



## **DRAFT CONSTRUCTION & WASTE MANAGEMENT PLAN**

### **FOR PROPOSED MIXED-USE REDEVELOPMENT AT 23- 37 LINDFIELD AVE, LINDFIELD, NSW**

#### **Introduction**

This plan sets out the proposed site access, worksite requirements and waste management for the construction of the Lindfield Retail & Residential Project.

The project is intended to be under the control of a Head Contractor who will be appointed after the Development Approval is granted. Upon appointment and once they have become familiar with the site and developed a methodology for the construction of the project, the Contractor will prepare and submit a Detailed Construction Management Plan taking into consideration also the contents of this statement.

#### **Description of the Works**

The Lindfield Retail & Residential Project comprises 3 principal components:

- The 2 levels of car parking complete with bicycle parking, storage areas and services plant rooms (basement & lower ground)
- 2 levels of retail space (upper ground & level 1)
- 7 levels of residential apartments spread across 2 buildings (level 1 to level 7)

The project has a basement & lower ground floor level which will require the removal of approximately 20,000 cubic metres of soil from the site. This work will be undertaken upon receipt of the Development Consent and approval of the Construction Certificate. Once excavation has been completed, in-ground services will be installed prior to the footings and ground slab being poured.

It is anticipated that Lindfield Retail & Residential Project's new premises, planned for completion in late 2012, will have a car parking area of 5,750m<sup>2</sup> and a GFA of 13,060m<sup>2</sup>.

#### **Hoarding and Fences**

Prevention of unauthorised access to the site is a high priority and will be managed throughout the construction period. When the Contractor is appointed, the site will be secured with fences and barriers and, if necessary, hoardings to an approximate of height of 2.4m.

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### **Site Offices and Amenities**

The Contractor will establish site offices and accommodation in a suitable location on site.

### **Major Plant and Equipment**

During excavation, heavy earthmoving equipment will be active on the site. This work will involve demolishing the existing buildings plus rock excavation, loading and removal. As the excavation deepens, the earth walls will be well supported to prevent slippage.

During construction the following equipment will be used:

- Bulldozers, backhoes and excavators
- Articulated and fixed trucks
- Mobile cranes
- Fixed crane
- Concrete delivery trucks
- Concrete pumps
- Man and material hoists
- Scissor and boom lifts
- Fork trucks

### **Traffic and Pedestrian Management**

Alternate pedestrian routes around the site will be created and clearly signed. Particular attention will be paid to maintaining access and amenity for pedestrians and vehicles to each of the three street frontages.

### **Air Quality**

Appropriate signage will be placed on areas at street level, indicating the works area and restricted access to the site. The contractor will be required to prepare demolition and excavation management plans. The Clients representatives will review the demolition and excavation management plan issued by the contractor to ensure appropriate measures are in place for the works. All works will be undertaken in line with the requirements of Workcover NSW as well as the relevant standards and codes of practice. Contractors will be required to undertake a thorough induction specific to the site and hold on-site briefings periodically as the project and site evolves.

All demolition and excavation works will be undertaken by appropriately licensed and experienced contractors, utilising the relevant codes of practice with regards to the generation of dust. Wet demolition practices are likely to be employed by demolition contractors to afford further protection against dust generation.



## **Noise and Vibration**

Noise and vibration criteria will be established for the construction and operational stage of the proposed building in accordance with Department of Environment and Climate Change (DECC) guidelines including the DECC's *Environmental Noise Control Manual* and the *Industrial Noise Policy*.

Control of noise and vibration will be achieved through the use of appropriately licensed and experienced contractors coupled with monitoring. Plant and equipment utilised during demolition will be required to meet relevant guidelines with regards to noise levels.

## **Waste Management During Demolition & Construction**

Waste management & re-use principals will be applied to both the demolition as well as the construction stages of this development. The general principals include

- minimising waste generation to landfills and maximising waste material avoidance, reuse and recycling.
- increasing awareness of all employees and subcontractor employees to ensure they understand their responsibilities for waste management.
- to comply with all relevant legislation and regulatory requirements relating to waste minimisation and waste management.

### DEMOLITION

During demolition of the existing building, all demolition waste that can be recycled (bricks, concrete, steel, timber and glass) will be taken off-site and sorted for recycling by specialist waste handling contractors where possible.

Any waste from demolition or construction that cannot be recycled or reused either on-site or off-site, will be removed from the site and disposed of accordingly at approved landfill sites. Regular removal and emptying of bins and skips will be done via trucks that will be covered to stop waste from falling off during transport. All trucks will have their wheels cleaned prior to leaving the site so as not to deposit residue and dirt onto public roads.

Excavation will be required as part of the construction stage to accommodate the basement car park. It is currently estimated that approximately 20,000 cubic meters of earth to be removed from the site during excavation. The contractor will be responsible for ensuring excavated earth will be disposed off-site at an approved location for possible reuse as fill.

### CONSTRUCTION

During design and construction, consideration will be given to material options that minimise waste produced compared to alternatives that generate higher waste where possible. Where material waste is inevitable, efforts will be made to ensure that excess materials will be seen as a resource and used either on-site or off-site on other projects if economical to do so.

To promote and increase awareness of waste management on-site, signs advertising waste management practices will be displayed in and around the site at all times. Waste separation bins and areas will be clearly labelled to encourage waste reuse and reduce disposal to landfill.



## **Waste Materials**

### CONCRETE/ BITUMIN

Demolition of the existing building and car park to Havilah Lane will generate concrete, asphalt and bitumen waste.

- As much as possible, the concrete waste along with any surplus new concrete will be separated from other waste materials.
- Waste concrete will be taken to an appropriate facility for recycling, or disposed of accordingly.

### WOOD/ TIMBER

Waste wood materials will be as a result of the demolition of the existing building as well as generated during the construction process. All wood should be reused or recycled unless it has been treated or contaminated and deemed not fit for any purpose.

- where possible, wood pallets and packaging will be returned to the supplier for reuse
- where possible, wood materials used during the construction process (formwork, hoardings etc) will be reused.
- Wood unsuitable for reuse will be stored at designated areas on-site for collection and taken to recycling facilities.

### METALS

Waste metal materials will be as a result of demolition of the existing building, as well as delivery of materials in drums or excess steel reinforcing during construction.

- where possible, metal drums will be returned to the supplier for reuse.
- metal waste will be separated from other waste materials
- any metals not suitable for reuse will be stored and transported to an appropriate recycling facility

### PLASTICS/ GLASS

There will be glass waste from the demolition of the existing building. It is also anticipated that there will be waste glass and plastics during the construction process. This will be stored on-site in collection bins and transported to recycling facilities.

### WALL/ CEILING LININGS

It will be anticipated that wall and ceiling linings from the existing building will not be suitable for reuse and if possible, will be separated and taken to recycling facilities.

- to minimise wall and ceiling lining waste during construction, plaster board and fibre cement, off-cuts will be encouraged to be used where possible.
- all waste plaster board and fibre cement sheets not suitable for reuse will be stored and transported to an appropriate recycling facility.



## WATER

The use of water will be required during construction for the purposes of construction, as well as environmental control. Water will be used to

- clean vehicles of excess dirt before leaving the site
- wash out concrete trucks
- dampen areas as a means of dust control

At no time will hoses be used to clean roads. The use of water on site will be monitored and minimal usage will be encouraged.

This Statement has been prepared by PTI Architects  
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