



3-17 DARLING POINT ROAD, DARLING POINT

SP 4690

Waste Management Plan in support of DA Submission

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1. Site Particulars

1.1 Site Address

3-17 Darling Point Road Darling Point, NSW 2027

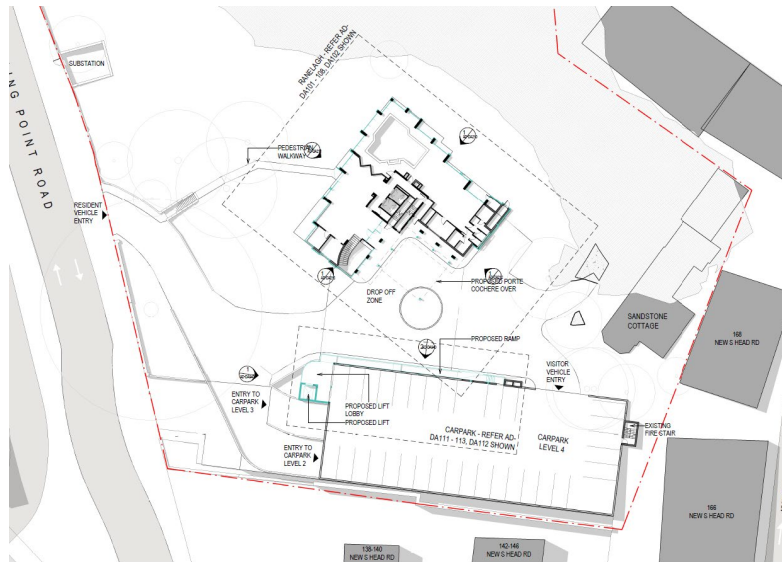


1.1.1 Figure 1 Site Location

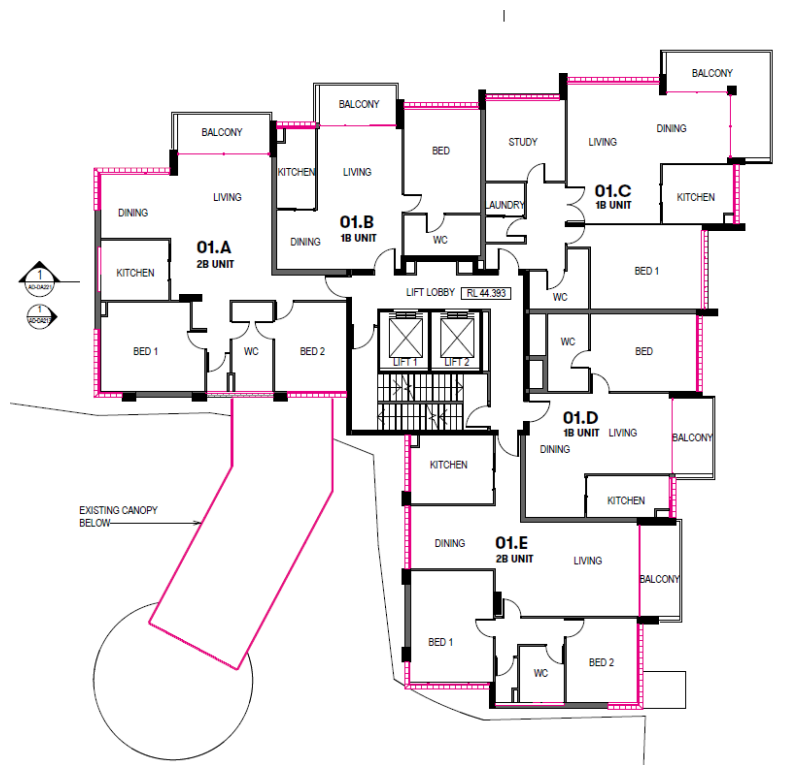
1.2 Project Description

The proposed development application is for the Ranelagh Building SP 4680 at 3-17 Darling Point Road, Darling Point. The proposed works will be to remediate the existing façade with a new curtain wall façade, remediation of balconies and balcony sliders, enlarge of windows to common areas to full height glazing, new level 31 penthouse, new port-cochere at the entrance to the building and new DDA accessible lift from the existing carpark to lobby level.

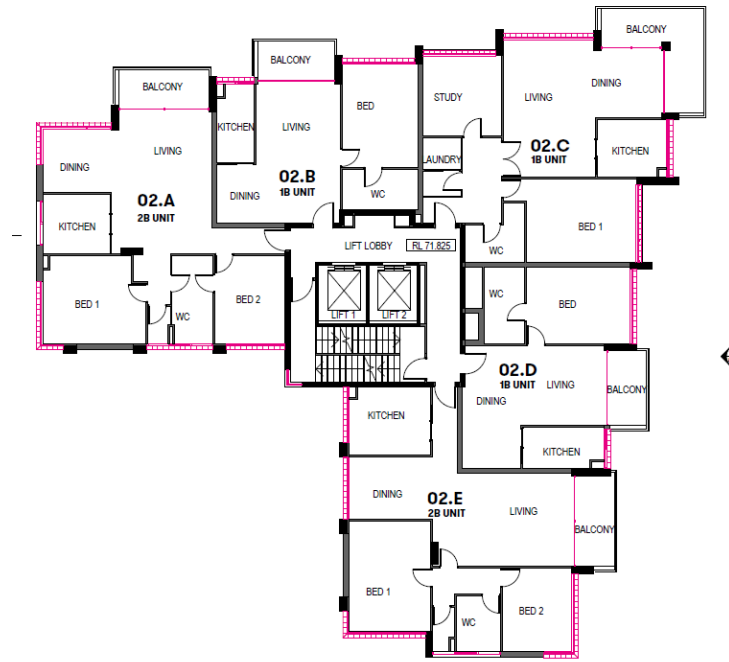
The construction works will be to complete construction of the façade, balconies, internal apartment modifications including removal of spandrels and new window reveals, new balcony sliders, hobs, waterproofing and tiling, new level 31 penthouse, new awning and DDA accessible lift from the carpark. All works are to be completed to the relevant Australian Standards and Building code of Australia (BCA) requirements in order to gain an occupation certificate from the private certifier. The site plan and design layout is shown in Figure 3 , Figure 4 and Figure 5.



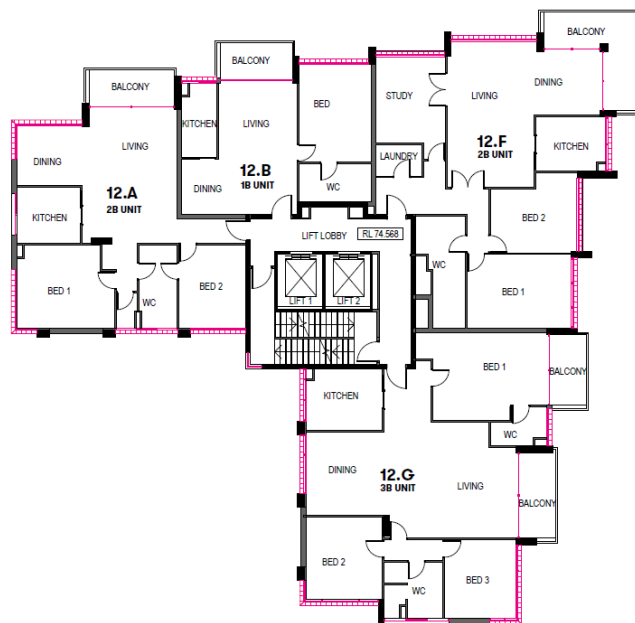
1.2.1 Figure 3 Site Plan



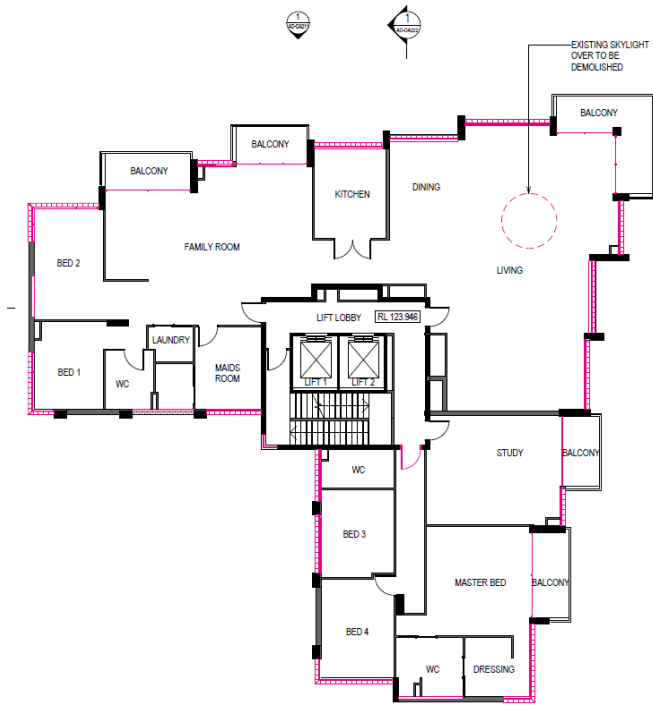
1.2.2 Figure 4 Level 1 Typical Ground Floor plan and Typical Room Floor Plan



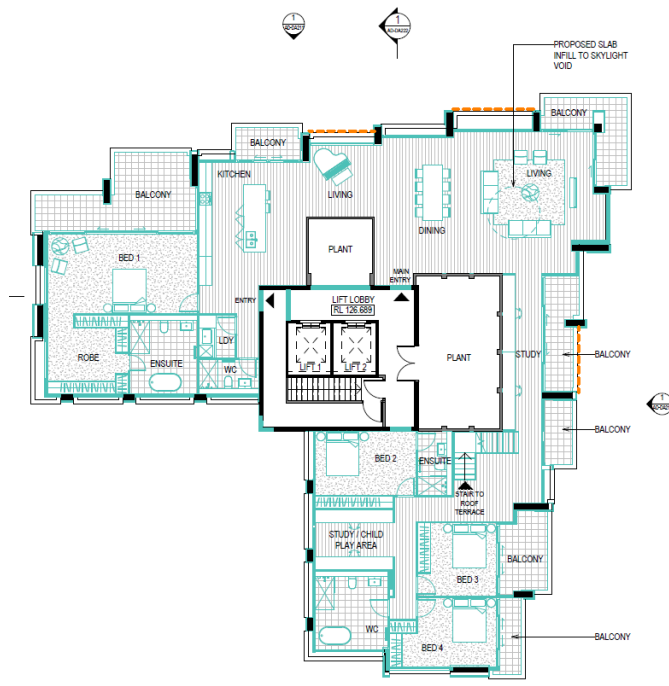
1.2.3 Figure 5 Typical Room Floor Plan Level 2 – 11



1.2.4 Figure 6 Typical Room Floor Plan Level 12 - 29

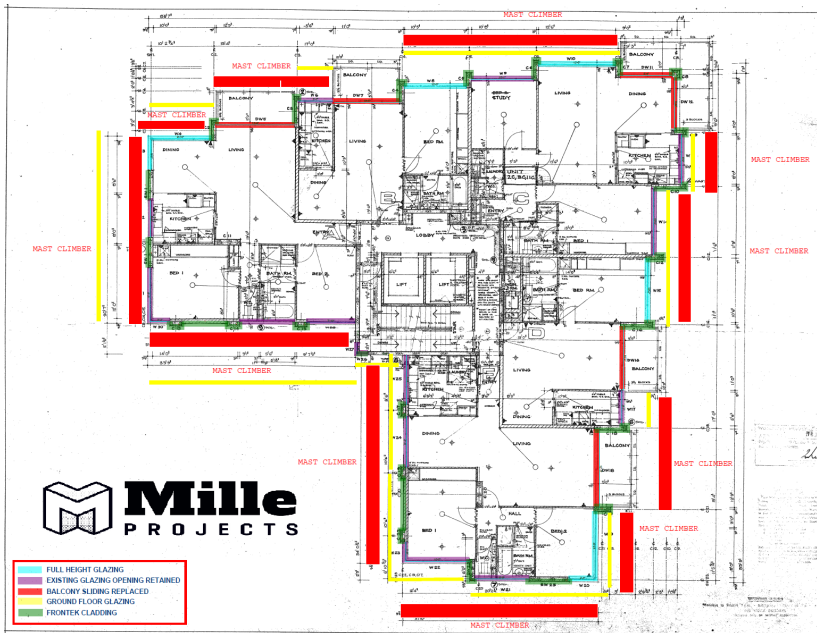


1.2.5 Figure 7 Typical Room Floor Plan Level 30



1.2.6 Figure 8 Proposed Room Floor Plan Level 31

In order to construct this project, the site setup will be as document in Figure 9. The project will utilise a mast climbers and swing stages in Figure 5. Exclusion zones will be established around the building to ensure pedestrian safety. This site compound will be secured for the duration of the construction works.



1.2.7 Figure 9 – Mast Climber / Swing stages plan



1.2.8 Figure 10 – Site Compound plan

1.3 Building Class

Residential apartment Class 2

2. Building Materials

Structure – Concrete / Brick

External wall construction – Curtain wall

Internal walls – Masonry, stud frames plasterboard linings

Balcony Floors - Concrete slab with tile finish

3. Waste Management During Construction

During the construction process waste will be removed via waste bins, or skip bins and removed via Darling Point Road. These waste bins will be via a reputable company who separate and recycle all possible materials.

The majority of the waste will include masonry, timber, tiles and internal linings. There is potential of some raw material such as steel and concrete spoil to be recycled. The building contractor will comply with all necessary council controls for waste mitigation.

The proposed design has been completed to make use of pre-fabrication where possible therefore reducing waste produced from the construction process. Methods such as curtain wall construction, pre-cast walls and pre-cast beams have currently been designed.

4. Waste Control

Provide fencing with dust suppression mesh along the exclusion zone where works are being undertaken. Fencing with dust suppression mesh will also be provided around onsite waste bin storage to prevent dust entering the carpark facility and ground floor lobby.

As per the erosion and sediment control plan the contractor shall maintain the sediment control barriers around the perimeter of the site.

5. Appendix 01

5.1.1 Waste Management Construction Phase

6. Appendix 02

6.1.1 Waste and Recycling list

Appendix 1 Waste Management- Construction Stage

Project Proposed Ranelagh Apartments

Address: 3-17 Darling Point Road Darling Point NSW 2027

Material onsite		Destination		
		Re-use and Re-cycling		Disposal
Types of Material	Estimated Volume	Onsite: Specify proposed re-use or onsite recycling	Offsite: Specify proposed re-use or onsite recycling	Specify contractor and landfill site
Excavated material	NA	Nil		
Green waste	NA	Nil		
Concrete	416m2	Nil	Recycled off site in recycling centre by builder	To be confirmed upon appointment of contractor
Bricks	773m2	Nil	Recycled off site in recycling centre by builder	To be confirmed upon appointment of contractor
Timber	NA	Nil	Recycled off site in recycling centre by builder	To be confirmed upon appointment of contractor
Tiles	918m2	Nil	Recycled off site in recycling centre by builder	To be confirmed upon appointment of contractor
Plasterboard	NA	Nil		
Metals - offcuts or window frames / water piping / gutters	908m2	Nil	Recycled off site in recycling centre by builder	To be confirmed upon appointment of contractor
Glass	7220m2	Nil	Recycled off site in recycling centre by builder	To be confirmed upon appointment of contractor
Steel	0.92t	Nil	Recycled off site in recycling centre by builder	To be confirmed upon appointment of contractor
Roof Sheeting	NA	Nil		To be confirmed upon appointment of contractor
Asbestos	4826m2	Nil	Recycled off site in recycling centre by builder	To be confirmed upon appointment of contractor
Waterproofing		Nil	Recycled off site in recycling centre by builder	To be confirmed upon appointment of contractor

APPENDIX 2

Demolition Waste & Recycling List Waste Reduction & Recovery Tips

Materials	Company Name	Company Address	Contact Details
Excavation Material/Soil Waste	Enviroguard	Cnr Mamre & Erskine Park Rd Erskin Pard	9834 3411
Green Waste	Ecocycle	155 Newton Road Wetherill Park	9757 2999
Bricks	Brandown	Lot 9 Elizabeth Drive Kemps Creek	9826 1256
Concrete	Brandown	Lot 9 Elizabeth Drive Kemps Creek	9826 1256
Timber	Artistic Popular Furniture	10 Raglan Road Auburn	9644 3054
Metals	Parramatta Scrap Metal	12 North Roack Road North Parramatta	9630 2974
Roof Tiles	Obsolete Tiles	3 South St Rydalmere	9684 6333
Door Fittings	Recycling Works	45 Paramatta Road Annandale	95172711
Plastics	Chromford	120-122 Ballandella Road, Pendle Hill	9631 6644
Plasterboard	Ecocycle	155 Newton Road Wetherill Park	9757 2999
Fibro Containing Asbestos	Enviroguard	Cnr Mamre & Erskine Park Rd Erskin Pard	9834 3411

Further information

Construction and Demolition Recycling Directory

Lists contact details of where to recycle and purchase aggregates, concrete, brick, asphalt, soil, second hand building materials and timber. Call 1800 225 587 for a free hardcopy. www.resource.nsw.gov.au/index-RNSW.htm

Onsite A site dedicated solely to Construction and Demolition waste minimization. <http://onsite.rmit.edu.au/>