidelines NSW DECC Environmental Guidelines: Assessment, Classification and Management of Non-Liquid Wastes (2008).

2.8 Contractor's demolition licence

Art Civil Pty Ltd



RESTRICTED DEMOLITION LICENCE

Issued under the *Occupational Health and Safety Regulation 2001 (NSW)*. This licence is not transferable.

Licence: AD204572

Licence period: From: 25/08/2012 To: 24/08/2014

Licence holder name: Art Civil Pty Ltd

ABN: 39 119 965 007

ACN: 119 965 007

Trading name: Art Civil Pty Ltd

Address: 7 Kay St CLYDE NSW 2142

Description of the work that can be undertaken under this licence

All demolition work except for the following:-

- Demolition of chemical installations.
- Demolition above 15 metre in height.
- Demolition using a tower crane on site.
- Demolition using a mobile crane with a rated capacity greater than 100 tonnes.
- Demolition of pre-tensioned or post-tensioned structures.
- Demolition involving floor propping.
- Demolition using explosives.

Licence Holder Obligations

A nominated supervisor must be on site at all times while restricted demolition licensed work is carried out.

A copy of the licence must be displayed at the work site while licensed work is carried out.

Demolition of a structure or part of a structure that is loadbearing or otherwise related to the physical integrity of the structure, that is at least 6 metres in height or demolition work involving load shifting machinery on a suspended floor must be notified to WorkCover NSW at least 5 days prior to the work commencing.

The licence holder must notify WorkCover NSW in writing of any changes in licence or supervisor details within 14 days.

Making a difference



NON FRIABLE ASBESTOS REMOVAL LICENCE

Issued under the *Work Health and Safety Regulation 2011* (NSW). This licence is not transferable.

Licence: AD211158

Licence class: Class B

Licence period: From: 04/10/2012 To: 03/10/2017

Licence holder name: Art Civil Pty Ltd

ABN: 39 119 965 007

ACN: 119 965 007

Address: 7 Kay St CLYDE NSW 2142

Description of the work that can be undertaken under this licence

- Non friable asbestos removal work.

Licence Holder Obligations

A nominated supervisor must be readily available to attend the site when licensed non friable asbestos removal work is carried out.

This licence document must be available for inspection.

All licensed asbestos removal work is to be notified to WorkCover NSW at least 5 days prior to the work commencing.

The licence holder must notify WorkCover NSW in writing of any changes in licence or supervisor details within 14 days.

Making a difference

3.0 AUSTRALIAN STANDARDS / CODES OF PRACTICE

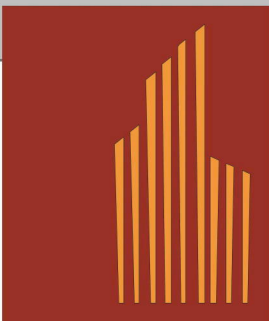
- National Code of Practice for the Safe Removal of Asbestos, 2nd Edition [NOHSC:2002 (2005)];
- National Code of Practice for the Management and Control of Asbestos in Workplaces [NOHSC:2018(2005)];
- VARICC Document, 2nd Edition;
- NSW Dangerous Goods Act 1975 and Regulations 1978;
- Site Specification and Method Statements
- .AS2994 – Earthmoving Machinery – Protective Structures, Standards Australia 1990;
- .NSW Code of Practice for the Safe Work on Roofs; Part 1, Commercial and Industrial.
- AS2061 –2001, the Demolition of Structures
- AS3012 – Electrical Installations – Construction and Demolition Sites and Associated Codes of Practice.
- AS4361.1 – 1995 Guide to Lead paint Management Part 1: Industrial Applications.
- AS4361.2 – 1998 Guide to Lead Paint Management Part 2: Residential & Commercial Applications
- Safe Work at Heights – Guide 2004 – WorkCover NSW National Code of Practice for the Safe Removal of Asbestos,
2nd Edition[NOHSC:2002 (2005)];
- NSW Code of practice for Moving plant in construction sites ,WorkCover Authority NSW 2004
- NSW Code of Practice for Excavation Work, WorkCover Authority NSW March 2000
- AS3012 - 2003– Electrical Installations – Construction and Demolition Sites.
- AS2550.1 2002 Cranes Hoists & Winches – Safe Use General Requirements
- AS2550.5 2002 Cranes Hoists & Winches – Safe Use Mobile Cranes
- AS2550.10 2006 Cranes Hoists & Winches – Safe Use – Mobile Elevating Work Platforms
- AS2550.19 2007 Cranes Hoists & Winches – Safe use – Telescopic Handlers
- NSW Code of Practice for Electrical Practices for Construction Work, WorkCover Authority NSW 2007.
- Safe Work at Heights – Guide 2006 – WorkCover NSW
- AS/NZS 1576.1 – 1995 Scaffolding – General Requirements
- AS/NZS 1800 1998 – Occupational Protective Helmets – Selection, care, use
- AS/NZS 1336- 1997 Recommended practices for occupational eye protectors
- AS/NZS 1270 – 2002 Acoustics hearing protectors
- AS/NZS 1715 – 2009 Selection Use and maintenance of respiratory protection devices

Site Investigation Report

To accompany an application for the Demolition of existing structures

At

117,O'CONNELL STREET,CADDENS
Lot 11 in DP 522660



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1.0 INTRODUCTION

1.1 Background

This report has been prepared to accompany a Development Application for a demolition of existing structures at Lot 11 in DP 522660 otherwise known as 117-127 o'connell street ,caddens.The application approaches the development in accordance with the permissible land uses in the Penrith City Council Plans, LEP and DCP, and zoning of R1 as defined in Penrith City Council LEP.

The investigation has been undertaken in general accordance with relevant guidelines made or approved by the NSW Department of Office of Environment and Heritage (OEH incorporating the EPA).

1.2 Objectives

The objective of the Site Investigation report is to assess the suitability of the site from an environmental perspective for future residential use.

1.3 Scope of Work

To achieve the objectives of the environmental site assessment the following scope of works was undertaken:

Identification of current, potentially environmentally significant site features including site infrastructure, materials storage, site topography, drainage features, surrounding land uses, the location of Underground Storage Tanks (USTs) and associated petroleum infrastructure, and potentially contaminating materials across the site.

2 SITE CONDITION & SURROUNDING ENVIRONMENT

2.1 Site Identification

The location of the site is described in detail in the following sections.

Table 2.1 Summary Site Details

Lot / DP	Lot 11 in DP 522660
Address	117 O'connell street,caddens
Local Government Authority	Penrith City Council
Site Zoning	R1
Previous Use	Residential
Current Use	Residential
Site Area	2.6 hectares

2.2 Site Description

The site is currently occupied by two single storey dwellings. The dwellings have Tile roofs, concrete slab on ground. The site also has a concrete and bitumen driveway, dam, brick well, few metal sheds, timber sheds, tennis court which need to be demolished.

For the purpose of this work, hazardous construction materials are constructions materials containing synthetic mineral fibre (SMF), polychlorinated biphenyl (PCB) and lead in paint finishes and settled dust.

Construction materials present to the exterior of the house include metal roofing, fibre cement eaves linings, metal eaves guttering and downpipes, timber fascias, aluminium siding doors.

Paint finishes to the exterior of the house are generally in poor/fair condition with a number of areas of flaking or peeling paint sighted. All external paint finishes are assumed to be lead based.

The following asbestos containing construction materials are assumed to be present within the interior of the house:

Within the bathroom, laundry and toilet rooms the ceilings and walls are assumed to be lined with flat asbestos cement sheet.

SMF insulation batts may be present within the ceiling space.

Settled dust within the ceiling space will contain some lead contamination.

The external walls are clad with flat asbestos cement sheet. Some of these sheets are broken and asbestos cement debris is likely to be present within the soil adjacent to the garage.

No SMF or PCB containing construction materials were sighted to the garage.

The audit inspection was carried out in accordance with the requirements of AS2601:2001 – The Demolition of Structures.

Survey Inspection Methodology

The survey was undertaken by way of a visual inspection of construction materials located in accessible areas of the buildings located on the site. On this occasion no samples of hazardous construction materials were collected during the site inspection for laboratory analysis.

Limitations

Fundamental to the entire basis of an inspection of this type, where the constraints of a “non-destructive” survey are imposed, is the fact that no matter how thorough or professionally it is conducted, not all asbestos containing and other hazardous construction materials might be found and recorded.

Whilst one can be reasonably confident that asbestos containing and other hazardous construction materials that might be routinely encountered in the normal day-to-day activities of the buildings on the site can be identified and assessed, no guarantees can be made that all asbestos containing and other hazardous construction materials have been identified since demolition activities may well reveal asbestos containing and other hazardous construction materials in areas inaccessible to this inspection.

This report is confined to reporting the discovery (or non-discovery as the case may be) and presence of asbestos containing and other hazardous construction materials by visual inspection and non-destructive methods of the buildings accessible to and inspected by Bathla Investments. Bathla Investments will not be liable in the event the report fails to notify the presence of any asbestos containing or other hazardous construction materials in any area of the properties which was on the date of inspection physically inaccessible for inspection using the methods employed or which was not otherwise inspected on that day.

Nothing herein contained implies that any inaccessible or un-inspected areas of the property contain or do not contain asbestos containing or other hazardous construction materials. The survey was limited to accessible areas of the building structures and associated building elements only and does not include asbestos contamination or other contamination that may be present within soil on the site. Bathla Investments have exercised reasonable care, skill and diligence in the preparation of this report.

However, except for any non-excludable statutory provision, Bathla Investments gives no warranty in relation to its services or this report and is not liable for any loss, injury or death suffered by any party (whether caused by negligence or otherwise) arising from or in relation to the services provided or the use of this report. Where the client has the benefit of any non-excludable condition or warranty, the liability of Bathla Investments is, to the extent permitted by law, limited to re-performing the services or refunding the fees paid in relation to the services or sections of the report not complying with the conditions or warranty.

Statement of Environmental Effects

For

Proposed demolition of existing structures

At

**117 O'Connell Street, Caddens
Lot 11 in D.P 522660**

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trading as Bathla Group

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Site Suitability:

This report has been prepared to accompany a Development Application for demolition of existing structure at 117-127 O'Connell Street, caddens otherwise known as Lot 11 in DP 522660.

The applicant seeks approval for the demolition of existing structures.

The subject site is situated in close proximity to great western highway, which is the main arterial road. The proposed site is irregular in shape. The site is currently occupied with two brick residence, metal and timber sheds, brick well, dam, tennis court and some trees.

Development Control Plan (DCP) Design guidelines:

This proposal is for the demolition of the existing structures, including two brick residence and metal and timber sheds, brick well– refer to Demolition Plan for further information.

Present and previous uses:

Currently the use is a private property & residence and this zoning will be maintained for the proposed development, being residential development.

Compliance with Development Standards:

Pursuant to Section 79C (1) of the Environmental Planning & Assessment Amendment Act 1979 the following heads of consideration apply: -

(a) Relevant Planning Instruments

The premises are situated in area zoned Residential under Penrith City Council's LEP and pursuant to DCP for the caddens area. The construction of a dwelling is permissible in this zoning, with Council consent.

Demolition:

Attached to this submission is a waste management plan outlining demolition of existing dwelling and re-use, recycle and removal of materials. The demolition will comply with the provisions of AS2601, *The demolition of structures*, and any WorkCover Authority of NSW (WorkCover) requirements, as documented in the Work Plan accompanying this application.

Erosion & Sediment control:

Erosion and sediment measures will be in place during demolition. There will be a stockpile to contain rubbish and a trade waste bin, with sediment control fencing around the area to the front of the site during demolition.

Heritage:

There is no indication that this property is effected by neither heritage nor the structure that stands on the property.

Appendices:

Accompanying this application for demolition is:

- Work Plan
- Site Plan
- Waste Management Plan

Conclusion

The proposal is permissible within the zoning and complies with the Development Control Plan for Penrith City Council.

Consideration has been given to matters listed in the LEP, concluding that the development warrants approval.

Waste Management Plan

To accompany an application for the Demolition of existing
structures

At

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Lot 11 in D.P 522660**

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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 in advising Council now you intend to reuse, recycle or dispose of the waste.

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

If space is insufficient in the table please provide attachments.

Outline of Proposal

Site Address: 117-127 O'Connell Street, Caddens

Applicant's name and address: Bathla Investments Pty Ltd
PO Box 270 Wentworthville, NSW 2145

Phone: 9636-2465 Fax: 9688-4762

Buildings and other structures currently on the site: 2xbrick residences, metal sheds, timber sheds, brick well, metal warehouse and bitumen & concrete driveway, brick well.

Brief Description of proposal: Demolition of existing structures

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

Signature of applicant :

Date: 05-09-2014

SECTION 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 if 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 off. Instead of simply pulling down a building, waste management encourages the practice of recycling on site. This could require a number of colour-coded or clearly labeled bins on-site rather than one size fits all.

- 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.

Continued Over Page

Materials On-Site		DESTINATION		
		RE-USE AND RECYCLING		DISPOSAL
Type of Material	Estimated Volume (m ³) or Area (m ²)	ON-SITE <ul style="list-style-type: none"> Specify proposed reuse or on-site recycling methods. 	OFF-SITE <ul style="list-style-type: none"> Specify contractor and recycling outlet. 	<ul style="list-style-type: none"> Specify contractor and landfill site.
Excavation Material	50m ³	Keep and re-use topsoil for landscaping. Store on-site. Use some	Art Excavations and Demolitions. P.O Box M37 Bankstown NSW	Nil
Green Waste	50m ³	Separated. some chipped and stored on-site for re-use on landscaping	Remainder to Australian Native Landscapes P/L Badgerys Creek	Nil
Bricks	40m ³		Concrete mortar bricks to Brandown Crushing and Recycling Company	Nil
Concrete	150m ³	Crush concrete for temporary driveway	Concrete to Brandown crushing and Recycling Company	Nil
Timber – Hardwood/pine	100m ³	Re-use for formwork and studwork. Chip remainder for use in landscaping.	To stockpile at Barndown transfer station, by approved Waste Contractor	Nil
Plasterboard	0m ³	Break-up and remove from site	To Brandown Recycling Facilities	Nil
Metals – Zinc-alum	150m ³	Nil	To Sellandparker Metal Recyclers	Nil
Roof Tiles & door fittings	78m ³	Broken tiles for fill; on-site sale of door fittings	Remainder to Brandown Recycling facilities	Nil
Kitchen cupboard, sink &	0m ³	Nil	To Brandown Recycling Facilities	Nil
Bathtub vanity and closet pan	0m ³	Nil	To Brandown Recycling Facilities	Nil
Asbestos	0m ³	Nil	To Kari and Ghossayn Land Fill By Approved Waste Contractor	Kari and Ghossayn Waste Depot Clifton Ave, Kemps

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

SECTION TWO – CONSTRUCTION AND USE

Section 2(a) – Potential for Waste Minimisation During Construction Stage

The following measures should be considered when looking to save resources and minimise waste at the construction stage.

- Purchasing Policy – considering measures such as ordering the right quantities of materials and prefabrication of materials where possible;
- Reusing formwork;
- Minimising site disturbance, limiting unnecessary excavation;
- Careful source separation of off-cuts to facilitate re-use, resale or efficient recycling; and
- Co-ordination/sequencing of various trades.

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 on-site. 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 of volume reduction equipment; and
- Location of communal composting area.

Section 2(b) – Design Of Facilities

The following details should be shown on your plans:

- Location of Waste Storage and Recycling Area(s) per unit or located communally on-site;
- Details of design of Waste Storage and Recycling Area(s);
- Where appropriate, design details of Garbage and Recycling Room(s);
- Access for vehicles.

Every building shall be provided with a Waste Storage and recycling Area which 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.

Section 2(c) – On-going Management

This section will enable you to describe how you intend to ensure on-going management of waste on-site (e.g. lease conditions, care-taker/manager on-site).

Construction - Stage 2(a)

Materials On-Site		DESTINATION		
		RE-USE AND RECYCLING		DISPOSAL
Type of Material	Estimated Volume (m ³) or Area (m ²)	ON-SITE <ul style="list-style-type: none"> Specify proposed reuse or on-site recycling methods. 	OFF-SITE <ul style="list-style-type: none"> Specify contractor and recycling outlet. 	<ul style="list-style-type: none"> Specify contractor and landfill site.
Excavation Material	Nil	Covered in sectional as part of demolition		
Green Waste	Nil	Covered in sectional as part of demolition		
Bricks	Nil	Use for fill behind retaining walls	Remainder to Brandown Crushing and Recycling Company	Nil
Concrete	Nil	Use for fill behind retaining walls	Remainder to Brandown Crushing and Recycling Company	Nil
Timber –Oregon Pine Timber pallets Particle board finishes	Nil	Chip for landscaping sell some on-site for firewood	Remainder to approved landscaping supplies of chipping and composting	Nil
Plasterboard	Nil	Break-up and use in landscaping	Remainder to Boral Recycling 3 Thackery St Camellia 2142	Nil
Metals – Copper Aluminum	Nil	Nil	To Selland Parker Metal Recyclers for re-use	
Other – Electrical fittings Reject trade-ins PVC Plastic	Nil	Nil		To Collex Recycling Waste Contractors

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

Design of Facilities – Stage 2(b)

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, off cuts etc.	Liter or m ³	For example: <ul style="list-style-type: none"> Waste storage & recycling area Garbage chute On-site composting Compaction equipment 	<ul style="list-style-type: none"> Recycling Disposal Specify Contractor
A. Recyclables:- 1. Home paper and cardboard waste. 2. Glass, aluminum and plastic (bottles).	240 Liters 240 Liters	A. 240 Liter waste bin for paper, cardboard, glass, plastic and aluminum.	Paper/cupboard to recyclers Glass/aluminum & plastic to be collected by council appointed contractor
Total	0 Bins		
B. Non-recyclables:- 1. Food scraps etc. 2. Other plastics (eg wrapping). 3. Unrecyclable waste.	160 Liters 160 Liters 160 Liters	B. 240 Liter waste bin	To be collected by Council appointed contractors
Total	0 Bins		

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

On-going Management – Stage 2(c)

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

1. The Strata Management will prepare an Environmental Management System addressing home waste and recycling. This will include expectations and achievable objects for sorting and separating waste. Also a regular waste audit.
2. An information kit for tenants followed up every 12 months.
3. The waste storage and recycling area will be located as approved location by Council
4. The tenant will be responsible for transferring materials to the Area and the Body Corporate responsible for keeping the area clean and tidy.