

# Waste Management Plan

For

**Proposed Construction of a two storey dwelling and Secondary dwelling**

At

**264-270 Mount Vernon Road, Mount Vernon**

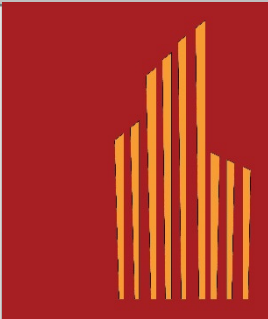
**Lot 1 DP 1246952**

**UNIVERSAL PROPERTY GROUP P/L**

Trading as Bathla Group

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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 how 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.

**Lot 1 DP 1246952** also known as **264-270 Mount Vernon Road, Mount Vernon.**

### Outline of Proposal

Site Address: **264-270 Mount Vernon Road, Mount Vernon**

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: **Brick dwelling, Metal shed, driveway, swimming pool, and trees.**

**Brief Description of proposal:** Demolition of Existing structures Proposed Construction of a two storey dwelling and Secondary dwelling

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

**Date: 30/09/2021**

## **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 labelled 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 <sup>3</sup> ) or Area (m <sup>2</sup> )	<b>ON-SITE</b> <ul style="list-style-type: none"> <li>Specify proposed reuse or on-site recycling methods.</li> </ul>	<b>OFF-SITE</b> <ul style="list-style-type: none"> <li>Specify contractor and recycling outlet.</li> </ul>	<ul style="list-style-type: none"> <li>Specify contractor and landfill site.</li> </ul>
Excavation Material	50m <sup>3</sup>	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	30m <sup>3</sup>	Separated. some chipped and stored on-site for re-use on landscaping	Remainder to Australian Native Landscapes P/L Badgerys Creek	Nil
Bricks	45m <sup>3</sup>	Clean and re-use lime mortar bricks for fill	Concrete mortar bricks to Brandown Crushing and Recycling Company	Nil
Concrete	25m <sup>3</sup>	Crush concrete for temporary driveway	Concrete to Brandown crushing and Recycling Company	Nil
Timber – Hardwood/pine	20m <sup>3</sup>	Re-use for formwork and studwork. Chip remainder for use in landscaping.	To stockpile at Barndown transfer station, by approved Waste Contractor	Nil
Plasterboard	35m <sup>3</sup>	Break-up and remove from site	To Brandown Recycling Facilities	Nil
Metals – Zinc-alum	25m <sup>3</sup>	Nil	To Sellandparker Metal Recyclers	Nil
Roof Tiles & door fittings	25m <sup>3</sup>	Broken tiles for fill; on-site sale of door fittings	Remainder to Brandown Recycling facilities	Nil
Kitchen cupboard, sink &		Nil	To Brandown Recycling Facilities	Nil
Bathtub vanity and closet pan		Nil	To Brandown Recycling Facilities	Nil
Asbestos	0m <sup>3</sup>	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 <sup>3</sup> ) or Area (m <sup>2</sup> )	<b>ON-SITE</b> <ul style="list-style-type: none"> <li>Specify proposed reuse or on-site recycling methods.</li> </ul>	<b>OFF-SITE</b> <ul style="list-style-type: none"> <li>Specify contractor and recycling outlet.</li> </ul>	<ul style="list-style-type: none"> <li>Specify contractor and landfill site.</li> </ul>
Excavation Material	Nil	Covered in sectional as part of demolition		
Green Waste	Nil	Covered in sectional as part of demolition		
Bricks	25m3	Use for fill behind retaining walls	Remainder to Brandown Crushing and Recycling Company	Nil
Concrete	50m3	Use for fill behind retaining walls	Remainder to Brandown Crushing and Recycling Company	Nil
Timber –Oregon Pine Timber pallets Particle board finishes	60m3	Chip for landscaping sell some on-site for firewood	Remainder to approved landscaping supplies of chipping and composting	Nil
Plasterboard	55m3	Break-up and use in landscaping	Remainder to Boral Recycling 3 Thackery St Camellia 2142	Nil
Metals – Copper Aluminium	12m3	Nil	To Sell and Parker Metal Recyclers for re-use	
Other – Electrical fittings Reject trade-ins PVC Plastic	5m3	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.	Litter or m <sup>3</sup>	For example: <ul style="list-style-type: none"> <li>Waste storage &amp; recycling area</li> <li>Garbage chute</li> <li>On-site composting</li> <li>Compaction equipment</li> </ul>	<ul style="list-style-type: none"> <li>Recycling</li> <li>Disposal</li> <li>Specify Contractor</li> </ul>
A. Recyclables:-  1. Home paper and cardboard waste. 2. Glass, aluminum and plastic (bottles).	240 Litters  240 Litters	A. 240 Liter waste bin for paper, cardboard, glass, plastic and aluminum.	Paper/cupboard to recyclers  Glass/ Aluminium & plastic to collected by council appointed contractor
Total	2 Bins		
B. Non-recyclables :-  1 .Food scraps etc.  2. Other plastics (eg. Wrapping). 3. Unrecyclable waste.	160 Litters  160 Litters  160 Litters	B. 240 Litter waste bin	To be collected by Council appointed contractors
Total	2 Bins		
Total	4 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.