

NORTHERN BEACHES COUNCIL

Waste Management Guidelines

(For development in the area of WLEP 2011 and WLEP 2000)

Chapter 1 – Demolition

Effective Date : 25 October 2016

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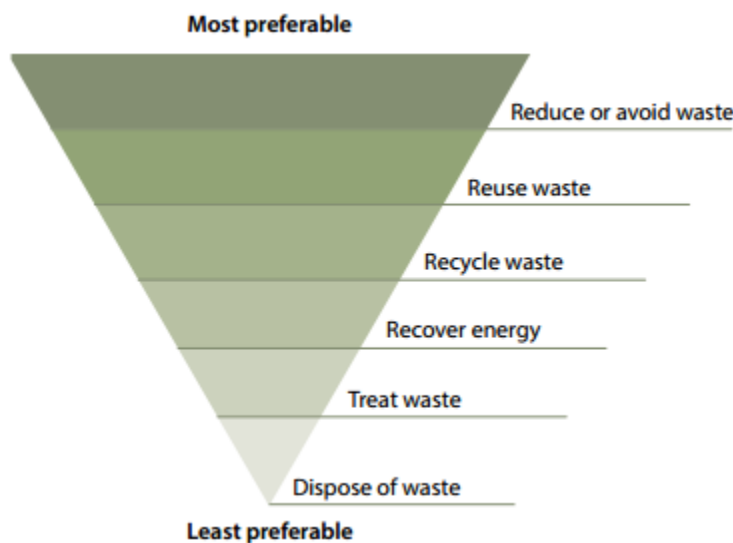
Demolition is the development stage with the greatest potential for waste minimisation. To maximise re-use and recycling of waste materials resulting from the demolition works, Council is seeking a change from a straight demolition to a process of selected deconstruction. For example, instead of putting all the waste into the same bin, the materials can be separated into different bins for re-use and recycling. This process can save the applicant money on the overall cost of the project.

Applicants must complete ‘Section 1 – Demolition’ of the Waste Management Plan in accordance with this Chapter. Applicants must be able to demonstrate evidence of compliance if audited.

1.1. Requirements

Applicants must demonstrate project management that seeks to:

- a) Incorporate the waste hierarchy principle of avoidance, resource recovery and disposal.



- b) Minimise the waste sent for disposal.
- c) Minimise the impact and disturbance on surrounding amenity, public safety, roadways and natural and built environment.
- d) Adhere to any relevant legislation not limited to hazardous waste, storage and transportation regulations.
- e) Send waste materials to a suitably licensed facility.
- f) Identify suitable locations on the site for sorting and storing of materials for re-use, recycling and disposal. Factors to consider include slopes, drainage and personnel and vehicular access.
- g) Maintain valid tipping dockets and receipts on site for inspection.

1.2. Re-use and recycling opportunities

The table below provides guidance on re-use and recycling opportunities:

Material	Re-use and recycling opportunities
Excavated materials	Re-use for filling or levelling
Concrete	Re-use for filling, levelling or road base
Bricks / Pavers	Re-use or crush for landscaping and driveways
Roof Tiles	Re-use or crush for landscaping and driveways
Untreated Timber	Re-use as floorboards, fencing, furniture, mulch or send to second -hand timber suppliers
Treated Timber	Re-use as formwork, bridging, blocking and propping and send to second -hand timber suppliers
Doors / Windows / Fittings	Send to second- hand suppliers, or recycle.
Metals	Re-use or recycle
Green Waste	Mulch or compost
Plasterboard	Re-use for landscaping, recycle or return to supplier
Carpet	Recycle or re-use in landscaping
Plastics / Rubber	Re-use or recycle

The closest waste and recycling facility to Northern Beaches Council is Kimbriki Resource Recovery Centre located in Terrey Hills, see website <http://www.kimbriki.com.au/>

Another comprehensive database resource is Planet Ark's Business Recycling hotline 1300 763 768 or website <http://businessrecycling.com.au/>

1.3. Estimating demolition waste

The table below provides estimates of likely construction waste for several different development types.

Material	Estimated Demolition Waste Quantities (per dwelling)			Estimated Demolition Waste Quantities (per 1000m ³)		
	One Bedroom Brick and Fibre board House	Three Bedroom Brick House	Three Bedroom Weatherboard House	Residential Flats	Industrial Factory	Office Block

Brick	3 to 5 m ³	10 to 15 m ³	N/A	504 m ³	158 m ³	1142 m ³
Concrete	4 m ³	4 m ³	20 to 30 m ³	739 m ³	407 m ³	6736 m ³
Timber	5 to 10 m ³	12 to 15 m ³	7 to 15 m ³	10 m ³	2 m ³	56 m ³
Metal	1 to 2 m ³	N/A	20 to 25 m ³	14 m ³	35 m ³	45 m ³
Plasterboard	N/A	10 to 15 m ³	4 to 6 m ³	15 m ³	3 m ³	83 m ³
General Waste	10 to 15 m ³	N/A	N/A	26 m ³	18 m ³	155 m ³
Roof Tiles	N/A	7 to 9 m ³	N/A	25 m ³	N/A	N/A
Asbestos	Variable m ³	N/A	N/A	N/A	N/A	N/A

1.4. Waste conversion factors

The conversion factors outlined below will act as a guide to help estimate waste quantities.

Material	Conversion Factor (Tonnes per m³)	Conversion Factor (m³ per tonne)
Bricks	1.3 t = 1m ³	0.8 m ³ =1t
Concrete	1.1 t = 1m ³	0.9 m ³ =1t
General	1 t = 1m ³	1 m ³ =1t
Green Waste	1 t = 1m ³	1 m ³ =1t
Plasterboard	0.75 t = 1m ³	1.3 m ³ =1t
Steel	0.65 t = 1m ³	1.5 m ³ =1t
Tiles	1.3 t = 1m ³	0.8 m ³ =1t
Timber	1.1 t = 1m ³	0.9 m ³ =1t