



WALGA

WORKING FOR LOCAL GOVERNMENT

Demolition Waste Management **Plan Guidelines**

A RESOURCE FOR WESTERN AUSTRALIAN LOCAL GOVERNMENT,
DEVELOPERS, PROPERTY OWNERS AND BUILDERS





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1. Introduction

WHY WAS THIS GUIDELINE DEVELOPED?

This Guideline has been developed for two primary reasons, to provide consistent guidance on waste management in relation to demolition activities and to encourage increased diversion of waste from landfill.

In Western Australia, there is limited consistent guidance on and consideration of waste management issues in demolition activities. The absence of consistent guidance in relation demolition activities has led to a range of different approaches being taken by Local Government and the private sector, potentially increasing costs for development.

The WA State Government, has developed a State Waste Strategy 'Creating the Right Environment' which sets ambitious targets for diversion of Construction and Demolition (C&D) waste from landfill; 60% diversion of material presented for collection by 30 June 2015 and 75% diversion from landfill by 30 June 2020. Given the 2009/10 diversion rate for C&D was 29% a concerted and coordinated effort will be needed to achieve these targets.

This Guideline is part of a project funded by the Waste Authority and developed through WALGA. This Guideline will be supported by Local Government requirements, as part of the planning approval process. This Guideline is intended as a consistent reference for property owners, builders, developers and Local Government officers.

HOW SHOULD THIS GUIDELINE BE USED?

This Guideline should be used as a resource by property owners, builders and developers to assist in calculating waste generation from demolition projects and identifying ways to divert any waste generated from landfill. While these Guidelines can be used on any scale of project, the main focus is those projects which require Local Government Planning Approval.

Appendix 1 includes a template waste management plan which provides a framework for waste management issues to be considered in a way which meets Local Government requirements.

Appendix 2 includes some typical waste generation rates demolition of various types of structure.

This Guideline should be used by Local Governments Officers as a resource when requesting or assessing waste management plans for certain developments. **Appendix 3** provides a checklist for assessing waste management plans.

These Guidelines are applicable to any demolition project and will assist in establishing efficient and cost-effective operations.

2. Project Planning

In planning a demolition project, it is important to understand what materials are likely to be generated and then focus on how the generation of those materials can be either avoided or the material can be diverted from landfill.

One approach is to development of a waste management plan. The key objectives of any demolition waste management plan should be:

1. Minimise the amount of waste generated as part of the project
2. Maximise the amount of material which is sent for reuse, recycling or reprocessing
3. Minimise the amount of material sent to landfill.

When developing and implementing the waste management plan the following key elements should be considered:

1. **Waste streams:** identify which waste streams are likely to be generated and estimated amounts of material
2. **Services:** select an appropriately qualified waste management contractor who will provide services for the waste streams generated and data on waste/recycling generation
3. **On-site:** understand how the waste management system will work on-site, including bin placement and access
4. **Clearly assign and communicate responsibilities:** ensure that those involved in the demolition are aware of their responsibilities in relation to the waste management plan
5. **Engage and educate personnel:** be clear about how the various elements of the waste management plan will be implemented and ensure staff have an opportunity to provide feedback on what is/isn't working
6. **Monitor:** to ensure the plan is being implement, monitor on-site
7. **Evaluate:** once the project is complete evaluate your estimates in the Plan against actual waste generated and consider feedback from personnel.

3. Demolition Waste Management

3.1 PRE-DEMOLITION

The pre-demolition stage of the development is the time to put in place a demolition waste management plan in line with the template provided in **Appendix 1: Demolition Waste Management Plan Template**. Another tool available to assist in the development of the waste management plan is the Master Builders Association is the Master Builders Association Master Builders Waste Reduction Guide 2014. This Guide is available from the Master Builders Western Australia website.

The following activities are suggested at this stage of the project:

1. **Waste streams:** identify which waste streams are likely to be generated and the approximate amounts of material.

Undertake inventory of materials that can be recycled from the demolition-site:

- Specific types of materials: a full list of options is provided in **Appendix 1**
 - Amount of material expected: some guidance on how to estimate this is provided in **Appendix 2**
 - Condition of materials: cleaner material is easier to recycle and may affect the contractor price for recycling
 - Possible contamination by hazardous materials like asbestos or lead: these materials will limit reuse /recycling options and require special disposal.
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2. **Services:** select an appropriately qualified waste management contractor to provide services for the waste streams generated and data on waste/recycling generation.

To maximise the recovery of material – one approach is to use the ‘Recycling Works’ Toolkit for the commercial construction industry in Western Australia. This Toolkit provides a different approach to working through the construction process.

3. **On-site:** understand how the waste management system will work on-site, including bin placement and access.

- Determine storage requirements (separate bins or co-mingled), things to consider include:
 - Ease of use: ensure that containers are easily accessible by workers
 - Safety: ensure that the containers and storage can be managed safely, including limiting public access to the site
 - Aesthetics: ensure that the site appears orderly and will not raise concern from local residents or businesses.

- Establish a collection/delivery plan in collaboration with waste contractors for waste and recyclable materials generated on-site.
- Separation of different materials for collection and/or recycling is one way of preventing contamination and increasing resource recovery rates. Source separation is particularly important in minimising damage to salvaged materials, such as window glass, high-value timber and furnishings.
- Off-site sorting using co-mingled demolition waste bins is another means of recovering demolition waste materials. Off-site sorting is particularly useful on constrained sites as it enables all materials to be placed in the same bin for transport. This material is then collected and delivered to a processing plant where they will be sorted mechanically for recycling, reprocessing or disposal to landfill.

ASBESTOS

Houses built in Western Australia between prior to 1990 are likely to include asbestos-containing products and houses built in WA before the mid-1980s are highly likely to contain asbestos-containing products.

Therefore care should be taken when undertaking renovations or constructing additions on existing structures. A licence is required in Western Australia for the removal of materials that contain asbestos. Only a licence holder or an employee of a licence holder may carry out this type of work.

For more information on the handling and disposal of asbestos containing materials, please visit the Worksafe Website or Department of Environment Regulation.

3.2 DURING DEMOLITION

On-site activities during demolition are critical in achieving the objectives of the waste management plan, these activities include:

4. **Clearly assign and communicate responsibilities:** ensure that those involved in the construction are aware of their responsibilities in relation to the waste management plan.

5. **Engage and educate personnel:** be clear about how the various elements of the waste management plan will be implemented and ensure staff have an opportunity to provide feedback on what is/isn't working.

Whatever waste management system is in place, it is vital that all personnel using it understand how to use the system and who has responsibility for ensuring it is used correctly. Trying new approaches and systems can be difficult as it expects a change to current behaviour. By providing feedback mechanisms for personnel, you can build on experience.

6. **Monitor:** to ensure the plan is being implemented, monitor on-site.

Ensuring the system is working is linked to asking personnel for feedback. Another option is to seek feedback from waste management contractors or undertake site inspections to see if the correct material is going into the bin and to understand what waste is being generated that was not expected.

3.3 POST-DEMOLITION

7. **Evaluate:** once the project is complete evaluate your estimates in the Plan against actual waste generated and consider feedback from personnel.

Once the project has been completed, it's time to evaluate how the plan went. Where the expected amounts of waste generated? How did the bin placement on-site work out? What feedback was there from personnel on-site? From this evaluation, issues can be avoided in future developments.

4. References

Alameda County (2012) *Construction and Demolition Debris*.

Available online: www.acgov.org/sustain/what/greenbuilding/cdd.htm

Campbelltown City Council (2012) *Waste Management Plan*.

Available online: www.campbelltown.nsw.gov.au/wastemanagementplan

City of Chicago (2010-13) *Construction and Demolition Debris Recycling*.

Available online: www.cityofchicago.org/city/en/depts/streets/supp_info/construction_anddemolition-sites.html

City of Santa Monica (2012) *Public Works Department Resource Recovery & Recycling Division Construction and Demolition (C&D) Waste Management Plan*.

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Department of Environment Regulation (2013) *Controlled Waste*.

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Master Builders Association of Western Australia (2008) *Commercial Construction Waste Management Guide*.

Available online: www.wasteauthority.wa.gov.au/publications/smart-waste-guide

Encycle Consulting (2010) *Recycling Works: A Toolkit for the commercial construction industry in Western Australia*.

Sustainability Victoria (2013) *How to Minimise Construction & Demolition Waste*.

Available online: www.sustainability.vic.gov.au/en/Publications-and-Research/Knowledge-archive/How-to-Minimise-Construction-Waste

Waste and/or Recyclable Materials		Destination		
		Reuse and Recycling		Disposal
Possible Materials Generated	Estimated volume (m ³) or Area (m ²) or weight (t) (refer to Appendix 2 – Typical House Composition)	On-site (How will materials be reused and/or recycled on-site?)	Off-site (Specify the contractor and recycling facility)	Specify the contractor and/or landfill site/transfer station
Timber (specify type)				
Wood waste (e.g. MDF, plywood)				
Cardboard				
Ferrous metals (e.g. iron, steel)				
Nonferrous metal (e.g. copper wiring)				
Concrete				
Roofing Tiles				
Ceramic Tiles				
Gravel				
Gypsum board (e.g. drywall)				
Plaster				
Paint				
Plumbing fixtures and fittings				
Carpet and underlay				
Stone				
Asphalt				
Glass				
Sand/fill				
Topsoil				
Green waste				
Asbestos				
Fluorescent light tubes				
Hazardous materials (e.g. fluorescent light tubes and fittings, lead roof flashing, lead-based paint)				
Plastics				
PVC				
Co-mingled recyclables (e.g. paper, cans, glass and plastic bottles, cardboard) from workers				
General waste (e.g. food waste, contaminated food packaging, non-recyclable plastics) from workers				
Mixed waste				

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<p>How will materials be stored on-site for reuse and recycling? e.g. in skip bins.</p>
<p>How will site operations be managed to ensure minimal waste creation and maximum reuse and recycling? e.g. staff training, selected deconstruction vs. straight demolition, feedback from waste management service provider, on-going checks by site supervisors, separate area set aside for sorted wastes, clear signage for waste areas etc</p>
<p>How will this plan be evaluated, and who is responsible for the evaluation? e.g. feedback from staff collected by the site supervisor.</p>

APPENDIX 2

TYPICAL HOUSE COMPOSITION

Table 1 provides indicative figures for the amount of construction material generated through the demolition/deconstruction of typical houses. These figures may be used to assist property owners and their contactors in estimating the amount of waste material which must be catered for during the demolition process (these figures should be used as a guide only, and demolition contractors should be engaged to assist in estimating likely material yields). The conversion figures provided in Table 2 may then be used to calculate the estimated volume of this waste material, which may be useful when ordering skip bins.

Material	House Type			
	Asbestos fibro (t)	Weatherboard (t)	Brick veneer (t)	Full brick (t)
Asbestos sheeting	1.8	-	-	-
Fittings	1	1	1.5	1.5
Roof Tiles	5	5	12	8
Plasterboard	2	2	2.5	1
Timber	5.3	7.2	9.6	6.9
Concrete, Bricks, Footings	20	50	120	180
Total	35	65	146	197

Table 1: Demolition waste yields (from NSW Department of Environment, Climate Change and Water *House Deconstruction Information Booklet*, 2010).

Material	Tonnes/m ²
Timber	0.5
Plasterboard	2.4
Concrete	1.0
Bricks	0.75
Tiles	2.4

Table 2: Converting volumes to tonnage (from NSW Department of Environment, Climate Change and Water *House Deconstruction Information Booklet*, 2010).

APPENDIX 3

Section	Key element	Adequately addressed in WMP (Yes/No)	Comments / feedback	Modification required?
Outline of project	Is all of the contact information and project outline completed?			
	Is the declaration of accuracy completed?			
Waste and recycling material	Are estimates given for the approximate amounts of waste expected be generated?			
	Is it clear what the destination of these materials will be once they leave the site?			
Storage	Is it clear how materials will be stored on-site?			
Site operations	Is it clear how waste will be managed on-site?			
	Are the methods of communicating this waste management method identified?			
Evaluation	Is the approach and responsible party for evaluation identified?			



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