

SALAMANDER SHORES HOTEL REDEVELOPMENT

Soldiers Point Road, Port Stephens

WASTE MANAGEMENT PLAN

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(Refer to DJRD demolition drawing no 06431 SK001)

1.0 Introduction

The Salamander Shores redevelopment aims to ensure that the demolition, construction and ongoing management activities of the development will generate minimum waste and will maximise the appropriate use of recycled or recyclable materials. This report demonstrates conceptually, that the future development will be able to achieve this aim.

Construction activities must also minimise the impact on the surrounding environment.

It is intended that the detail in relation to proposed conservation measures, which might be applied during the demolition and construction stages of the project, be developed during later design development.

2.0 Demolition & Construction Waste

As part of the Construction Management Plan, an *on-site waste management plan* should be developed by the building contractor. This waste plan should address the recycling of construction waste materials and encourage the use of recyclable packaging for any materials sent to site and encourage the recycling of demolition debris.

Locally, the Salamander Waste Transfer Station accepts building demolition and construction waste and has the capabilities for recycling concrete, brick, tiles, metals and timber. Other demolition materials that are suitable for recycling will be identified during the detailed design stage and during tender.

The following table provides estimates for quantities of main demolition waste materials:

Demolition Waste Material	Estimated Quantity
Concrete	1340m ³
Steel Work	31.5 tonne
Masonry	415m ³

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Sheet Metal	2450m ²
Aluminium Framing	45m ³
Window Glass	470m ²
Bitumen	220m ³
Asbestos	82m ²

The existing development contains small amounts of asbestos as recorded in the Register of Hazardous Materials Report conducted by Coffey Environments in March 2009. Removal of the asbestos will be carried out by a licensed contractor and disposed of in accordance with the WorkCover Authority *Occupational Health and Safety Regulation 2001*, the Australian Standard *The Demolition of Structures AS2601-2001* and other relevant legislation. Local disposal of asbestos is available in Raymond Terrace through Bedminster Waste Processing Plant.

The Hazardous Materials Report also notes suspected HCFC in air conditioning units throughout the existing development and recommends their decommissioning for recycle and reuse of the refrigerant by a licensed contractor.

2.1 Excavated Soil and Rock

The development aims to retain the general land form and slope of the existing site. Mostly, new works will infill the volume of the demolished existing building; however excavation for the proposed underground parking will generate a substantial quantity of earth and rock material, much of which will be reused as appropriate, with engineering and EPA approvals, for fill and building material. Any surplus excavated material will be removed from the site and transported to an approved site designated by the Port Stephens Council. The route and details of the method of transport of this material will be approved by the relevant authorities prior to any work commencing on the site.

2.2 Contamination

Tested soil samples indicate the likelihood of soil contamination and the presence of acid sulphate soils to be very low. Refer to the March 2009 report compiled by Coffey Geotechnics for details.

In the proposed development, where fill is required, any excavated material from the site that meets the Environmental Protection Agency's (EPA) definition for virgin excavated natural material, will be available to be utilized for fill. If any building debris or contaminated landfill is proposed for fill purposes, approval from the EPA will be sort.

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2.3 Operational Waste

The development's design aims to reduce the generation of waste both during construction and over the operational life of the buildings.

In the post occupancy period, sufficient collection points for waste and recyclable material will be provided which will be easily accessible to residents and to the local recycling service provider, for retrieval. For recycled products, on-site storage will include separation into appropriate material types, ie. paper, glass, plastic and aluminium/metal.