

# **Grant Robinson**

## **PROPERTY SERVICES**

# **Waste Management Plan**

## **Demolition, Construction and Use of Premises**

**75 Castlereagh Street  
Penrith**

Demolition of existing residence and the Construction of a 12 Bedroom New Generation Boarding house.

By Grant Robinson  
27 March 2019

## Section One - Demolition

Materials On-Site		Destination		
		Re-use and recycling		Disposal
Type of Material	Estimated Volume	On-Site Specify proposed re-use or on-site recycling methods	Off-Site Specify Contractor and Recycling outlet	Specify Contractor and landfill site
Excavation Material	5m3	Keep and re-use for landscaping, planter beds and backfill. Store on- site.	Notable Excavation and Demolition	Nil
Green Waste	1m3	Chip and store on- site for re-use in landscaping		Nil
Bricks/blocks	60m3		Bingo Recycling St Marys	Nil
Concrete	43m3		Bingo Recycling St Marys	Nil
Timber	60m3		Bingo Recycling St Marys	Nil
Plasterboard	90m3			Bingo Recycling St Marys
Metals	3m3		Bingo Recycling St Marys	
Roofing Tiles	10m3		Bingo Recycling St Marys	
Kitchen, sink stove	-		Bingo Recycling St Marys	
Bathtub, Vanity, Closet pan	-		Bingo Recycling St Marys	

## Section 2 - Construction

Materials On-Site		Destination		
		Re-use and recycling		Disposal
Excavation Material	Covered in Section 1			
Green Waste	Covered in Section 1			
Bricks	Nil - cast concrete construction			
Excavation Material	10m3	Keep and re-use for landscaping, planter beds and backfill. Store on-site.	Notable Excavation and Demolition	Nil
Concrete	1m3	Spread excess concrete from pours, break up by hand, use for hard drainage fill.	Remainder to Bingo Recycling St Marys	Nil
Timber - LVL for formwork	Nil		Return to supplier for reuse	Nil
Timber offcuts from fitout	2m3		Bingo Recycling St Marys	Nil
Timber Pallets	30 off		Return to supplier for reuse	Nil
Timber formwork offcuts	2m3		Return to supplier for reuse Scrap to Bingo Recycling St Marys	Nil
Metals - Steel, Colourbond	2m3		Bingo Recycling St Marys	Nil
Other			Bingo Recycling St Marys	Nil

## Section 3 - Ongoing Management.

\*Since Liverpool City Council has no guidelines on the expected waste generated from boarding houses figures from neighbouring Campbelltown City Council have been used.

Number of residential units	12
Number of storeys above natural ground level	2
Estimated garbage generation (litres per week/per unit)	From Part 17 of Campbelltown City Councils DCP* 1 bin per 3 rooms 12/3 = 4 x 240L General waste Bins
Estimated recycling generation (litres per week/per unit)	From Part 17 of Campbelltown City Councils DCP* 1 bin per 3 rooms 12/3 = 4 x 240L Recycling Bins
Estimated Green waste generation (litres per week)	240L = 1 x 240L Green Waste Bin.
Describe the equipment and systems used for managing garbage and recycling – including location and design of garbage room/area and type/quantities of bins, maintenance of bins areas movement of bins by staff	<p>The garbage and recycling storage area have been located within the car parking area to minimise noise and odour impacts on units and neighbouring properties. All bins will be housed within the building envelope enhancing the visual appeal and liveability of the building. The storage area will be adequately lit and maintained by contractor staff.</p> <p>The number of and type of bins provided is based on the requirements set out in the Campbelltown DCP* 2015 Section 17:</p> <ul style="list-style-type: none"> <li>• 4 x 240L garbage</li> <li>• 4 x 240L recycling</li> <li>• 1 x 240L green waste</li> </ul> <p>Total number of bins required is 9. Space has been allocated for 9 bins if required.</p>
ACCESS	
Describe arrangements for access by residents to waste facilities	The waste storage area will be easily accessed by residents through self closing doors into the car parking area. Standard residential 240L bin have been used in the design due to their easy of access. The lids are light and easy to open. They close well and prevent pests.
Describe arrangements for access by collection contractors to waste facilities	Contractors will access the garbage and recycling area via the car parking area.

Describe how noise associated with residents using the bins, and collection contractors emptying the bins will be minimised	Garbage and recycling bins will be located within the car parking area. The distance to the closest neighbouring property is over 5.5m. The wall between the bin area and the neighbour will be constructed to minimise the noise impact on residents and neighbouring properties. Contractors will collect waste during the day hours reducing night time disturbance.
Describe facilities for washing bins and waste storage areas	Garbage bin areas will be fitted with a hose connection point. The areas will have a floor drain connected to the sewer system to allow for easy cleaning of the bin area. All areas in the bin area will be sealed with a suitable sealant. Regular cleaning of the bins and bin areas will be carried out by a contractor using high pressure washing equipment.
Describe features for preventing ingress of vermin into waste storage areas.	Vermin will be excluded by self closing lids on the bin and further discouraged by regular cleaning of the bins and the bin area.
Describe the method of ventilation of waste storage areas	The waste storage area is adjacent and open to the car parking area. The car parking area is not a closed in room so there will be good circulation of air.
Describe measures protecting waste equipment from theft or vandalism	Bins will be out of view of the street and waste collection will be by contractors, reducing the likelihood of incidental vandalism by theft from bins being left on the street. Being located within an enclosed well-lit storage area will further ensure bins are protected.
Describe measures protecting the safety of residents when accessing waste storage areas	The storage area will be located adjacent to the car parking area with pathways and adequate lighting provided at night time so that residents can access the storage area safely.
Describe measures taken to ensure waste storage areas are aesthetically consistent with the rest of the development	The storage area conceals waste and recycling bins within the building envelope.
<b>MANAGEMENT</b>	
Identify who is responsible for each stage of waste transfer between residents' units and loading into the collection vehicle. Who is responsible for each stage of transfer?	Residents will be responsible for taking waste from their units to the waste storage area and placing in the appropriate bins. A contractor will collect bins, taking them to the roadside for the collection and loading of waste into the collection vehicle.
Describe arrangements for ensuring that residents will be aware of how to use the waste management system	An information card on the waste collection procedures will be given to residents when they take up tenancy and clear signage will be displayed in the waste storage area explaining tenant responsibilities at each stage of the process.