portfolio projects
consultancy Pty Ltd

project management & property consultancy ABN 37 125 414 208

14 December 2009

To Whom It May Concern

**RE: WASTE MANAGEMENT PLAN
OVER THE PROPOSED COMMERCIAL DEVELOPMENT
89 GEORGE STREET PARRAMATTA**

Dear Sir, Madam,

We refer to the enclosed Waste Management Plan (the Plan) as prepared over the design & construction of the proposed commercial office building at 89 George Street Parramatta.

It should be recognised, the Plan has been prepared prior to the engagement of a builder and as such some elements of the Plan cannot be fully determined at the pre-DA stage, however; the "main" elements of the Plan have been formulated to enable the builder (when appointed) to be aware of the obligations he'll need to include committing to the formal building contract.

To ensure the Plan maintains a focus on Waste Minimisation the builder will be required to provide those details not shown when developing & issuing the Construction Certificate documents to Parramatta City Council prior to commencement of the Works.

We trust the Plan (as provided) satisfies the requirements of the Director General and in that regard the undersigned should be contacted if there are any matters requiring clarification.

Yours faithfully

RAY ROBERTSON
for & on behalf of Webb Property Investments Pty Limited.

mobile • 0419 406 373 **phone** • (02) 9833 9099 **fax** • (02) 9833 9096 **email** • portfolioprojects@bigpond.com
address • P.O. Box 281, St Clair NSW 2759 **builders licence** • 175764C

WASTE MANAGEMENT PLAN

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 will advise Council of how you intend to reuse, recycle or dispose of the waste.

The information provided on the form (and on submitted plans) will be assessed against the objectives of the DCP.

If space is insufficient in the table please provide attachments.

Outline of Proposal

Site Address: 89 GEORGE ST PARRAMATTA

Applicant's name and address: WEBB PROPERTY INVESTMENTS PTY LIMITED.

Phone: c/-(02) 9653 3888 Email: steve@webbman.com

Building and other structures currently on the site: BETTER BRAKE AUTO SERVICE FACILITY. & DRY CLEANG OUTLET.

Brief description of Proposal: DEVELOP AN "A" GRADE - 13 STOREY COMMERCIAL OFFICE BUILDING INCORPORATING A NOMINAL 11,567/M² GROSS FLOOR AREA. A NOMINAL 66 CARSPACES ARE PROVIDED OVER 4× BASEMENT LEVELS. INCLUDED WITHIN THE CARPARK ARE MOTOR + BICYCLE PARKING SPACES.

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

Signature of Applicant: [signature] Date: 14 Dec 09.

Project Coordinator for Webb Property Investments P/L.

STAGE 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 is whether it is possible to re-use existing buildings, or parts thereof, for the proposed use.

With careful onsite sorting and storage and by staging work programs it is possible to re-use many materials, either on-site or off-site.

Council is seeking to move from the attitude of straight demolition to a process of selected deconstruction, ie. total reuse and recycling both off-site and on-site. This could require a number of colour-coded or clearly labelled bins onsite (rather than one size fits all).

Applicants should demonstrate project management which seeks to:

- re-use of excavated material on-site and disposal of any excess to an approved site;
- greenwaste mulched and re-used in landscaping either on-site or off-site;
- bricks, tiles and concrete re-used on-site as appropriate, or recycled off-site;
- plasterboard re-used in landscaping on-site, or returned to supplier for recycling;
- framing timber re-used on-site or recycled elsewhere;
- windows, doors and joinery recycled off-site;
- plumbing, fittings and metal elements recycled off-site;
- All asbestos, hazardous and/or intractable wastes are to be disposed of in accordance with Workcover Authority and EPA requirements;
- Locations of on-site storage facilities for material to be reused on-site, or separated for recycling off-site; and
- Destination and transportation routes of all materials to be either recycled or disposed of off-site.

The following table should be completed by applicants proposing any demolition work. The following details should be shown on your plans.

- 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.

Demolition Stage One – To be completed for proposals involving demolition

Materials On-Site		DESTINATION		
		REUSE & RECYCLING		DISPOSAL
Type of Material	Estimated Volume (m3) or Area (m2) or weight (t)	**ON-SITE** Specify how materials will be reused or recycled on-site	**OFF-SITE** Specify the contractor and recycling outlet	Specify the contractor and landfill site
EXAMPLE *e.g. bricks	*e.g. 2m3	*e.g. clean & reuse for footings and broken bricks behind retaining walls	*e.g. sent by XYZ Demolishers to ABC Recycling Company	*e.g. nil to landfill
Excavation Material	16,930/m³	Clean Spoil + Sandstone.	Reuse as Clean Fill Metro. Sydney	N/A
Green Waste	Nil	N/A	N/A	N/A
Bricks	10/m³	Reuse behind Retaining Walls	N/A.	Lic. Contractor Dispose at Land Fill.
Tiles	Nil	N/A	N/A	N/A
Concrete	200/m³	Reuse as Roadbase.	Lic. Contractor cart to Concrete Recyclers.	Camellia Crushing Plant.
Timber – please specify	5/m³	Reuse as necessary- Renovation Works	Lic. Contractor cart to 2nd-Hand Goods Yard.	West. Sydney Location.
Plasterboard	3/m³	No further Use.	Lic. Contractor to dispose as necessary.	Dispose at West. Sydney Landfill. (Eastern Creek WSN)
Metals	5/m³	Reuse as required- Renovation Works.	Lic. Contractor Cart to 2nd Hand Goods Yard.	West. Sydney Location.
Asbestos	30/m³	Remove from Site - Lic. Contract.	Lic. Contractor to Bag + Seal Remove from Site.	Dispose at West. Sydney Lic. Asbestos Depot.
Other waste e.g. ceramic tiles, paints, plastics, PVC tubing, cardboard.	50/m³.	General Demo Waste.	Remove from Site - Lic. Contractor.	Dispose at West. Sydney Landfill Such as Eastern Creek (WSN)

Demolition Stage One - continued

How will waste be separated and/or stored onsite for reuse and recycling?
How will site operations be managed to ensure minimal waste creation and maximum reuse and recycling?

e.g. Staff training, selected deconstruction v. straight demolition, waste management requirements stipulated in contracts with sub-contractors, on-going checks by site supervisors, separate area set aside for sorted wastes, clear signage for waste areas etc.

Pre-demolition Stage: (Stage 1)

As the site area is relatively tight with an older-style Automotive Workshop and Dry Cleaner operating from the premises there is little material that can be removed (prior to demolition) and recycled however it is proposed to remove all "reusable" timbers and steel beams, columns + roof trusses to a recognised 2nd Hand Building Material Yard within the Western Sydney Region. Such materials would be resold to those people undertaking a renovation project where such material would be reusable.

The concrete pavement and Workshop floor would be broken-up and carted to a recognised recycler such as Concrete Recyclers at Camellia where the material is graded for reuse as road-base fill.

The property would be surveyed prior to demolition to determine the extent of recyclable material - a detailed Schedule would be prepared to ensure the products/materials are tagged and identified - All recycable material would stockpiled onsite prior to removal.

Demolition Stage (Stage 2)

On completion of Stage 1 the Licenced Demolition Contractor would secure the security of the Site, erect suitable signage (warning signs) and commence removal of the asbestos material all in accordance with NSW Work Cover requirements. All asbestos material would be immediately removed to a licenced hazard fill Depot.

All other material would be stockpiled as necessary and removed to an appropriate Western Sydney Landfill facility such as that operated by WSN at Eastern Creek.

No material left onsite will remain uncovered.

Note: Details of the site area to be used for on-site separation, treatment and storage (including weather protection) should be provided on plan drawings accompanying your application.

STAGE TWO – CONSTRUCTION

Stage Two – Potential for Waste Minimisation During Construction Stage

- Consider the following measures that may also save resources and minimise waste at the construction stage:

  - Purchasing Policy – i.e. 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;
  - Co-ordination/sequencing of various trades.

How to Estimate Quantities of Waste

- There are many simple techniques to estimate volumes of construction and demolition waste. The information below can be used as a guide by builders, developers & homeowners when completing a waste management plan:

To estimate Your Waste:
ii. Quantify materials for the project
iii. Use margin normally allowed in ordering
iv. Copy these amount of waste into your waste management plan

- When estimating waste the following percentages are building "rule of thumb" and relate to renovations and small home building:

Material	Waste as a Percent of the Total Material Ordered
Timber	5-7%
Plasterboard	5-20%
Concrete	3-5%
Bricks	5-10%
Tiles	2-5%

Converting Volume into Tonnes : A Guide for Conversion

Timber = 0.5 tonnes per m3
Concrete = 2.4 tonne per m3
Bricks = 1.0 tonne per m3
Tiles = 0.75 tonne per m3
Steel = 2.4 tonne per m3

- To improve provide more reliable figures:

  - Compare your projected waste quantities with actual waste produced;
  - Conduct waste audits of current projects;
  - Note waste generated and disposal methods;
  - Look at past waste disposal receipts;
  - Record this information to help estimate future waste management plans.

- On a waste management plan amounts of waste may be stated in – m2 or m3 or tonnes (t).

Construction Stage Two – for proposals involving construction

Materials On-Site		DESTINATION		
		REUSE & RECYCLING		DISPOSAL
Type of Material	Estimated Volume (m3) or Area (m2) or weight (t)	**ON-SITE** Specify how materials will be reused or recycled on-site	**OFF-SITE** Specify the contractor and recycling outlet	Specify the contractor and landfill site
EXAMPLE *e.g. bricks	*e.g. 2m3	*e.g. clean & reuse for footings and broken bricks behind retaining walls	*e.g. sent by XYZ Demolishers to ABC Recycling Company	*e.g. nil to landfill
Excavation Material				
Green Waste				
Bricks				
Tiles				
Concrete				
Timber – please specify				
Plasterboard				
Metals				
Other waste e.g. ceramic tiles, paints, plastics, PVC tubing, cardboard.				

NOTE 1

As No Building Contract has been awarded, it is proposed to embody the requirements for Waste Minimisation during Construction into the Formal Contract. It will be a requirement for all builders tendering the Works to provide details to satisfy the clients Project Manager that satisfactory arrangements have been made. Such details will be forwarded to Parramatta City Council in concert with the issue of the Construction Certificate.

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STAGE THREE – DESIGN OF FACILITIES

- 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 onsite. In the latter case this could be a Garbage & Recycling Room;
  - Details of design for Waste Storage and Recycling Area(s) or Garbage and Recycling Room(s) and any conveyance or volume reduction equipment; and
  - Location of communal composting area.
  - Access for vehicles.

- Every builder 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.

Stage 3 – Design of Facilities – To be completed if designing waste facilities for the proposed development

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, offcuts etc.	Litre or m3	For example: • waste storage & recycling area • garbage chute • on-site composting • compaction equipment	• recycling • disposal • specify contractor

The Conditions of Note 1 - page 5 to prevail over this section of the Waste Management Plan.
14. Dec. 09.

Note: details of on-site waste management facilities should be provided on plan drawings accompanying your application.

ON-GOING MANAGEMENT

Describe how you intend to ensure on-going management of waste on-site (eg. lease conditions, caretaker/manager on-site).

As the completed project will provide a major commercial building within the CBD edge of the Parramatta Business District it is proposed to engage a commercial waste management company to provide a "full" service inclusive of;

1. Provision of adequate "Skip Bins" (Waste Products).
2. Provision of a "Trailer" if required (Recycle Products).
3. Provision of a bi or weekly pick-up service.
4. Provision of a paper + cardboard + glass metal "designated" collection Bin. (Recycled Products).
5. Provision of a "weekly" recycle product collection service.
6. Provision of adequate signage throughout the buildings to ensure recycling is undertaken by both tenants and individuals who work within the Building.

The Waste Management Service will be tendered to the "open" market of professional Waste Collection Companies on a 2nd annual and 4 bi-annual basis to ensure the most up-to-date waste management methods are integrated into the ongoing management of the completed Building.

A professional Commercial Building Manager will be appointed to manage both the day-to-day activity associated with such a Commercial Building all in concert with the "asset" management to ensure the building utilises the most advantageous systems available.

At no time will the management of Waste collection + disposal be "left to chance".

For and on behalf of Lotsoh Property Investments P/L.

14 Dec. 09.

Thank you for the information.