



**Bankstown
City
Council**



BANKSTOWN DEMOLITION AND CONSTRUCTION GUIDELINES

March 2015

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SECTION 1–INTRODUCTION

Name of these guidelines

These guidelines are called the Bankstown Demolition and Construction Guidelines.

Council adopted the Bankstown Demolition and Construction Guidelines on 25 February 2014 and it came into effect on 5 March 2015.

Land where these guidelines apply

These guidelines apply to all land within the City of Bankstown.

Objectives

The objectives of these guidelines are:

- (a) to ensure that demolition is carried out in accordance with the relevant legislation and guidelines;
- (b) to ensure that demolition procedures are safe and environmentally efficient;
- (c) to ensure that demolition does not have an adverse impact on surrounding residents, land, buildings, or footpaths and roadways;
- (d) to preserve significant trees and heritage items;
- (e) to encourage the recycling and reuse of building materials;
- (f) to encourage the use of licensed contractors to undertake demolition work; and
- (g) to ensure the maximum amount of waste materials resulting from demolition and construction are reused and/or recycled.

SECTION 2–DEMOLITION AND CONSTRUCTION

Introduction

This section provides the provisions that development must incorporate to ensure the demolition and construction of buildings or work are safe and do not adversely impact on the City of Bankstown.

Objectives

The objectives are:

- (a) to ensure that demolition is carried out in accordance with the relevant legislation and guidelines;
- (b) to ensure that demolition procedures are safe and environmentally efficient;
- (c) to ensure that demolition does not have an adverse impact on surrounding residents, land, buildings, or footpaths and roadways;
- (d) to preserve significant trees and heritage items;
- (e) to encourage the recycling and reuse of building materials;
- (f) to encourage the use of licensed contractors to undertake demolition work; and
- (g) to ensure the maximum amount of waste materials resulting from demolition and construction are reused and/or recycled.

Provisions

The provisions to achieve the objectives are:

Need for consent

- 2.1** Development that is not exempt or complying development under the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 and Bankstown Local Environmental Plan 2015 requires development consent prior to demolition.
- 2.2** Development applications for demolition must include a demolition plan.

Pre–commencement inspections

- 2.3** Prior to the commencement of demolition, an inspection of the site must be undertaken by Council or an accredited certifier to ensure that all pre–commencement conditions have been satisfied. The applicant may contact Council to arrange for this inspection to be undertaken.

Heritage buildings

- 2.4** Approval to demolish a building may not be granted if the building, or any part of it, is a heritage item as identified in Bankstown Local Environmental Plan 2015. Where heritage significance has been identified, a heritage impact statement must be prepared by a recognised heritage consultant and submitted for consideration with the application for demolition.

Tree preservation

- 2.5** Existing trees, both on the site and adjoining footpath reserve, must be protected with fencing to prevent damage during demolition, and retained in accordance with Council's Tree Preservation Order.

Australian Standard 2601–2001 Demolition of Structures

- 2.6** All demolition work must be carried out in accordance with Australian Standard 2601–2001 Demolition of Structures.

WorkCover licence

- 2.7** Depending on the scale and type of demolition work to be undertaken, persons undertaking demolition work may need to be licensed under the Work Health and Safety Regulation 2011. WorkCover NSW issue demolition licences to applicants who successfully undertake the Demolition Supervision Course, and who can demonstrate their ability and experience in the field.
- 2.8** In addition to the licensing requirements of the Act, Council requires that licensed contractors be used for all work involving the demolition of 50% or more of the floor area of a single dwelling. Therefore, only minor demolition work (e.g. sheds, pergolas, minor dwelling additions) does not require a licensed demolition contractor unless nominated under the Act.

Contaminated land

- 2.9** The demolition and removal of contaminated materials requires specialised techniques. Applications involving contaminated materials must be in accordance with Council's Contaminated Land Policy. This Policy requires the preparation of a remediation action plan and the use of an independent Site Auditor to oversee the remediation work.

Asbestos

- 2.10** Applications for demolition must include details of the materials to be demolished, including the extent of asbestos in the building. All demolition and disposal of asbestos must be undertaken in accordance with the requirements of the Work Health and Safety Regulation 2011, Construction Safety Act, EPA and WorkCover NSW.

In relation to asbestos removal work in a work situation (includes workers engaged in asbestos removal at residential premises, workers need to be appropriately trained and licensed by WorkCover NSW (Class A licence or Class B licence). This requires licensing of contractors or workers removing any amounts of friable asbestos or removing as little as 10 square metres of non-friable asbestos (commonly called bonded asbestos).

2.11 In respect to dwellings, a licensed demolition contractor is required where more than 50% of the floor area of the dwelling is being demolished or more than 10m² of non-friable asbestos is involved. For demolition less than this, a licensed contractor is not required but the following procedures must be followed:

- (a) appropriate protective clothing must be worn;
- (b) asbestos must be kept wet (i.e. by continuous hosing);
- (c) breaking of asbestos sheeting should be avoided;
- (d) asbestos must be wrapped in plastic and placed in a lined bin; and
- (e) asbestos must be transported in a covered/sealed vehicle and only disposed of at an authorised disposal point.

In relation to asbestos removal work in a work situation (includes workers engaged in asbestos removal at residential premises), workers need to be appropriately trained and licensed by WorkCover NSW (Class A licence or Class B licence). This requires licensing of contractors or workers removing any amounts of friable asbestos or removing more than 10m² of non-friable asbestos (commonly called bonded asbestos).

2.12 To ensure the safety of workers and neighbours, Council encourages the use of licensed contractors for the demolition of all asbestos structures.

Erosion and dust control

2.13 Prior to demolition, measures must be implemented to control erosion from the site. An erosion/sedimentation control plan may be required to be prepared in accordance with these guidelines.

2.14 The demolition process must be undertaken in such a manner as to minimise dust emission from the site. Where the demolition is likely cause dust emission, perimeter fencing and shade cloth/hessian is to be used together with continuous water spray or wetting down during the demolition process.

On-site burning

2.15 The burning of any demolished material on the site is not permitted. Offenders will be prosecuted under the Environmental Protection Operations Act.

Recycling / reuse of materials

2.16 Demolition procedures must maximise the reuse and recycling of demolished materials in order to reduce the environmental impacts of waste disposal.

Footpath and roadway protection

2.17 All footpath reserves must be protected, by the provision of suitable hoarding or fencing along the street alignment.

2.18 The hoarding must comply with these guidelines.

2.19 The footpath and roadway must be kept clear at all times and must not be obstructed by any demolition material or vehicle.

2.20 All loading of vehicles with demolished material is to take place on the site. Mud must be hosed off vehicle tyres prior to departure from the site. Vehicle loads must be covered to prevent loose debris and dust from escaping.

Security deposits

2.21 For most demolition work (except minor work) a security deposit will be required to be paid to Council prior to the release of the development consent to ensure no damage to public land, including roads, kerbing and guttering, footpaths and like works.

2.22 For large demolition proposals, Council may require the applicant to indemnify Council against public prosecution for the duration of the demolition project.

Adjoining buildings

2.23 The following matters must be satisfied prior to and during demolition:

- (a) the applicant must give written notice to adjoining land owners and residents seven (7) days prior to the commencement of demolition advising of the commencement date;
- (b) safe access to and from adjoining buildings must be maintained at all times;
- (c) no demolition activity must cause damage to or adversely affect the structural integrity of any adjoining building;
- (d) consideration must be given to the need for shoring and underpinning, and to changes in soil conditions as a result of the demolition, and appropriate measures implemented;
- (e) the effects of vibration and concussion on adjoining buildings and their occupants must be minimised;

- (f) where the surface of an adjoining building is exposed by demolition, the need for weatherproofing the exposed surface must be investigated and temporary or permanent protection provided as appropriate; and
- (g) the demolition of below ground walls that support the adjoining ground must not be undertaken until it is established that demolition will not cause the collapse of the adjoining ground, or effective lateral support is provided to prevent collapse.

Working hours

2.24 All demolition work must be limited to between 7.00am and 6.00pm weekdays and 7.00am and 1.00pm Saturdays. No demolition work must be undertaken on Sundays or Public Holidays.

List of related publications

2.25 Reference should be made to the following publications:

- (a) Australian Standard 2601–2001 Demolition of Structures;
- (b) Work Health and Safety Act 2011;
- (c) Construction Safety Act;
- (d) Protection of the Environment Operations Act 1997;
- (e) DEC Managing Urban Stormwater–Construction Activities; and
- (f) DEC Waste Not Policy.

Excavation

2.26 Any excavation proposed adjacent to a classified road may require the developer to submit detailed geotechnical reports relating to the excavation of the site and support structures to the Roads & Maritime Services for approval.

SECTION 3–SOIL EROSION AND SEDIMENTATION

Introduction

Sediment is a carrier of pollutants such as phosphorus, light and heavy metals, bacteria and toxic waste. These pollutants can have an adverse effect on the quality of Bankstown's waterways and bushland. Stormwater drainage systems in the City of Bankstown flow into the Georges River, Cooks River and Parramatta River via Duck Creek.

Sedimentation contributes to the destruction of native vegetation and animal habitats. Sedimentation also increases the risk of flooding. Each year substantial sums of money are spent removing sediment from drains, rivers and creeks in order to reduce the risk of flooding.

The problems of erosion and sedimentation can be prevented or reduced when the work to be carried out is properly planned and when suitable erosion control measures are implemented.

Under the provisions of the Protection of the Environment Operation Act 1997 any person who allows soil, debris or other matter to flow into any kerb and gutter, creek, bay, river or the like is guilty of an offence.

Objectives

The objectives are:

- (a) to control soil erosion and sedimentation in the City of Bankstown by implementing erosion control measures; and
- (b) to minimise environmental damage to waterways and bushland in the City of Bankstown as a result of sedimentation.

Provisions

The provisions to achieve the objectives are:

- 3.1** Erosion controls in accordance with this policy are required for all new development (local and complying) including:
 - (a) demolition;
 - (b) excavation;
 - (c) trenching; and
 - (d) building;

except where the development comprises additions, alterations or ancillary development and:

- (e) does not cause significant environmental impacts; or
- (f) does not cause significant site disturbance; or
- (g) does not occur adjacent to the public footway/roadway/drainage.

3.2 In addition to the requirements of Council, applicants are reminded that they are required to adhere to their statutory responsibilities under the:

- (a) Local Government Act 1993;
- (b) Soil Conservation Act 1938;
- (c) Environmental Planning & Assessment Act 1979;
- (d) Water Management Act 2000; and
- (e) Protection of the Environment Operations Act 1997.

3.3 Certain cases will require you to obtain a controlled activity approval from the Department of Primary Industries if:

- (a) you excavate within 40 metres of a river, estuary or lake;
- (b) you build erosion control works and other structures in a river, estuary or lake; and
- (c) you intend to place any fill material in a river, estuary or lake.

Erosion control measures

3.4 Development must comply with the erosion and sediment control measures listed below as appropriate to the scale and site conditions of the development:

- (a) an approved sediment fence is to be installed as close as possible to the proposed disturbance activity and be located at the lower slope of the building site;
- (b) an approved sediment fence or other soil control device, is to be installed around sensitive environmental areas such as streams, foreshores, steep slopes and bushland;
- (c) a recognised stabilised access control is to be installed on all entrance and exit points from the site;

- (d) any existing drainage pits on the site or directly adjacent the site is to be covered or protected with approved sediment control devices;
- (e) water diversions are to be installed on the upper slope of the site. Collected water is discharged in a location that does not affect other property owners of the public;
- (f) a stock pile is to be set up with approved sediment control devices on the lower slope;
- (g) a washing/cleaning area is to be set up with approved sediment control devices on the lower slope;
- (h) all vegetation to be retained is to be protected by fencing or cordoned off;
- (i) any accumulated water contaminated with sediment, from a sediment basin or excavation pit, is to be flocculated or filtered in order to lower the suspended solid load to less than 50 milligrams per litre;
- (j) the work is to be staged to minimise the extent of the area disturbed by works at any given time;
- (k) all erosion control devices or measures are to be maintained in good working order at all times for the duration of the project;
- (l) roof construction and connection of roof drainage to underground drainage systems is to be carried out as soon as possible;
- (m) all disturbed areas are to be progressively stabilised with permanent vegetation as each stage of the development is completed;
- (n) soil, sand and gravel are not to be stockpiled on roadways or in drainage areas; and
- (o) the public footway adjacent to the site must remain unobstructed and safe for pedestrian access at all times.

Sediment fence

3.5 The provision of sediment filtering or sediment traps below all disturbed areas, prior to commencement of building or earthwork operations:

Purpose

- (a) used in a temporary situation to intercept runoff from the site, slow the water velocity and allow sediment to settle out.

Construction

- (b) Sediment fabric consist of a filter fabric ("geotextile filter" NOT shade cloth or plastic) for example Terram 1000, Polyfelt TS 500, Bidim U24, Geofab, envirofence or equivalent;
- (c) fabric is attached to a strand wire (ordinary fence wire) or wire mesh (14 gauge and 150mm x 150 mm opening);
- (d) the lower end of the fabric and mesh is embedded 200mm into the ground;
- (e) filter cloth to be fastened securely to wire fence with ties spaced every 600mm;
- (f) generally follow the contour of the land;
- (g) when two (2) sections of filter cloth adjoin each other they shall be overlapped by 150mm and folded over; and
- (h) posts holding the mesh are either steel Y or U type or 40–50mm hardwood 900–1200mm long posts. These are spaced at 2 to 3 metres apart.

Maintenance

- (i) Fences must be inspected at the end of each working day for breakages, sagging, undermining and the like. Sediment is removed before it clogs the fabric.

Stabilised access

- 3.6** The installation of a stabilised access control is to be installed on all entrance and exit points. The structure is to be either a Coarse Aggregate with geofabric layer or Shaker Ramp:

Purpose

- (a) Provide a firm base for vehicular entry/exit and eliminate transport of fine sediment. Fabric stops gravel being compressed into underlying soil.

Construction

- (b) Single layer high strength geofabric under bed of 30–75mm aggregate. Aggregate laid minimum 200mm thick. A hump should be placed just inside property boundary to divert runoff to a silt fence or sediment trap.

Maintenance

- (c) Add extra aggregate to maintain hump as necessary.

Drainage pit control

- 3.7** Any existing drainage pits on the site or directly adjacent the site are to be covered or protected with wire mesh and gravel inlet filters (gravel sausage) or equivalent filter:

Purpose

- (a) Small removable structures placed over kerb inlet pits to prevent the entry of sediment.

Construction

- (b) A sleeve of geofabric longer than the inlet pit, 900 mm round filled with 25–50mm gravel;
- (c) bag reinforced with 14 gauge, 12 x 12 mm wire mesh around the bag 250mm shorter than the bag on either end;
- (d) place filter in front of pit, leaving gap at top for spill over;
- (e) back end of the bag (that is not reinforced) forms seal with the gutter edge; and
- (f) maintain opening with spacer bars between the gutter and bag.

Maintenance

- (g) remove sediment after each rain event or build up in gutter.

Water diversions

- 3.8** The installation of diversion and catch drains to divert uncontaminated runoff around the site:

Purpose

- (a) To divert clean surface water around the building site to control water during storm events and keep water clear of critical work areas.

Construction

- (b) Locate along a contour avoiding vegetation or trees;
- (c) shape drain (up side) and mound of soil (down side) to channel water; and

- (d) provide positive grade (1–5%) and convey water to stabilised area (such as street drain). NOTE: water is not to pass through any disturbed land. If it does then the water must pass through a sediment control structure before discharge.

Maintenance

- (e) Inspect weekly and after significant rain. Remove accumulated sediment as necessary to keep flow and prevent over topping.

Stock pile control

3.9 A stock pile are is to be set up with approved sediment control devices on the lower slope. Stock piles are reserves of material stored on site for later use in construction or landscaping. This includes timber, mulch, top soil, gravel, sand etc. Building waste is also to be protected in a separate are if possible.

Purpose

- (a) To prevent material from leaving the site and polluting.

Construction

- (b) Locate site in low or flat area;
- (c) protect the stockpiles from overland flow with earth banks upstream;
- (d) protect with sediment fence down slope; and
- (e) cover stockpiles that are to remain greater than 40 days.

Maintenance

- (f) As part of the sites routine inspection program, check that the sediment fence and other controls are operating effectively.

Washing area

3.10 A washing/cleaning area is to be set up with approved sediment control devices on the lower slope:

Purpose

- (a) To ensures that any material from washed equipment, such as concrete slurries does not leave the site and pollute.

Construction

- (b) Locate site in low or flat area;

- (c) create slight depression to collect any waste material;
- (d) protect the wash area from overland flow with earth banks upstream; and
- (e) protect with sediment fence down slope.

Maintenance

- (f) Clear any receptacles for concrete and mortar slurries, paint, acid washing etc each week or more frequently as they fill.

Vegetation retention

3.11 An approved sediment fence is to be installed around sensitive environmental areas such as waterways, vegetation or bushland.

Purpose

- (a) To protect areas from damage and pollution from the building site.

Construction

- (b) See clause 3.5.

Maintenance

- (c) Fences must be inspected at the end of each working day for breakages, sagging, undermining etc. Sediment is removed before it clogs the fabric.

Pump out

3.12 Any accumulated water contaminated with sediment, from a sediment basin or excavation pit, is to be flocculated or filtered in order to lower the suspended solid load to less than 50 milligrams per litre:

Purpose

- (a) To prevent contaminated water leaving the site and polluting.

Construction

- (b) Gypsum (or other approved flocculants) should be applied within 24 hours of the end of the storm event;
- (c) the gypsum must be spread evenly over the entire water surface;
- (d) pumping is not to occur for at least 36 hours and preferably 48 hours after application; and

- (e) clean water is to be discharged to the water table via a hay bail and sediment filter in a way that does not pick up sediment that has dropped to the bottom.

Note: Gypsum is a hydrated form of calcium sulphate and is available at many swimming pool shops and hardware stores.

Large scale development

3.13 On large scale development more extensive soil and erosion controls may be required dependant on the site characteristics. The more extensive requirements may include wet or dry basins, infiltration trenches, grass swales, energy dissipater, spillway, turf stabilisation and hydroseeding, waterway crossings etc. These, along with other soil and water controls are to be detailed in a Soil and Water Management Plan submitted prior to approval.

Soil and water management plan (also known as erosion and sediment control plan)

3.14 A Soil and Water Management Plan is required for all development to which clause 3.1 applies. The plan must be submitted for approval by Council, or accredited certifier, and implemented prior to commencement of any site works or activities.

3.15 An Erosion and Sediment Control Plan is to show the following:

- (a) property details (location, applicant, drawn by, date, scale);
- (b) accurate property description (property boundary);
- (c) contours;
- (d) access point and access control measures;
- (e) location and type of all sediment control structures;
- (f) location of existing vegetation to be retained and undisturbed ground;
- (h) any existing watercourses or drainage;
- (i) material stockpile areas and storage and control methods;
- (j) location of new drainage features (stormwater inlet pits);
- (k) re-vegetation techniques and when implemented;
- (l) location of roads and all impervious surfaces; and

- (m) location of adjoining environmentally sensitive areas e.g. bushland, waterways.

Warning sign on site

3.16 Council warning sign for Soil and Water Management must be displayed at the most prominent point of the building site, visible to both the street and site works. The sign must be displayed throughout the construction period.

Dust control on disturbed area

3.17 Dust control measures should be applied to reduce a surface and airborne movement of sediment blown from exposed areas of construction sites:

Purpose

- (a) Dust movement may create an unacceptable hazard or nuisance on the site or down-wind.

Construction

- (b) A variety of methods may be employed to provide temporary or permanent protection:
 - (i) Barriers: temporary barriers constructed from timber, synthetic fabrics, jute, straw bales, brush or similar materials can be used to control air currents and blowing soil. They should be placed at right angles to the prevailing wind and spaced at intervals equivalent to about 15 times their height.
 - (ii) Vegetative cover: the retention of existing trees and shrubs to act as a windbreak may afford valuable protection.
 - (iii) Mulches: the use of mulches protects the soil surface and thereby prevents dust generation.
 - (iv) Irrigation: wetting the site surface is an emergency treatment which can be repeated when needed. Control of sediment laden runoff from over-watering should be closely monitored.

Penalties

3.18 Authorised Officers who observe offences under the Protection of the Environment Operations Act 1997 may serve an on-the-spot fine on the individual causing or permitting pollution (e.g. truck drivers tracking mud off site onto the road, a person pumping ponded stormwater off site after rain). Failure to comply with a direction of an Authorised Officer is an offence.

Where can I buy the materials?

3.19 The materials can be purchased from various suppliers and companies. Check the yellow pages under 'Soil Stabilisation'.

Who can do the work for me?

3.20 Hay mulching and spray grassing is done by specialist contractors.

The provision and installation of jute meshing and silt fencing may easily be carried out by the owner or building contractor.

However, more substantial control measures such as silt dams, sediment extruder drains and detention basins need to be designed by a Civil or Hydraulics Engineer.

Reference list

Managing Urban Stormwater: Soil and Construction Manual (The Blue Book) NSW Environment Protection Authority.

Urban Erosion and Sediment Control Revised Edition 1992 (Green book) Department of Conservation and Land Management.

SECTION 4–HOARDINGS

Introduction

This section provides provisions for the construction of a hoarding where development and building work associated with the erection, alteration, cleaning, repair, renewal or demolition of buildings and excavation is to be carried out adjacent to or on a public place.

Objectives

The objectives are:

- (a) to provide standards which will protect public footways, roads and the like from the hazards of building sites;
- (b) to ensure activities on properties do not obstruct the safe use of public footways, roads and the like; and
- (c) to require the erection of hoardings for activities such as cleaning, repairing and other maintenance works associated with properties adjacent to a public footway, roadway or the like.

Provisions

The provisions to achieve the objectives are:

Type A Hoardings

4.1 Type A hoardings must be constructed where demolition, building, maintenance or other works are being carried out on a building having a rise of two storeys or less above the public footway, roadway or the like where these works are:

- (a) adjacent to or within 3600mm of the public footway, roadway or the like; and
- (b) adjacent to or within 3600mm of vacant land.

4.2 Type A hoardings are permitted to encroach a maximum of 1200mm onto the public footway.

Type B Hoardings

4.3 Type B hoardings must be constructed where demolition, building, maintenance or other works are being carried out on a building:

- (a) where material is being hoisted over or across a public footway, roadway or the like; or

- (b) having a rise of three or more storeys above the public footway, roadway or the like where these works are:
 - (i) adjacent to or within 3600mm of the public footway, roadway or the like; or
 - (ii) adjacent to or within 3600mm of vacant land.

Period of installation

- 4.4 The hoarding is to remain in position until construction is completed or for the period specified on the permit.

Maintenance

- 4.5 Hoarding to be painted white and maintained in clean and well painted condition throughout the construction.

Lighting

- 4.6 Lights are to be installed at each end of the hoarding and other positions to adequately illuminate the public area and to be alight from sunset to sunrise.

Advertising

- 4.7 No advertisement of any kind to be allowed except a 1800mm x 1200mm sign stating the builder's/architect's name, also "Bill Posters will be Prosecuted" sign must be printed on the front of the hoarding at spacing's. Hoardings to be maintained free of advertising or other posters.

No obstruction of services

- 4.8 Hydrants, sewer manholes and the like are to have free access and must not be covered with temporary crossings or the like.
- 4.9 The water channels must not be blocked or obstructed with debris.

No damage to or obstruction of Council footway and roadway

- 4.10 Uprights must not be inserted in the roadway or footway surfaces but shall be tenoned into sole plates are provided.
- 4.11 The kerbside must not be cut to ease access to the property.
- 4.12 The use of the roadway or footway for the storage of building materials is not permitted.
- 4.13 The applicant must contact the Local Police Department concerning temporary road signs, precautions and time of the day when traffic can be controlled for the loading and unloading of material.

- 4.14** The footway must be protected from damage by vehicles by timber, crossings e.g. 4500mm wide 75mm x 50mm planks with 170mm splayed edges held together by four (4) strands or hoop iron. Such timber crossings must cover the full width of the footway and full width of access. The builder is to ensure footways and kerbs are protected from damage at all times.
- 4.15** Where gates are installed, such gates must be constructed so as to swing inwards only.
- 4.16** Pedestrian crossings must be freely accessible at all times; where vehicles are required to cross footways, the builder is to provide employees to warn the pedestrians or traffic.
- 4.17** The licensee will be held responsible for any damage or accident that may occur on account of the roadway or footway being so occupied. Further, the licensee will be required to pay for the re-instatement of any portion of the footway or roadway that may be disturbed or damaged by his operations removal of all superfluous material and leave the place in good order and condition.
- 4.18** The applicant must be responsible for all accidents, re-instatements, damage and the like, resulting from the erection of the hoarding.
- 4.19** Hoardings on corner allotments are to be so constructed so as not to present a danger or hazard to traffic and pedestrians.
- 4.20** A hoarding erected over a vehicular access road must satisfy the special conditions contained in Council's development consent.
- 4.21** The hoarding shall be setback a minimum 600mm from the face of the kerb.
- 4.22** Any hoarding shall not obstruct the line of sight to traffic control signals and/or operational driveway.

Hours of work

- 4.23** All work on the face of the building is to be carried out between 7.30am and 5.30pm.

Authority approvals

- 4.24** The location of the hoarding must be in accordance with any development consent.
- 4.25** In the event of any of the above regulations or any further regulations mentioned on the hoarding permit not being complied with, Council may, by written notice, cancel the consent.
- 4.26** Approval of the WorkCover Authority and approval of the Police Department must be obtained before commencement of work.

4.27 The requirements of the Environmental Planning & Assessment Regulation 2000 relating to development, building and demolition works adjacent to allotment boundaries and other buildings must be complied with.

SECTION 5–WASTE MANAGEMENT PLAN

5.1 Demolition of buildings or structures

General

The demolition stage provides great scope for waste minimisation. Proponents are actively encouraged to consider possible adaptive reuse opportunities of existing buildings/structures, reuse of materials or parts thereof. The principal aim of managing this activity is to maximise resource recovery and minimise residual waste from demolition activities.

Objectives

The objectives are:

- (a) Optimise adaptive reuse opportunities of existing building/structures.
- (b) Maximise reuse and recycling of materials.
- (c) Minimise waste generation.
- (d) Ensure appropriate storage and collection of waste.
- (e) Minimise the environmental impacts associated with waste management.
- (f) Avoid illegal dumping.
- (g) Promote improved project management.

Provisions

The provisions to achieve the objectives are:

5.1.1 A Waste Management Plan must accompany the development application. The Waste Management Plan must:

- (a) Identify all waste likely to result from the demolition, and opportunities for reuse of materials.

Refer to the table in clause 5.1, which gives examples of demolition materials and potential reuse/recycling opportunities.

- (b) Reuse or recycle salvaged materials onsite where possible.

- (c) Allocate an area for the storage of materials for use, recycling and disposal (giving consideration to slope, drainage, location of waterways, stormwater outlets, vegetation, and access and handling requirements).
- (d) Provide separate collection bins or areas for the storage of residual waste.
- (e) Clearly sign post the purpose and content of the bins and storage areas.
- (f) Implement measures to prevent damage by the elements, odour and health risks, and windborne litter.
- (g) Minimise site disturbance and limit unnecessary excavation.

Material	Reuse/recycling potential
Concrete	Reused for filling, levelling or road base
Bricks and Pavers	Can be cleaned for reuse or rendered over or crushed for use in landscaping and driveways
Roof Tiles	Can be cleaned and reused or crushed for use in landscaping and driveways
Untreated Timber	Reused as floorboards, fencing, furniture, mulched or sent to second hand timber suppliers
Treated Timber	Reused as formwork, bridging, blocking and propping, or sent to second hand timber suppliers
Doors, Windows, Fittings	Sent to second hand suppliers
Glass	Reused as glazing or aggregate for concrete production
Metals (fittings, appliances and wiring)	Removal for recycling
Synthetic Rubber (carpet underlay)	Reprocessed for use in safety devices and speed humps
Significant Trees	Reuse of trees and consider relocation either onsite or offsite; or mulch onsite and replant new trees
Overburden	Power screened and used as topsoil
Garden Waste	Mulched, composted
Carpet	Can be sent to recyclers or reused in landscaping
Plasterboard	Removal for recycling, return to supplier

5.1.2 When implementing the Waste Management Plan, the applicant must ensure:

- (a) Footpaths, public reserves, street gutters are not used as places to store demolition waste or materials of any kind without Council approval.
- (b) Any material moved offsite is transported in accordance with the requirements of the Protection of the Environment Operations Act 1997.
- (c) Waste is only transported to a place that can lawfully be used as a waste facility.
- (d) Generation, storage, treatment and disposal of hazardous waste and special waste (including asbestos) is conducted in accordance with relevant waste legislation administered by the EPA and relevant Work Health and Safety legislation administered by WorkCover NSW.
- (e) Evidence such as weighbridge dockets and invoices for waste disposal or recycling services is retained.

5.2 Construction of buildings and structures

General

Attention to design, estimating of materials and waste sensitive construction techniques and management practices can achieve significant rewards in managing waste. The principal aim of managing this activity is to maximise resource recovery and minimise residual waste from demolition activities.

Objectives

The objectives are:

- (a) Maximise reuse and recycling of materials.
- (b) Minimise waste generation.
- (c) Ensure appropriate collection and storage of waste.
- (d) Minimise the environmental impacts associated with waste management.
- (e) Avoid illegal dumping.
- (f) Promote improved project management.
- (g) Optimise adaptive reuse opportunities of existing building/structures.

Provisions

The provisions to achieve the objectives are:

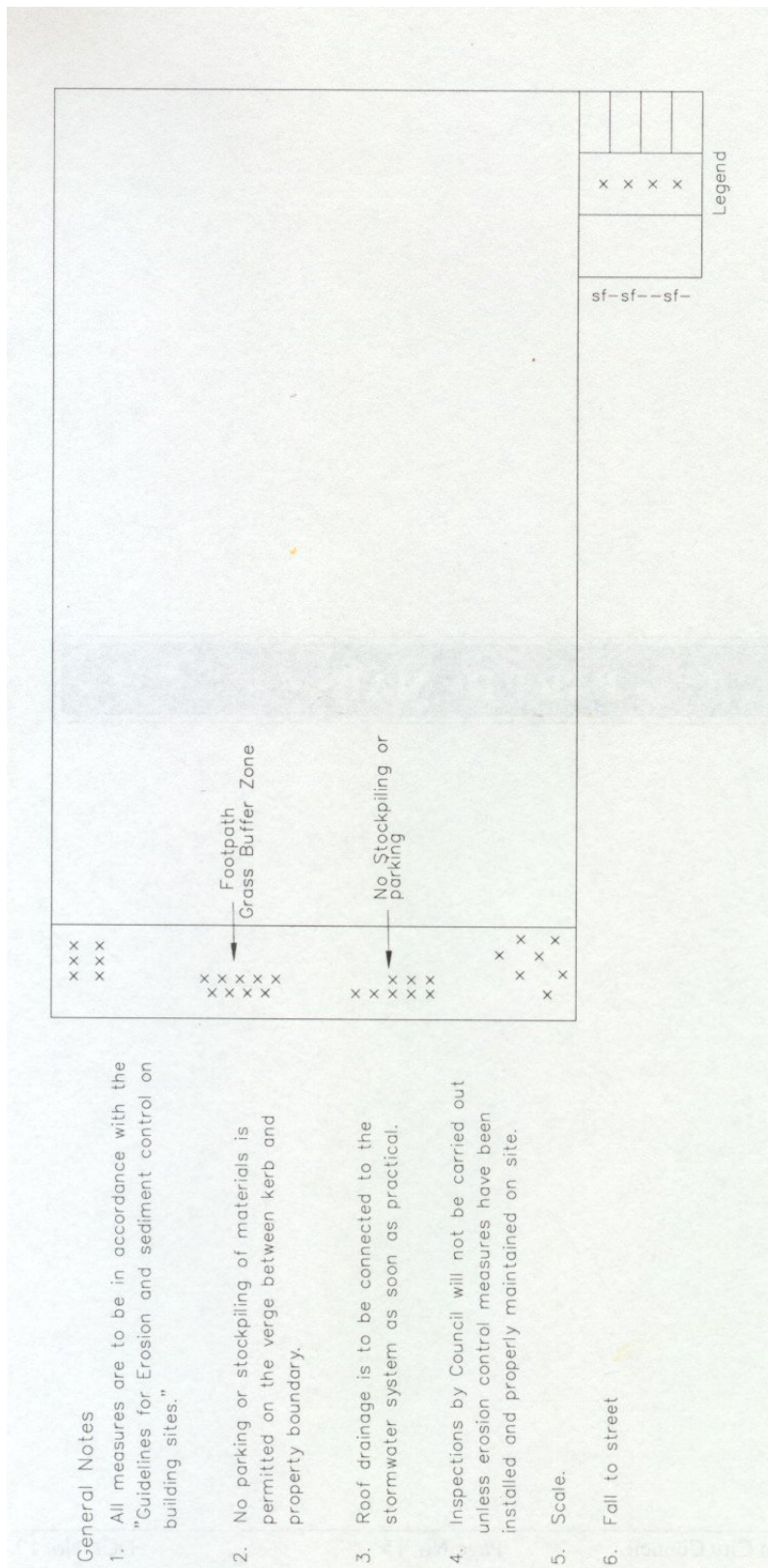
5.2.1 A Waste Management Plan must accompany the development application. The Waste Management Plan must:

- (a) Estimate volumes of materials to be used and incorporate these volumes into a purchasing policy so that the correct quantities are purchased.
- (b) Identify potential reuse and recycling opportunities of excess construction materials.
- (c) Incorporate the use of prefabricated components and recycled materials.
- (d) Arrange for the delivery of materials so that materials are delivered 'as needed' to prevent the degradation of materials through weathering and moisture damage.
- (e) Consider organising to return excess materials to the supplier or manufacturer.
- (f) Allocate an area for the storage of materials for use, recycling and disposal (considering slope, drainage, location of waterways, stormwater outlets and vegetation).
- (g) Arrange contractors for the transport, processing and disposal of waste and recycling. Ensure that all contractors are aware of the legal requirements for disposing of waste.
- (h) Promote separate collection bins or areas for the storage of residual waste.
- (i) Clearly sign post the purpose and content of the bins and storage areas.
- (j) Implement measures to prevent damage by the elements, odour and health risks, and windborne litter.
- (k) Minimise site disturbance and limit unnecessary excavation.
- (l) Ensure that all waste is transported to a place that can lawfully be used as a waste facility.

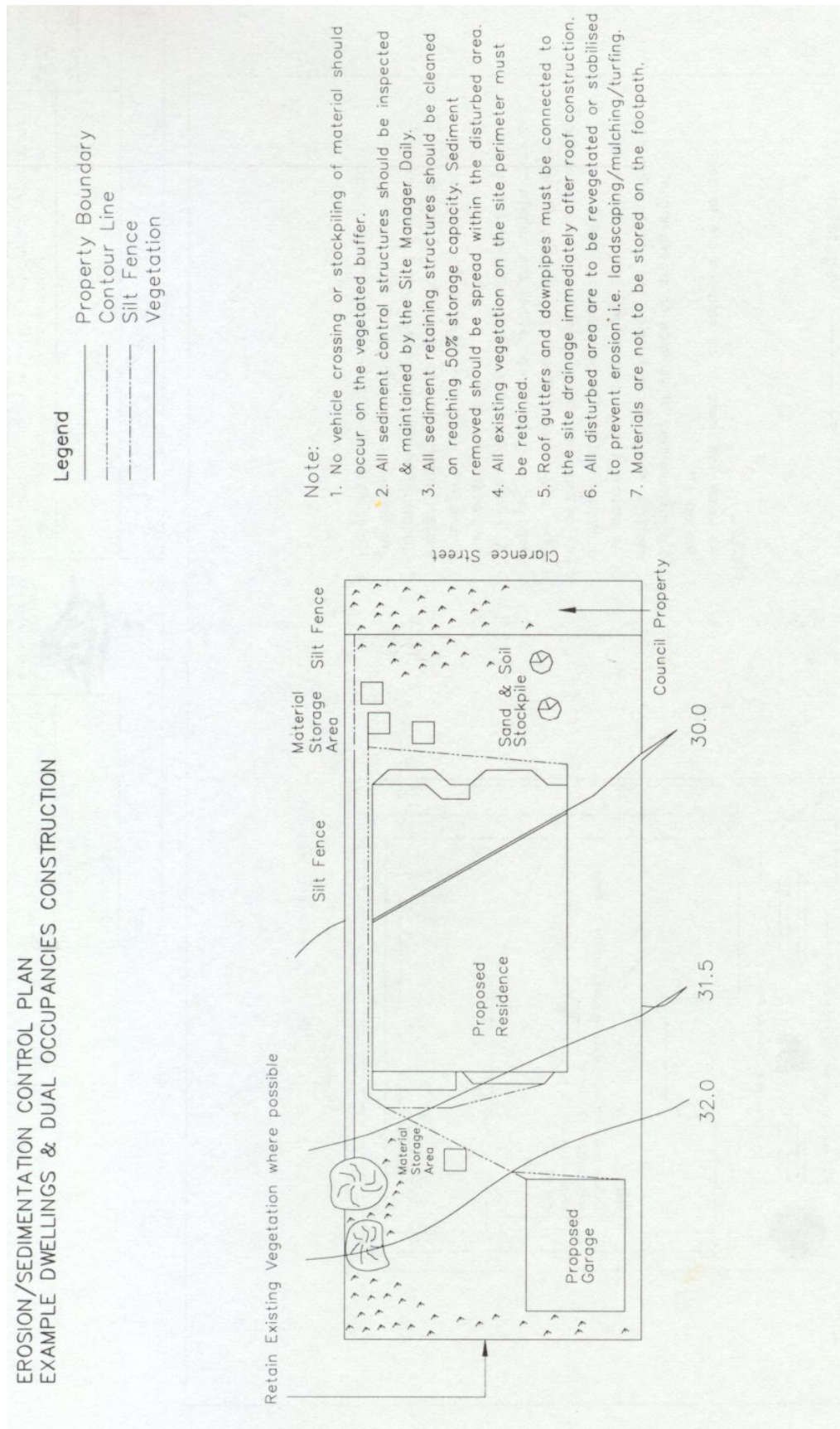
5.2.2 The applicant must retain all records demonstrating lawful disposal of waste and keep them readily accessible for inspection by regulatory authorities such as Council, NSW Environment Protection Authority (EPA) or WorkCover NSW.

APPENDICES

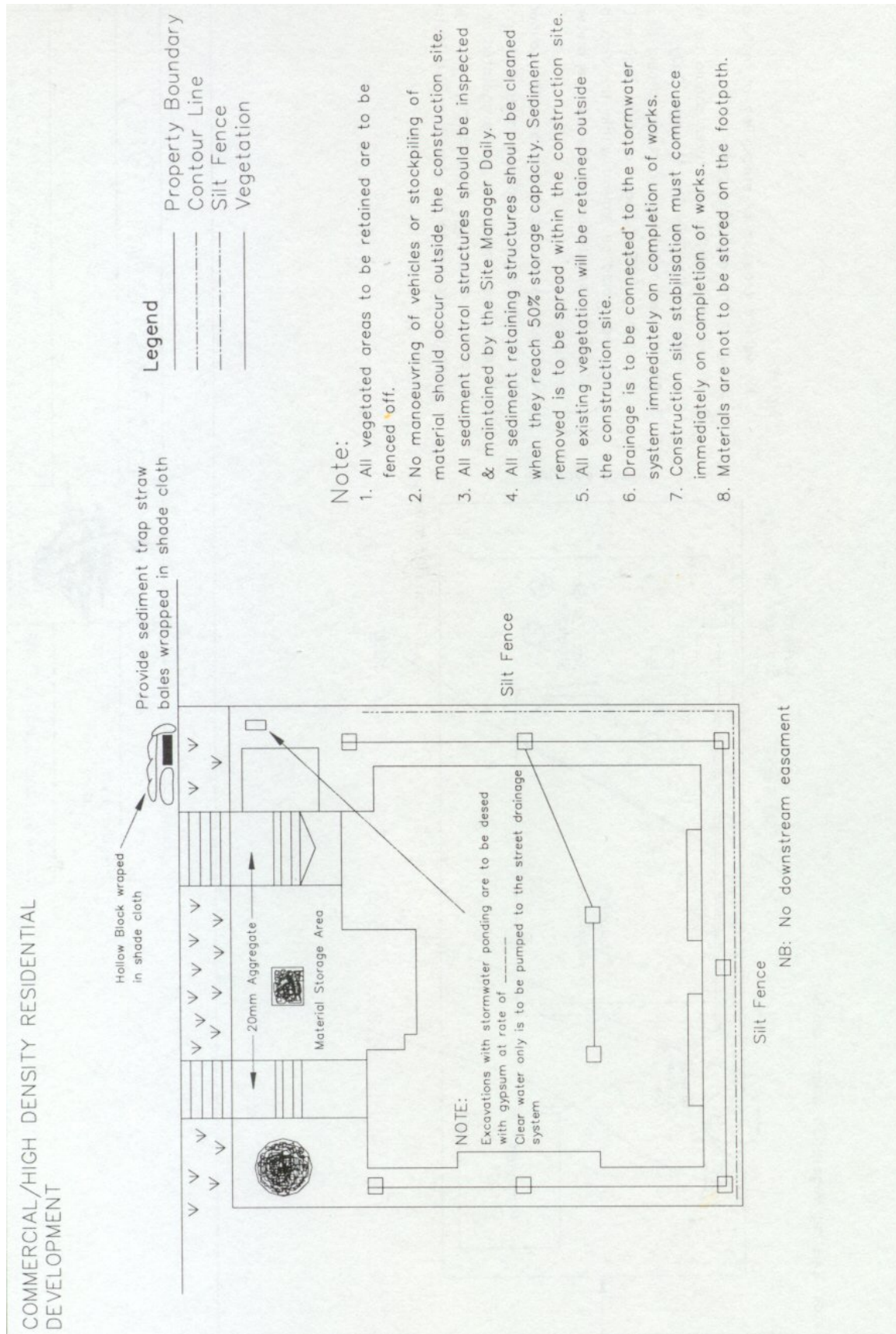
Appendix 1–Example of a typical soil erosion and sedimentation control plan for dwelling houses and dual occupancies



Appendix 1–Example of a typical soil erosion and sedimentation control plan for dwelling houses and dual occupancies



Appendix 1–Example of a typical soil erosion and sedimentation control plan for a commercial and high density residential development



Appendix 2–Type B hoardings

