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The King's School, North Parramatta

Concept Proposal and Stage 1:
Construction & Demolition
Waste Management Plan
SSD-48497708

October 2023

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1. Introduction

This waste management plan has been prepared by Waste Audit & Consultancy Services (Aust) Pty Ltd for The King's School (TKS) to provide guidance on the management of operational general waste and recyclable materials generated by the proposed State Significant Development (SSD-48497708) at 87-129 Pennant Hills Road, North Parramatta NSW 2151.

The King's School (TKS) is a highly significant boy's school, serving NSW for 190 years, that is located at 87-129 Pennant Hills Road, North Parramatta.

This State Significant Development Application (SSDA) seeks consent for the staged redevelopment of The King's School, including:

- **Concept Proposal for the provision of new and upgraded facilities, including:**
 - Building envelope for a new Sports Pavilion within the western sports field precinct (subject to further detailed approval).
 - Building envelope for a new Boarding House within the northern residential precinct to the north of the Doyle Sports Fields and adjacent building envelope for Staff Quarters (subject to further detailed approval).
 - Building envelope for a new Day Boy House between Dalmas House and Burkitt House, including the associated relocation of Ryrle Road (subject to further detailed approval).
 - Earthworks and the associated demolition of existing buildings and structures, and removal of trees and landscaping.
 - Staged increase in staff and student numbers.
 - Detailed Stage 1 works (as outlined below).
- **Detailed Stage 1 works including:**
 - Earthworks and the associated demolition of existing buildings and structures.
 - Traffic upgrade works including the construction of a new vehicular entrance into the site from Masons Drive, new drop-off pick up facilities, internal access roads and increased car parking and bus parking.
 - The construction of a new Staff Residence Building comprising residences for staff and their families within the Senior School Boarding Precinct.
 - The construction of a new building for Science, Technology, Engineering, Arts and Maths (the 'STEAM building') within the Senior School and associated landscaping.
 - The staged construction of new buildings required to upgrade the Preparatory School, including:
 - Construction of a new Performing Arts and Music Centre comprising a dedicated performance space and music practice rooms to the northwest of Horrocks Road.
 - Construction of a new General Learning Unit building comprising additional classrooms / general learning spaces adjacent to the existing dam.
 - Upgrades to pedestrian access throughout the school.
 - Staged increase in staff and student numbers.
 - The removal and replacement of trees and associated landscaping.

The proposed works taking place Phase 1 and Phase 2 demolition are;

- 1a. Sheds and agriculture
- 1b. South of k-2, two classrooms
- 1c. west of k-2, four classrooms
- Northern structures including Angliss and Hawkshurst Cottage.
- Tennis Courts, General Storage and Amenities buildings in location of the Staff Residence and the Sports Pavilion

Arrangements for management of the general waste and recyclable materials that will be generated during the development's demolition and construction phases have been designed to take these development stages into account, as detailed in Sections 3-6. Operational general waste and recycling management practices are addressed in a separate report.

All waste management provisions have been designed to ensure safe and sustainable management of materials, consistent with best practice standards and SEARs requirements.

In particular, compliance with *Australian Standard AS2601: The Demolition of Structures* is required under the Environmental Planning and Assessment Regulation 2000, which:

- Sets out requirements for the planned demolition of buildings and certain other structures so that the risk of injury to workers, other site personnel and the public, and the risk of damage to adjacent property and the immediate environment is minimised;
- Covers the methods and safety procedures applicable to demolition work in general as well as procedures for some types of structures;
- Deals with manual and mechanical demolition techniques including those employing specialised earth-moving type machinery;
- Includes appendices covering the demolition of pre-stressed concrete structures, some contractual considerations, a checklist for contractors and qualifications for site personnel;
- Addresses safety and health issues under the headings of:
 - Health and safety of the public - covering general requirements, lighting, falling materials, fencing, hoardings and warning notices, scaffolding, overhead protection for footpaths, and hazardous materials and conditions;
 - Health and safety of site personnel - covering general safety, personal protective clothing and equipment, cutting and welding, fire protection, first aid, amenities, removal of hazardous material and electrical safety;
 - Protection of adjoining buildings and protection of immediate environment - covering requirements relating to access and egress, damage and structural integrity, vibration and concussion, weatherproofing, burning, dust control, noise control, protection of public roads and protection of sewers and water courses; and
 - General protection of the site.

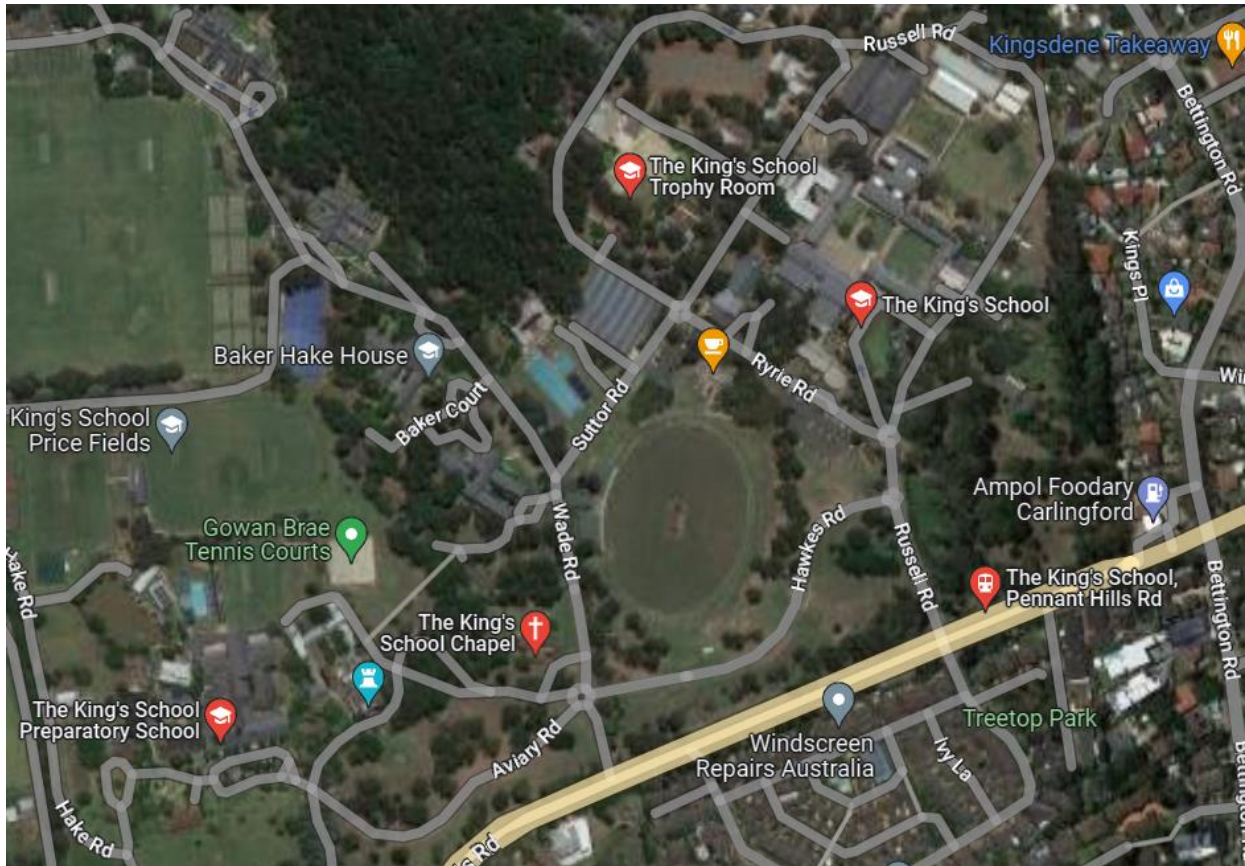
Section 143 of the *Protection of the Environment Operations Act 1997* requires waste to be transported to a place that can lawfully accept it. It will be the responsibility of the site's developer to ensure that all contractors:

- Provide details of their operating licence to transport waste
- Clearly specify where all wastes are to be transported
- Confirm the capacity of the nominated facilities to receive/manage the waste;
- Retain demolition, excavation, and construction waste/recycling dockets to confirm which authorized waste/recycling facilities received the material for recycling and disposal; and
- Provide reports on management aspects (types, quantities and disposal pathways).

Note: The testing and classification of any excavated material is not covered in this report. Where necessary, the development's managers will arrange for separate specialist testing to be conducted. If acid sulphate soils are present on site, a separate management plan will need to be prepared for the handling and disposal of such soil.

2. Site Overview

An aerial photograph of the main development site and surrounds is shown below:



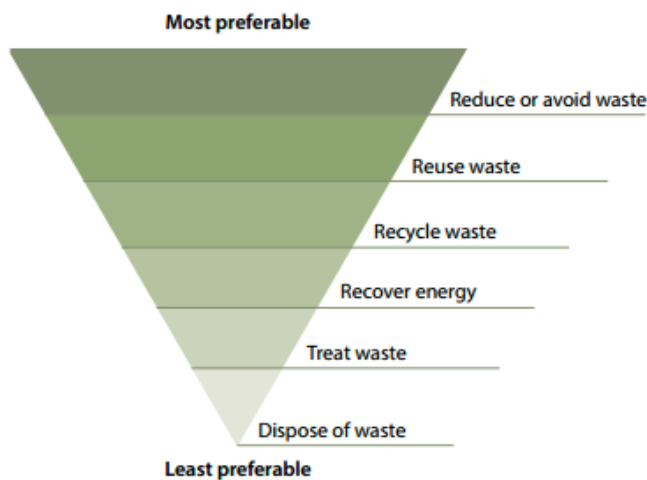
Phase 1 & Phase 2 Demolition are indicated in red, below.



3. Waste Management Strategy

3.1 Waste Management Principles

The following waste hierarchy has been used to guide this waste management plan:



Reduce/Avoid

Adopt sound work practices during the demolition process that avoid the creation of waste products in the first place; reduce the use of materials during the demolition process that require treatment or disposal

Reuse

Ensure that wherever possible, materials are reused either on site or offsite:

- Identify and put systems in place to separate and store materials for reuse onsite
- Identify the potential applications for reuse offsite and facilitate this process

Recycle

Identify all recyclable waste products to be produced on site:

- Provide systems for separating and stockpiling of recyclables
- Provide clear signage to ensure recyclable materials are separated
- Process the material for recycling either onsite or offsite

Note: In some cases it may be more economical to send the unsorted waste to specialised waste contractors who will separate and recycle materials at an offsite location.

Recover Energy

If possible, send materials to a licensed waste to energy facility (e.g. organic waste to Earthpower in Camellia).

Treat/Dispose

Waste products which cannot be reused or recycled will be removed and treated/disposed of at appropriately licensed facilities, ensuring the following:

- Chosen waste disposal contractor complies with OEH requirements
- Bins to be monitored for fullness and collected on an efficient schedule minimising transport

3.2 Record Keeping

Records will be kept of all waste materials generated and either re-used on site or transported off-site. It will be a condition of appointment that all contractors provide these records and that they also contain details of the facilities that the materials are transported to. These records will be made available to the relevant authorities on request.

3.3 Materials Storage

All waste materials will be stored in bins provided by the appointed contractor(s). These bins will be appropriately coloured and signed to indicate what materials are to be deposited into them and located so as to maximise the recovery of reusable/recyclable materials.

3.4 Liquid Waste

- Ensure water is used in moderation and no taps are left continuously running
- Use any grey water produced on site for irrigation or for dust suppression
- Only discharge clean water into storm water
- Manage all wastewater and runoff in accordance with Sydney Water requirements

3.5 Asbestos

The process for managing any materials suspected of being, or containing, asbestos is¹:

- i. Treat the material as asbestos unless proven otherwise
- ii. Do not disturb the material (i.e., shift or place into a container)
- iii. Seek advice from a suitably qualified laboratory to test the material(s) to determine if it is or is not asbestos
- iv. If determined not to be asbestos, then it can be managed as an inert waste
- v. If determined to be asbestos then it must be managed by a licenced contractor for packaging, removal and disposal
- vi. If the material has accidentally been uncovered, then the area should be cleared, barriers erected to prevent access, NSW WorkCover and EPA notified, and if the material is broken, it should be covered with a fine spray/mist of water.

For what has been conclusively identified as asbestos-containing materials (including soils), a specialist/licensed asbestos contractor will be used. As required, only workers trained in asbestos removal techniques will be allowed to manage the removal of asbestos-contaminated soil and any material contained in the buildings.

There are strict regulatory requirements under Clause 42 of the *Protection of the Environment Operations (Waste) Regulation 2005* that apply to management of asbestos waste, including:

- Waste must be stored on the premises in an environmentally safe manner.
- Non-friable asbestos material must be securely packaged at all times.
- Friable asbestos material must be kept in a sealed container.
- Asbestos-contaminated soil must be wetted down.
- All asbestos waste must be transported in a covered, leak-proof vehicle.
- It is illegal to re-use, recycle or dump asbestos waste.

¹ Alternatively, any material suspected of being asbestos can simply be classified as such, and then managed accordingly.

4. Demolition Phase – Materials Streams

The table below shows the materials streams expected to be generated during the demolition process, including excavation, for existing structures on site, for 87-129 Pennant Hills Road, North Parramatta.

Specific disposal/recycling facilities are not shown, as a waste contractor has not yet been appointed for the project. All contractors and sub-contractors, once appointed, will be required to detail all intended and actual disposal facilities used, in order to ensure the principles of the waste hierarchy are upheld and maximum diversion from landfill is achieved.

The following table details estimated quantities, in cubic metres, of demolition waste to be generated, and the recommended management strategy for each type of material.

While priority should be given to separating and saving materials for on-site reuse during the construction process, practical opportunities for this will be limited, as the development will take place on an existing operational site, with a number of other continuing tenancies and users. As a consequence, space for storing materials for reuse will be at a premium.

Table 1: Demolition Materials - 87-129 Pennant Hills Road, North Parramatta

Materials on Site		Destination/Treatment		
Type of Material	Estimated Volume (m ³)	Onsite (Reuse/Recycle)	Offsite (Reuse/Recycle)	Disposal (Landfill)
Bricks	10	Separated on site and crushed for use in pavement and/or temporary access road construction	Acceptable quality bricks collected by contractor for reuse. Unusable bricks collected and recycled at recycling facility to be used in aggregate gravel products	No disposal to landfill
Concrete	20		Collected by contractor and taken to recycling facility for crushing and reuse in aggregate products	No disposal to landfill
Carpet	8	Reused on site if still in suitable condition	Disposed of into a designated bin and collected for recycling if of suitable quality, or disposal to landfill if not	Any material that cannot be recycled will be disposed of at landfill facility
Metal	20	No onsite reuse	Collected by contractor and taken to recycling facility	No disposal to landfill
Ceiling Tiles	5	Reused on site if still in suitable condition	Material to be separated and stockpiled onsite and collected by waste contractor for recycling	Any material that cannot be recycled will be disposed of at landfill facility
Misc. General Waste	20	No onsite reuse or recycling	Separated onsite into dedicated receptacles and collected by the waste contractor for disposal	Disposal to landfill
Wood	20	No onsite reuse	Material to be separated and stockpiled onsite and collected by waste contractor for recycling	Any material that cannot be recycled will be disposed of at landfill facility
Plasterboard	10	No onsite reuse	Material to be separated and stockpiled onsite and collected by waste contractor for recycling	Any material that cannot be recycled will be disposed of at landfill facility

Materials on Site		Destination/Treatment		
Type of Material	Estimated Volume (m ³)	Onsite (Reuse/Recycle)	Offsite (Reuse/Recycle)	Disposal (Landfill)
Cabling	3	No onsite reuse	Material to be separated and stockpiled onsite and collected by waste contractor for recycling	No disposal to landfill
Light Fixtures	2	Reused on site if still in suitable condition	Collected by contractor and taken to recycling facility	No disposal to landfill
Electrical Fixtures	2	No on-site reuse	Material to be separated and stockpiled onsite and collected by waste contractor for recycling	No disposal to landfill
Window Glass	4	No on-site reuse	Recyclers consulted re: potential for recycling, possibly as road base; windows should be removed intact as there is a higher potential for them to be reused	Material that cannot be recycled will be disposed of at landfill facility
Bathroom Tiles	2	Reused on site if still in suitable condition	Collected by contractor and disposed of at recycling facility or sold for reuse, if of sufficient quality	No disposal to landfill
Hazardous Materials	1	No on-site treatment	Collected by specialised contractor and treated at dedicated facility	No disposal to landfill
Window Blinds, Shade Cloths	2	Reused on site if still in suitable condition	Collected by contractor and disposed of at recycling facility or sold for reuse, if of sufficient quality	No disposal to landfill
TOTAL VOLUME OF MATERIALS	129 m³			
POTENTIAL RECOVERY	116 m³			

The development's demolition phase will produce around 129 cubic metres of waste materials, of which 116 cubic metres, or 90%, can potentially be diverted from landfill, through a combination of on-site reuse and off-site reuse and/or recycling at specialized facilities.

Materials shall be classified in accordance with EPA (2014) Waste Classification Guidelines or an appropriate exemption as created under the Protection of the Environment Operations (Waste) Regulation 2014. Waste certificates will be prepared for each material type that is to be disposed of. All off-site waste facilities used must be lawfully licensed to receive the materials sent to them for disposal.

The Remediation Contractor must be aware of and conduct all waste disposal in accordance with all relevant regulations. All waste tracking documentation including disposal dockets must be maintained by the Remediation Contractor and must be provided to the Site Contamination (Environmental) Consultant and the client for inclusion in the validation report.

[Asbestos & Hazardous Materials Survey (Rev 2) produced by TSA Management Pty Ltd]

All waste materials removed from the site may be taken to one or more of the following licensed treatment facilities, depending on the material type:

Table 2: C&D Materials Treatment Locations in proximity with TKS

Operator	Address	Materials Accepted
Suez	20 Barrow Road, Spring Farm	C&D materials including concrete, metal, and general waste
Suez	1725 Elizabeth Drive, Kemps Creek	Asbestos
Sims Group	43 Ashford Avenue, Milperra	Scrap metals
Cleanaway	42-46 Charles Street, St Marys 85 Quarry Rd, Erskine Park	Contaminated soil C&D materials including concrete, metal, and general waste
BINGO	3/5 Duck St, Auburn 1 Kangaroo Ave, Eastern Creek	C&D materials including concrete, metal, and general waste
Greenwood	447 Mona Vale Rd, St. Ives	C&D materials including concrete, metal, and general waste
Blaxland	28-30 Attunga Rd, Blaxland	C&D materials including concrete, metal, and general waste

5. Construction Phase – Materials Streams

The table below shows materials streams expected to be generated during the construction process at 87-129 Pennant Hills Road, North Parramatta. Specific disposal/recycling facilities have not been shown, as a waste contractor has not yet been appointed for the project.

The following table details the estimated composition in cubic metres of construction waste to be generated, and the recommended management strategy for each type of material.

Table 3: Construction Waste Materials - 87-129 Pennant Hills Road, North Parramatta

Materials on Site		Destination		
Type of Material	Estimated Volume (m ³)	Onsite (Reuse or Recycle)	Offsite (Reuse or Recycle)	Disposal (Landfill)
Excavation Materials	5,690 m ³	Controlled on-site reuse or recycling	Collected by contractor and disposed of at recycling facility or used in controlled infill	No disposal to landfill
Concrete (Excess)	10 m ³	Separated on site and crushed for use in temporary access road construction	Collected by contractor and taken to concrete recycling facility	No disposal to landfill
Floor Coverings	2 m ³	No on-site reuse	Disposed of into a designated bin and collected for recycling if of the required quality, or disposal to landfill if not	Material that cannot be recycled will be disposed of at landfill facility
Metal Offcuts, Roof Sheeting, Wiring, etc.	4 m ³	No on-site reuse	Collected by specialist metal subcontractor for separation into different metal types for recycling	No disposal to landfill
Used Pallets	20 m ³	Reused on site for storage where possible	Collected by contractor and disposed of at recycling facility	No disposal to landfill

Materials on Site		Destination		
Type of Material	Estimated Volume (m ³)	Onsite (Reuse or Recycle)	Offsite (Reuse or Recycle)	Disposal (Landfill)
Timber Offcuts	10 m ³	Reuse for formwork where possible	Untreated recyclable timber will be collected and recycled at appropriate timber yard. Unrecyclable (treated) timber will be disposed of at landfill	Material that cannot be recycled will be disposed of at landfill facility
Plasterboard Offcuts	10 m ³	No on-site reuse	Material to be separated and stockpiled onsite and collected by the waste contractor for recycling	Material that cannot be recycled will be disposed of at landfill facility
Paper/Cardboard Recycling	20 m ³	Reuse cardboard boxes for storage where possible	Separated onsite into dedicated receptacles and collected by the waste contractor for recycling	No disposal to landfill
Glass (Excess)	2 m ³	No on-site reuse	Recyclers consulted as to potential for recycling	No disposal to landfill
Mixed Recyclables	2 m ³	No on-site reuse or recycling	Separated onsite into dedicated receptacles and collected by the waste contractor for recycling	No disposal to landfill
General Waste (All Other Materials)	5 m ³	No on-site reuse or recycling	Separated onsite into dedicated receptacles and collected by the waste contractor for disposal	Disposal to landfill
TOTAL VOLUME OF MATERIALS	85 m³			
POTENTIAL RECOVERY	75 m³			

In total, the development's construction phase will produce around 85 cubic metres of waste materials, not including excavation materials, of which over 89% should be able to be diverted from landfill disposal, either by being reused on or off site, or recycled off-site at a specialized facility.

6. Work Plan

The following summarises the principles for the work plan to be provided for demolition activities for the development; a comprehensive work plan will be developed and submitted to the relevant authorities after the demolition contractor(s) have been appointed.

It will be a condition of appointment that the contractor(s) will develop a work plan and the requirement for submitting it following the appointment will be conditioned in the DA for lodgment with the reviewing authority. A copy of AS 2601-2001 *The Demolition of Structures* will be kept on site, and during site induction all workers will be advised as to the requirements contained within the Standard.

It is recommended that the following requirements are included in the work plan:

Proposed Demolition Methods

- The contractor will detail all machinery that will be used on-site as well as for transporting materials off-site, including vehicles to be used by waste/recycling contractors
- All operators of machinery will be required to provide evidence of licences and insurances to operate machinery
- All machinery will have to be demonstrated to be in good working order
- Safe work method statements will be required for all aspects of the demolition

Estimated Time for Work to be Completed

It is difficult to state with accuracy the actual time for the demolition activities to occur (i.e., be completed), due to issues such as weather and other unforeseen issues. Once the contractor(s) have been appointed a timeframe for demolition activities will be developed.

Hours of Operation

Hours of all demolition activities will be restricted to what is required by Council and any other relevant obligations.

There are a large number of residences in close/ medium proximity to the site, so all contractors will be required to ensure that hours of operation, noise, dust and other adverse impacts, do not cause nuisance to these other premises.

Storage of Waste

Appropriate storage and management of materials on-site will minimise damage from weather or machinery, eliminating the need for the purchase of replacement materials.

Useful: ensure that containers are easily accessible by workers.

Safe: ensure that the containers and storage can be managed safely, including limiting public access to the site.

Aesthetics: ensure that the site appears orderly and will not raise concern from local residents or businesses – for example screening for dust and litter containment and daily collection of windblown material.

Connections: establish a collection/delivery plan in collaboration with waste contractors for waste and recyclable materials generated on-site.

Transportation from Site and Managing the Resource

Waste will be transported from site in dedicated skip bins by the appointed waste removal contractor. Treatment locations are indicated in Table 2: C&D Materials Treatment Locations, Page 10.

There will be variations in the recycling measures, handling and transportation of C&D waste, such as;

- I. Collected by contractor and disposed of at recycling facility or used in controlled infill
- II. Separated and crushed onsite at TKS for the use in pavement and/or temporary access road construction
- III. Separated onsite into dedicated receptacles and collected by the waste contractor for disposal
- IV. Material may be separated and stockpiled onsite, within specified TKS work boundaries, and collected by waste contractor for recycling
- V. Material that cannot be recycled will be disposed of at landfill facility
- VI. Unsuitable soils may be used for soil manufacture with PAS 100 compost
- VII. Reduction in the excavation materials with the better use of soil Geosystems
- VIII. Employ the ICE demolition protocol and WRAP guide 'The efficient use of materials in regeneration projects'
- IX. Any site 'working platform' may be incorporated in the final structure, to reduce waste

Site Access

The site will be protected by fencing, and all gates locked when the site is not occupied. Access during working hours will be controlled by a gatekeeper, and there will be clearly signed and controlled entry and exit points. Site access will only be granted to those who have attended site induction and/or required to be on site due to their employing organizations requirements (e.g., Council or WorkCover officers).

Dust & Sediment Control Measures

All drains located on or off-site that could have any sediment flow to them will be protected by bunding. The type of bunding used will depend on the location.

Dust mitigation spray may also be used to protect the surrounding areas from respirable dust particles. This is particularly significant during the dry summer months.

Contractors will be responsible for undertaking activities that minimize dust & sediment generation and this will be required to be included in their work plan as to the methodologies to be used. All measures used for sediment control will be inspected daily.

7. Contractor Management

Each subcontractor working on the site will adhere to this waste management plan.

The head contractor will ensure each subcontractor:

- Takes practical measures to prevent waste being generated from their work
- Implements procedures to ensure any waste that is created will be actively managed and where possible recycled, as part of the overall site recycling strategy or separately
- Ensures that the right quantities of materials are ordered, minimally packaged and where practical pre-fabricated, and any oversupplied materials are returned to the supplier
- Implements source separation of off-cuts to facilitate reuse, resale or recycling

The site manager will be responsible for:

- Ensuring there is a secure location for on-site storage of materials to be reused on site, and for separated materials for recycling off site
- Engaging qualified contractors to remove waste and recycling materials from the site
- Coordinating subcontractors to maximise on site reuse of materials
- Regular monitoring of bins by site supervisors to detect any contamination or leakage
- Ensuring the site has clear signs directing staff to the correct location for recycling and stockpiling, and that each bin/skip/stockpile is clearly signposted
- Providing training to all site employees and subcontractors in regard to the waste management plan as detailed in Section 8

Should a subcontractor cause a bin to be significantly contaminated, the site manager will be advised through a non-conformance report and the offending subcontractor will then be required to take corrective action, at their own cost. The non-conformance process would be managed by the head contractor's quality management system.

8. Training and Education

All site employees and sub-contractors will be required to attend an induction that will outline the components of the waste management plan and explain the site-specific practicalities of the waste reduction and recycling strategies outlined in the waste management plan.

All employees are to have a clear understanding of which products are being reused/recycled on site, and where they are stockpiled, and are also to be made aware of waste reduction efforts in regard to packaging.

9. Supported Measures

The proposal will be supported subject to the implementation of suitable waste management practices such as those incorporated into the C&D Work Plan. The principles for the waste management to be provided for the development; a comprehensive Work Plan will be developed and submitted to the relevant authorities after the demolition contractor(s) have been appointed; further waste mitigation measures identified and implemented across both phases and Stage 2.

It is recommended that the following waste measures are considered for the development:

Construction Materials Use and Control:

- Encourage minimal construction designs and the selection of bundled/ considered amounts while ordering materials.
- Foster the use of standard sizes and quantities of materials and consider a just-in-time approach for materials to match the on-site work stages.
- Build considered, safe and weatherproof onsite storage areas to reduce the unnecessary damage to construction materials which generate further waste.

Erosion and Runoff Control:

- Install site drainage and finish grading as early as possible. Develop a temporary grading plan to address collection of water. Verify the grade surrounding buildings will direct rain and surface water away from the foundations and building structure. Extend drains and downspouts away from the structure.

Sediment Control Measures:

- All drains located on or off-site that could have any sediment flow to them will be protected by bunding. The type of bunding used will depend on the location.

Appendix A: Demolition Structures

Figure 1: Northern structures including 2 buildings, making way for the new boarding school.



Figure 2: The K-2 buildings including 2 buildings; the agriculture sheds totaling 8 Sheds.

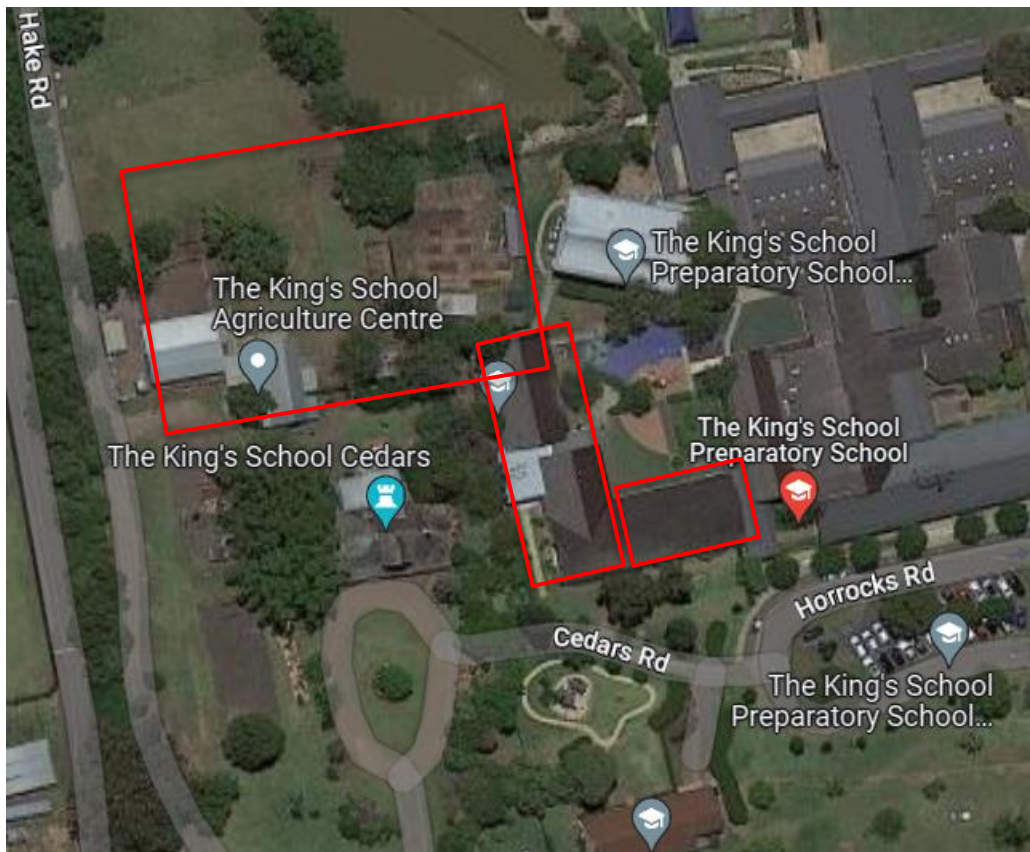


Figure 3: Tennis Courts in location to Staff Residence



Appendix B: Estimated Excavation Materials

Cut/Fill Summary

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
CUT AND FILL	1.000	1.000	4709.50sq.m	5688.78 Cu. M.	414.70 Cu. M.	5274.08 Cu. M.<Cut>
BACK FILL	1.000	1.000	1964.88sq.m	1.98 Cu. M.	914.14 Cu. M.	912.17 Cu. M.<Fill>
Totals				5690.76 Cu. M.	1328.85 Cu. M.	4361.91 Cu. M.<Cut>

*** NET CUT AND FILL VOLUME INCLUDES CLAY TO BE EXPORTED. CLAY EXPORT VOLUME IS 2310m³.**