

Built.



Construction Waste Management Plan for Sandstones Precinct | Department of Lands

23-33 Bridge Street Sydney, NSW 2000

Revision History

Revision	Date	Purpose of Issue
1	25/05/18	PCA CC1 Submission
2	04/10/18	Council CC1 Submission
3	19/11/20	Revised for update

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Introduction

General

This Waste Management Plan complies with the Council's Policy for Waste Minimisation in New Developments 2005 and Development Consent Condition C9 Construction Waste Management Plan. The plan will be implemented throughout the construction of the development. The plan has been specifically prepared for the Sandstones Precinct – Department of Lands.

Existing Site

The site is located at 23-33 Bridge Street within the City of Sydney Local Government Area (LGA). The site is situated within the western corridor of the Sydney Central Business District (CBD) and has frontage to Bridge, Bent, Loftus and Gresham Street. The site is legally described as Lot 1877 in DP 8770000 and is approximately 10,918m² GFA.

The site comprises as part of the Sandstone Precinct; two locally listed heritage items being the 'Department of Lands and the Department of Education'.

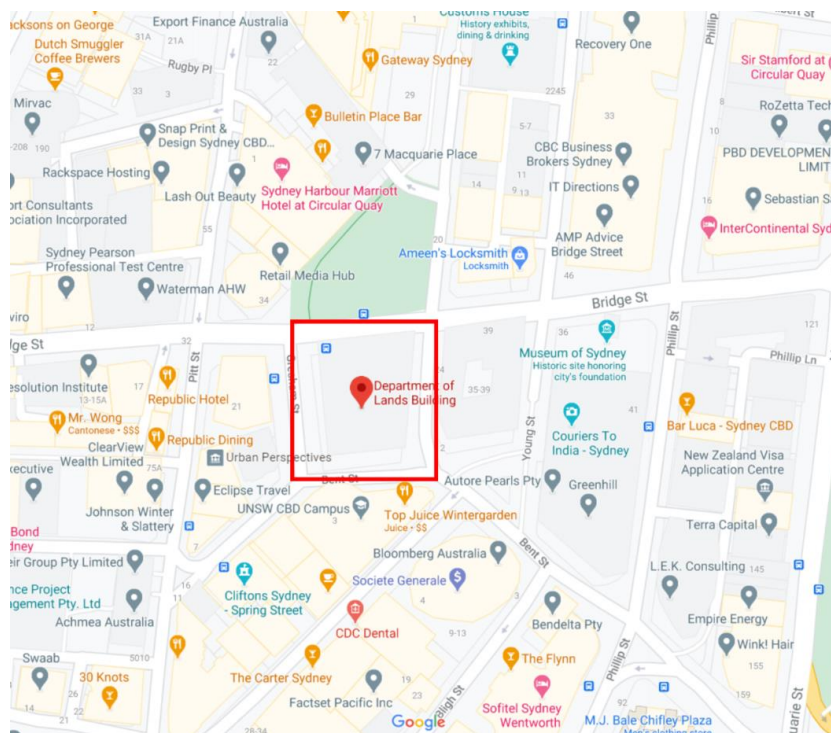


Figure 1 –Site Plan

Project Description

The project is a multi-staged redevelopment of the Sandstones Precinct; Lands Building.

The revised utilisation of the Lands Building includes a mix of retail offerings, restaurants, wellness facilities, meeting and event spaces and hotel facilities.

The major features of the Project are as follows:

- Creation of retail stores, food and beverage (F&B), function, event spaces and hotel facilities
- Conservation and make good repair work to heritage external facades including windows, doors and roofs
- Internal heritage conversion works including lath & plaster ceilings, skirtings, wainscoting, fireplaces and floors
- Introduction of new dining rooms, bars, wellness facilities and event spaces across ground level to level 3
- 2 new ballrooms, bar area within refurbished northern dome, refurbished eastern and western tempietto function areas, new rooftop terraces
- Construction and fit out of a subterranean access link connecting the Education Building and Lands Building

Scope

This Waste Management Plan (WMP) has been compiled in accordance with the Health, Safety and Environmental Management plan. For the purposes of this plan, waste includes:

- Construction, building and demolition waste, such as bricks, concrete, plasterboard, timber and metal etc;
- Domestic (Office and general) waste generated by site construction personnel during site works
- Make-safe and removal of hazardous materials with appropriate waste methods

This plan describes the waste management aspects of the project, which will need to be managed within the constraints imposed by legislative, regulatory and contractual requirements, so that the desired outcomes are achieved.

The full details of the waste management procedure for the project are described herein.

Objectives

The objectives of this Waste Management Plan are to:

- Encourage minimisation of waste generated by the project and maximisation of resource recovery through targeting over 90% waste diversion from landfill;
- Encourage improved environmental outcome through waste management;
- Establish waste management strategies for the construction stages from demolition, building construction through to commissioning;
- To identify procedures for waste management for all project stages from demolition, building construction through to commissioning. This encompasses on-site management, offsite disposal, and the tracking information and documentation required.
- Identify all potential wastes likely to be generated on site, how these are to be sorted, collected, reused, recycled and/or disposed of.
- Define the appropriate waste disposal measures to be undertaken for materials that pose an environmental or health risk.
- Ensure that waste is delivered to lawful locations upon removal from site;

Legal and Other Requirements

The following legal requirements and best practice guidelines apply to this project:

- Waste Avoidance and Resource Recovery Act 2001.
- "Waste Not" – A Model DCP and Local Approvals Policy, developed by the Combined Sydney Regional Organisation of Councils
- Planet Ark recycling Near You - <http://www.planetark.com.au/index.cfm>.
- ANZECC Publication: Organochlorin Pesticides Waste Management Plan (1999)
- NSW - Protection of the Environment Operations Act 1997 & Amendment Act 2006 (POEO Act), s 116, s 142, s 143, 144-146
- NSW - Waste Avoidance and Resource Recovery Act 2001
- NSW Crown Lands Act 1989, s 155, Management of Waters and Waterside Lands Regulations - N.S.W., cl 13; PEO (Waste) Regulation 2005, cl 49
- NSW Environment Protection Authority (EPA) – Waste Classification Guidelines Part 1: Classifying Waste (November 2014)
- NSW Environment Protection Authority (EPA) - Environmentally Hazardous Chemicals Act 1985.
- NSW Legislation - Protection of the Environment Operations (Waste) Regulation 2014

Roles & Responsibilities

The following roles and responsibilities have been set for all Contractors to follow and ensure the waste recycling targets can be met.

Table 1: Waste management roles and responsibilities for Sandstones Precinct

Project Task	Responsibility
Site Operation	
Site Manager	□ Ensuring that waste is progressively recycled at the nominated C&D waste recycling target in accordance with this Plan (90%) □ Ensuring that Duty of Care documentation is obtained and maintained in the site file (eg. copy of waste transporters licence, waste collection receipts, waste transport certificates) □ Undertaking site walks to monitor implementation of the WMP and take feedback from contractors on what is and isn't working. □ Engagement and education of all personnel on WMP at induction. □ Updates to the Plan and Building Management approvals □ Maintaining site records of waste types and approximate quantities collected from site □ Carrying out a daily inspection to ensure the worksite is left in a rubbish free state
Waste Reduction (on site)	

All Contractors	☐ Minimise the generation of waste through accurate procurement of materials and ongoing management of materials. ☐ Minimise waste through appropriate behaviour on site to store and use materials thoughtfully and reuse materials where appropriate. ☐ Provide Feedback on what is/isn't working ☐ Contractors are to use the designated bins on site and not dispose of any materials except within designated bins on site
Waste Sorting (off-site)	
Demolition Contractor, Waste Contractor & All Contractors	☐ The demolition contractor shall be responsible for collecting demolition waste, both separated on site and in comingled bins and delivering to C&D waste recyclers for off-site sorting and recycling ☐ The waste contractor shall be responsible for collecting C&D waste in comingled bins and separating wastes into recyclable streams at end collection point
Waste Collection & Management	
Waste Contractor	☐ Supply of bins, according to agreed approach & ongoing site requirements ☐ Collection & disposal of waste, as agreed & according to ongoing site requirements ☐ Weighing and sorting of all wastes generated on site for disposal off site
with the relevant legislation	☐ Ensuring that the waste collected is managed in accordance and the identified wastes are reused, recycled or recovered
Reporting	
Waste Contractor	☐ Tracking of wastes generated ☐ Monthly Waste Management & Resource Recovery report

Contact Details

☐ Contact person in control of the project

Name	Matt Seelin
Title	Project Manager
Contact Number	0400 322 596

☐ Contact person in control of the site

Name	James Finch
Title	Site Manager
Contact Number	0405 171 313

☐ Demolition Contractor - TBA

Name	TBA
Title	TBA
Contact Number	TBA

□ **Waste Contractor - TBA**

Name	TBA
Title	TBA
Contact Number	TBA

Waste Strategies and Procedures

Waste management principles

- Waste management training shall form part of the site induction program, ensuring contractors and site visitors are aware of the materials on site (in particular any hazardous wastes), waste disposal requirements and on-site waste facilities.
- Adherence to Built's Environmental Management Systems and Waste Management Plan requirements stipulated in contracts with sub-contractors.
- All waste materials shall be collected in waste bins onsite as shown in Appendix A: site arrangement drawings. Proposed waste collection area – see Appendix A.
- During demolition waste will be roughly separated on site into concrete, bricks, metals and other in order to achieve maximum recycling percentage.
- All waste shall be collected by an accredited waste removal contractor, who shall transport the waste to their off-site sorting facilities where thorough separation of waste will occur.
- All loads of rubbish removed shall be securely covered to ensure no spillage
- Disposal of hazardous waste is to be in accordance with the requirements stipulated in the Hazardous Waste section.
- At the sorting facilities, waste material shall be segregated for recycling. The destination of separated materials shall be as per Appendix A.

Hazardous Waste

- When carrying out the removal of hazardous materials, waste must be contained and labelled in accordance with the GHS before the waste is removed from the site.
- Disposal of PPE that has been used during the removal of hazardous materials will be treated as contaminated waste in the same way as the hazardous material.
- Hazardous materials waste must be classified in accordance with the NSW EPA Waste Classification Guidelines Part 1: Classifying Waste (November 2014) □ Clause 78 of the Waste Regulation 2014 requires that:
 - any part of any vehicle in which a person transports asbestos waste is covered, and leak-proof during transportation
 - bonded asbestos material is securely packaged during transportation
 - friable asbestos material is kept in a sealed container during transportation

- asbestos contaminated soils are wetted down
- Section 143 of the Protection of the Environment Operations Act 1997 requires waste to be transported to a place that can lawfully accept it.
 - The owner of the waste and the transporter are each guilty of an offence when waste is transported to a place that cannot lawfully be used as a waste facility.
- Under Part 4 of the Protection of the Environment Operations (Waste) Regulation 2014 (Waste Regulation), the transport and disposal of hazardous waste listed in Schedule 1 must be tracked when it is transported into, within or out of NSW. Waste tracking involves:
 - obtaining approval from the EPA for the hazardous waste to be transported
 - completing required documentation
 - ensuring all parties are authorised to transport and receive the waste
 - Lead waste must be tracked

Waste Minimisation

Waste Management Hierarchy

Waste management for the project is to be prioritised by adopting a waste management hierarchy (noting existence and requirement for separation of hazardous material on the job) consisting of:

Avoidance	Waste avoidance through prevention or reduction of waste generation. Waste avoidance is best achieved through better design and purchasing choices.
Reuse	Waste reuse, without substantially changing the form of waste
Recycle	Waste recycling through the treatment of waste that is no longer usable in its current form to produce new products.
Energy recovery	Energy recovery through thermal treatment of residual waste materials and from green waste processing.
Disposal	Waste disposal, in a manner that causes the least harm to the natural environment

Table 1 presents the expected waste types that will be generated during the project and describes how each will be managed on-site, collected and the waste management outcome ranked from the most to least preferred.

Table 1: Site waste management strategy

Waste Type	On-site Management	Collection Method	Waste Management Outcome				
			Most Preferred				Least Preferred
			Avoid / Reduce	Re-use	Recycle	Recover (energy from waste)	Treat &/or Dispose
Plasterboard	Commingled for separation and recycling off-site	General waste vehicle					
Cardboard	Commingled for separation and recycling off-site	General waste vehicle					
Metals	Commingled for separation and recycling off-site	General waste vehicle					
Timber	Commingled for separation and recycling off-site	General waste vehicle					
Plastic / Foam	Commingled for separation and recycling off-site	General waste vehicle					
Paper	Segregate on-site and bundled	Dedicated cardboard/paper collection vehicle					
Concrete	Commingled for separation and recycling off-site	General waste vehicle					
Residual	Commingled for separation and recycling off-site	General waste vehicle					
Hazardous Materials	Segregate on-site from other wastes. Wrap or contain waste in an appropriate container. Label in accordance with the GHS.	Dedicated hazardous waste vehicle					
Existing Materials	Commingled for separation and recycling off-site	General waste vehicle					

Notes 1. Waste collected in "general waste" bins is sorted at a resource recovery facility using mechanical and manual sorting techniques that remove wastes such as plasterboard, timber, metal, cardboard and plastic for recycling.

2. Residual waste refers to waste types other than plasterboard, timber, metal, pallets, plastic, cardboard, paper and hazardous waste.

3. Waste Management Definitions:

Re-use, means the activity of using waste materials in their current form (ie. not altering their chemical or physical state)

Recycling, means the activity of processing waste materials to form new products

Recovery, means the activity of processing waste materials for the purpose of recovering energy (eg.

incineration) *Disposal*, means the activity of depositing waste materials in landfill

Awareness and Training

Prior to commencing work on site project personnel (including subcontractors) are to be informed through the site induction process of the importance of waste, recycling, spills or incident impacts on the site and adjacent areas and the requirement to keep food scraps contained.

Site supervisors are to discuss waste management issues at toolbox and other meetings as required.

Reporting and Conformances

Refer to clause 13.0 HSE Incident Reporting of the HSE Plan. All incidents are to be recorded in Rapid Incident Reporting.

Waste Reporting

All waste materials that are exported offsite will be tracked through the following method:

1. The waste removal contractor shall provide monthly reports providing a breakup of waste recycled and waste going to landfill.

APPENDIX A WASTE HANDLING PLAN



LEGEND

Tower Crane	
Twin Hoist	
B-Class Hoarding	
Workzone	
Bus Layover	
Taxi Zone	
Turntable	
Tipper Truck	
Craneable Skip Bins	

APPENDIX B WASTE GENERATION ESTIMATION

The following table represents the designated destinations for the wastes that are expected to be generated on site and the destinations of the waste streams.

Table: Estimation of Waste Types Quantities and Final Destination

Type	Est. Vol. (m3)	Est. W _t (tonne)	Destination
Mixed demolition waste – Fibrous plaster, glass, damaged fittings and fixtures			TBC
Bricks			TBC
Concrete			TBC
Structural Timber			TBC
Hazardous Material			
- Asbestos			TBC
- Coke Breeze			TBC
- Mould			TBC
- Lead			TBC
Building elements, doors, windows trim etc.			TBC
Ferrous & Non-Ferrous Metals			TBC