

Project:

# Proposed Alterations and Additions to Residential Dwelling

Site:

**Lot 7, DP 976486, 72 Belmore Road, Lorn.**

Applicant:

**D. & D. Rogers**

Date:

**November 2021**

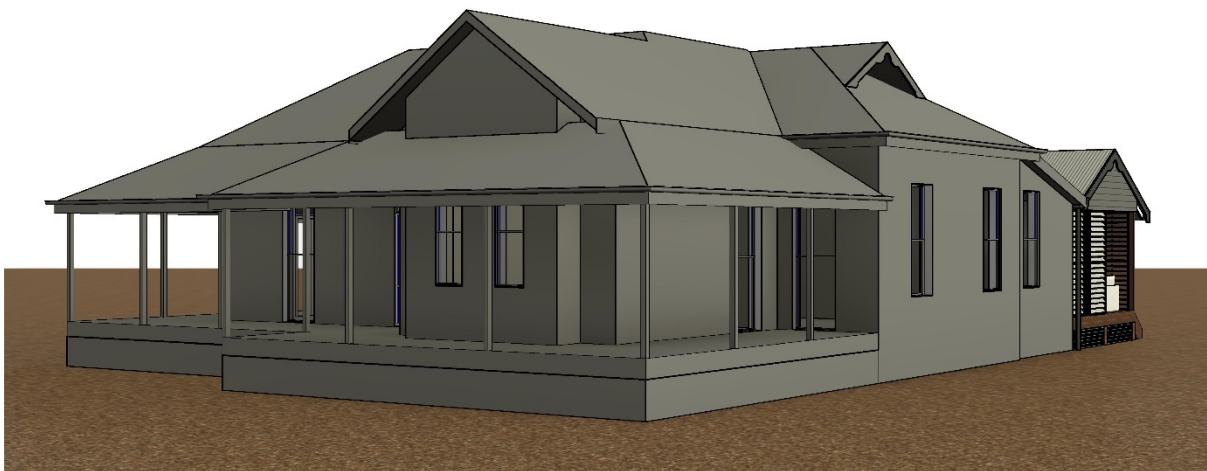


Table of Contents

**INTRODUCTION.....2**

**SUBJECT SITE AND LAND.....3**

**DESCRIPTION OF PROPOSAL.....5**

**SECTION 4.15C MATTERS FOR CONSIDERATION.....6**

**MAITLAND DEVELOPMENT CONTROL PLAN.....7**

**Conclusion .....18**

**WASTE MANAGEMENT PLAN.....19**

## INTRODUCTION

This statement of environmental effects accompanies a development application for the construction consent for alterations and additions to existing residential dwelling. It is intended to elaborate, where necessary, on aspects covered in the drawings as well as to provide additional information where required. The information following is provided to detail the merit of the above development in relation to the objective performance criteria and provisions set out in the Maitland Citywide Development Control Plan – Part C – Design Guidelines – C.4 Heritage Conservation, C.8 Residential Design and Part E – Special Precincts – E.4 Lorn Heritage Conservation Area. Relevant state environmental planning policies and the local environmental plan 2011. It also provides an assessment of the likely environmental impacts in accordance with section 4.15C of the Environmental Planning and Assessment Act 1979.

It is proposed to carry out alterations and additions to an existing building. It is proposed to add an outdoor room to the rear of the existing dwelling which will provide a link between the kitchen and existing sunroom and solve issues around a dysfunctional floor plan.

The new additions to the rear will be fully integrated with the existing through selection of materials and building style. The extension is of a small scale and will fit within the scale of the existing dwelling and has been designed to be a clear addition to the original locally Heritage listed item known as 'Niara'. It is envisaged that the new outdoor room addition will identify as a separate pavilion to the existing dwellings rooflines thus alleviating any impacts on the original fabric of the listed dwelling.



## SUBJECT SITE AND LAND

The site is identified as Lot 7, DP 976486, 72 Belmore Road, Lorn.

The site is located on the corner of Belmore Road and Warrane Street, and currently houses an existing dwelling, listed as a local Heritage Item within the Lorn Conservation Area and otherwise known as 'Niara'.

The adjoining neighboring properties are predominantly single storey residences.

There are no known potential contaminations on the site from previous uses.



### Location

The site is located on the corner of Belmore Road and Nillo Street and within the Lorn Conservation Area

The land is within close proximity to a good range of urban services including local shops, schools and recreational facilities. Land uses within the locality are primarily residential



### Vegetation and Fauna

There are no significant existing trees or vegetation on the site proposed to be removed.

**Drainage**

The subject site has a minor slope to both streets adjoining the property facilitating overland flow. The new downpipes will connect into the existing stormwater lines charged to the street. The property is not known to experience localised flooding and is not identified as being in a flood liable area.

**Access and Utility Services**

The subject site is accessed via Warrane Street which is residential collector street and the subject of local traffic movements. Side access will be maintained after the alterations and additions.

The subject site has access to a range of utility services including electricity, telephone and reticulated water and sewer.

**Aboriginal and European Heritage**

The site is not known to include items of Aboriginal or European heritage.

**Mine Subsidence**

The subject land is not located within a proclaimed mine subsidence district (under section 15 of the Mine Subsidence Compensation Act 1961).

**Bushfire Hazard**

The proposed development site is not located within a bush fire prone area. A Bush Fire Risk Assessment is not required in this instance.

## DESCRIPTION OF PROPOSAL

The applicant seeks to develop the allotment through the construction consent for alterations and additions to an existing residential dwelling. The dwelling is in the Lorn Conservation Area and the house is listed as of Local Significance. The house is otherwise known as 'Niara'.

The bulk of the existing dwelling will remain unencumbered by the proposed addition. It is intended to adjoin the addition to the rear of the property adjoining a period skillion extension. The new space is intended as an outdoor room which provides a link to a convoluted existing floor plan between the existing kitchen, traditionally located at the rear and the period skillion lean to now used as a living space. It will additionally provide a direct indoor/outdoor link from living spaces in the existing dwelling to the rear yard currently poor and via single passage doors.

The proposal is considered a lightweight option with sliding timber screens that can turn the open deck into a more private outdoor room and respond to local weather requirements. More importantly the proposed addition will read as an independent structure form the locally listed heritage item and provide a design solution to the existing dated internal floor plan layout without impacting the existing building and roof forms that a traditional extension would do.



## SECTION 4.15C MATTERS FOR CONSIDERATION

The proposal has been assessed having regard to the relevant matters for consideration under Section 79c of the Environmental Planning and Assessment Act 1979. The Matters are assessed under the following sections.

### SECTION 4.15C(1)(a)(i) – ENVIRONMENTAL PLANNING INSTRUMENTS

#### Maitland Local Environmental Plan 2012

The Maitland Local Environmental Plan 2012 (MLEP 2012) applies to the subject site.

The site is Zoned R1 and the proposal is permissible with Councils consent.

There are no clauses of the LEP that are particularly relevant in the assessment of the proposal but the proposal is consistent with its aims and objectives.

#### State Environmental Planning Policy BASIX (SEPP BASIX) – Building Sustainability Index

### SECTION 4.15C (1) (a) (ii) – ANY DRAFT ENVIRONMENTAL PLANNING INSTRUMENT

There are no draft environmental planning instruments relating to the proposal

### SECTION 4.15C(1)(a)(iii) – ANY DEVELOPMENT CONTROL PLAN

#### Maitland Citywide Development Control Plan (DCP 2012) – Part C – Design Guidelines – C.4 Heritage Conservation

The Maitland Citywide Development Control Plan – Part C – Design Guidelines – C.4 Heritage Conservation applies to the subject site. The aims of this section are to ensure that new development involving heritage items and buildings in a conservation area will respect and enhance the heritage character of the building and their surrounding area.

The Conservation and design guidelines – general requirement for alterations and additions in historic areas applies to the subject site. An assessment of the proposal against the relevant provisions contained in the DCP is provided in the table on the following pages.

## Design Criteria

**Section C4.1**  
Sympathetic Design

The aims of this section are to ensure that new alterations and additions respect the architectural character and style of the building and surrounding area, and to maintain the existing character of the street.

The proposed addition takes into consideration the existing building and deliberately stand alone from the existing structure so as to remain sympathetic to the original building footprint and roof forms.

The proposed additions are predominantly to the rear of the existing dwelling. The new works will tie into the existing character of the house but will be clearly distinguishable as new works. It is proposed to build the extension in similar style to the existing and using a similar roof pitches but by standing the addition's roof pitch alone the proposal presents as an individual lightweight structure. The corner nature of the site means the addition will address Warrane street as well and additional detailing to the gable end ensures the extension compliments the dual street frontage.

**Section C4.2**  
Siting, Setbacks and Orientation

The aims of this section are to maintain and enhance the existing character of the street and surrounding area, ensure new works respect established patterns of settlement and to provide appropriate visual setting for heritage conservation areas.

The proposed works achieve this with the additions located behind the existing dwelling enabling a continuation of the main building line setbacks to both street frontages.

The setback to Warrane Street is 3280mm

**Section C4.3**  
Size and Scale

The aim of this section is to ensure that new alterations and additions respect the character of the building and surrounding area. The proposed addition is of a moderate scale however it does not overwhelm the existing building. The additions are to the rear of the existing dwelling and do not greatly change the identity of the existing dwelling or the streetscape.

The proposed addition is of a minor scale when read in conjunction with the existing house. It is designed to represent as a lightweight structure which principally is an outdoor room that is adaptable in its use.

The proposal neither dominates or impacts the original scale of the existing structure.

**Section C4.4**  
Roof Form and Shape

The aim of this section is to retain characteristic scale and massing of roof forms within conservation areas, careful thought has been put into the design of the additions so that the roof forms relate to the existing dwelling.

The existing roof remains unimpacted with the new roof to the extension being built as a standalone roof form linked to the rear period skillion extension. The roof addition will be in a similar pitch to the existing whilst still presenting as a separate roof form.

**Section C4.5**  
Shopfront

This section on shopfronts does not apply to the existing dwelling nor the proposed alterations and additions.



## Provision

## Assessment

### Section C4.6 Accessibility

The additions are not specifically designed for disabled access. However the addition does allow for an improvement in the flow between existing restricted living spaces and provide an open space that would enable ease of use for persons with a disability

### Section C4.7 Materials and Colours

The aims of this section are to ensure that materials and colours used in alterations and additions respect the significance and character of the existing building and surrounding area.

All new materials show the same characteristics as the existing where possible including subfloor brickwork and colorbond roof sheeting. Sliding timber screens will be painted in a colour scheme to compliment the existing colours of the house

The proposed colour scheme does not detract from the traditional colour schemes of the area. Please refer to the supplied colour schedule on sheet S02 of the plans

### Section C4.8 Design of new Detail Openings

The aim of this section is to ensure that the character and pattern of new door and window openings in alterations and additions is compatible with the appearance of the original building and the area as a whole.

The extension is unique in that the room will be a deck space with roof over but with sliding screens that can create an outdoor room when conditions require it. The screens will represent as vertically proportioned in keeping with requirements around openings in Heritage areas.

### Section C4.9 Evidence of Authentic Reconstruction

The aim of this section is to ensure that reconstruction reveals the known significance of the place.

The proposed addition will present as a standalone structure and be clearly defined as new. It is intended to improve the usability of a complicated floorplan whilst offering minimal impact on the existing locally significant structure.

### Section C4.10 Removal of Unsympathetic Alterations and Additions

The aim of this section is to ensure that contributions of all periods to a place are respected and that removal of any fabric only occurs when it is of slight significance and the fabric to be revealed is of much greater significance.

No extensions are to be removed but the proposed alteration will abut a period skillion extension and improve how the existing dwelling is read from Warrane Street

### Section C4.12 Landscaping

The aims of this section are to maintain the rhythm of gardens, open spaces and tree planting in a heritage streetscape, planting does not compromise important views into or out of conservation areas and maintain the landscape character of the locality.

There are no planned upgrades to the landscaping, however there are generous plantings along the Warrane Street border fence

## Provision

## Assessment

### Section C4.13 Fences

The aim of this section is to retain original existing fencing and provide for new fencing that is consistent with established patterns.

The existing fences are proposed to remain as is.

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### Section C4.13 Garages, Carports, and Sheds

The aim of this section is to ensure that garages, carports and sheds do not detract from the character of the area and/or heritage item due to inappropriate location, design and materials.

No new parking structures are proposed.

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## Maitland Citywide Development Control Plan (DCP 2012) – Part C – Design Guidelines – C.8 Residential Design

The Maitland Citywide Development Control Plan – Part C – Design Guidelines – C.8 Residential Design applies to the subject site.

The Maitland Citywide Development Control Plan – Part C – Design Guidelines – C.8 Residential Design applies to the subject site, an assessment of the proposal against the relevant provisions contained in the DCP is provided in the table on the following pages.

## Provision

## Assessment

### Design Criteria

#### **Section C.8.2** Site Analysis and Context

2.A- A detailed site analysis plan has been included with the development application including the elements listed in this section.

The site analysis and site context analysis has been taken into account to produce a design solution which mitigates against potential negative impacts and integrates appropriately with the streetscape using materials used predominately through-out the locality and the single storey nature of the development. The single storey extension sits comfortably in the dual fronted streetscape.

#### **Section C.8.3** Development Incorporating Existing Dwellings

The objectives of this section are to ensure that, where possible, existing buildings are retained and used for ongoing residential use, to ensure that buildings and streetscapes of conservation significance are retained and incorporated into new development where possible and to ensure that existing dwellings are provided a high standard of amenity and facilities when being incorporated into a residential redevelopment.

There is an existing dwelling on the site which is of Local Heritage significance. It has therefore been essential that any additions to the dwelling are cognizant of the importance of the existing structure and the maintenance of its footprint and roof forms.

The proposal presents as having minimal contact with the original structure and achieves the goals of this section.

#### **Section C.8.4** Bulk Earthwork and Retaining Walls

The objectives of this section are to ensure that development responds sensitively to the topography of the land, to restrict and control excessive earthworks in order to preserve, as much as practicable, the existing topography and character of the neighbourhood affected by the proposed development. Ensure that the building design is appropriate for site conditions with consideration given to the stability and privacy of the adjoining properties, solar access, amenity and bulk, height and scale at the boundary and to minimise the effect of disturbance on any land and ensure that dangerous/unstable excavations are avoided, or where necessary, are properly retained.

The site is relatively flat and as a result no bulk earthworks will take place. The extension will match the existing floor level of the dwelling.

## Provision

## Assessment

### Section C.8.5

#### Street Building Setbacks

The objectives of this section are to provide setbacks that complement the streetscape, allow flexibility in the siting of buildings and allow for landscape settings and open space requirements, and to ensure that new development establishes appropriate and attractive streetscapes which reinforce the function of the street and is sensitive to the landscape and environmental conditions of locality.

The bulk of the proposed works are located behind the existing dwelling and as such do not have a relevant front boundary setback.

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### Section C.8.6

#### Side and Rear Setbacks

The objectives of this section are to allow flexibility in the siting of buildings and provision of side and rear setbacks, and to allow adequate setbacks for landscaping, privacy, natural light and ventilation between buildings.

The proposed works achieve setback requirements with the additions located behind the existing dwelling enabling a continuation of the main building line setbacks to both street frontages.

The setback to Warrane Street is 3280mm. The setback to the rear boundary is 18760mm and provides no impacts.

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### Section C.8.7

#### Site Coverage

The objectives of this section are to promote on-site stormwater infiltration by restricting site coverage of buildings and hard surfaces, and to maximize opportunities to landscaping of the site which incorporate larger scale plantings consistent with reducing the visual impact of hard building finishes and promoting improved amenity within the site and enhanced streetscapes.

The existing house and extension will have a total site coverage of ??% well below councils' requirements.

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### Section C.8.8

#### Building Height, Bulk and Scale

The objectives of this section are to ensure that the height, scale, and length of new development is not excessive and relates well to the local context and overall site constraints, to ensure that the amenity of surrounding properties is properly considered and to minimise site disturbance and cut and fill.

The minor scale of the development presents a roof form that remains recessive to the original roof form of the existing dwelling.

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## Provision

## Assessment

### Section C.8.9 External Appearance

The objectives of this section are to encourage the creation of attractive, well designed residential development, to allow flexibility in design and use of materials while encouraging high architectural standards, and to ensure form design, which provides continuity of character between existing building forms, new development and surrounding landscape by using selection and/or combination of characteristic elements and mass.

The proposed addition takes into consideration the existing building and deliberately stands alone from the existing structure so as to remain sympathetic to the original building footprint and roof forms.

The proposed additions are predominantly to the rear of the existing dwelling. The new works will tie into the existing character of the house but will be clearly distinguishable as new works. It is proposed to build the extension in similar style to the existing and using a similar roof pitch but by standing the addition's roof pitch alone the proposal presents as an individual lightweight structure. The corner nature of the site means the addition will address Warrane street as well and additional detailing to the gable end ensures the extension compliments the dual street frontage.

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### Section C.8.10 Open Space

The objective of this section are to provide sufficient and accessible open space for the reasonable recreational needs of residents, to ensure that private open space meets requirements for privacy of the residents and adjoining properties, safety, access to outdoor activities and landscaping and to locate open space to take into account of outlook, natural features of the site and neighbouring buildings or public open space.

The proposed works allow for the continued generous amounts of private open space to be retained. The extension has primarily created an indoor/outdoor space that links with the principal private space and as such a large yard area remains.

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### Section C.8.11 Sites Having a Boundary to a Laneway

This site does not have a boundary to laneway and thus this section is not applicable to the proposed development.

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## Provision

## Assessment

### Section C.8.12 Accessibility and Adaptable Housing

The additions are not specifically designed for disabled access. However the addition does allow for an improvement in the flow between existing restricted living spaces and provide an open space that would enable ease of use for persons with a disability

### Section C.8.13 Landscape Design

The aims of this section are to maintain the rhythm of gardens, open spaces and tree planting in a heritage streetscape, planting does not compromise important views into or out of conservation areas and maintain the landscape character of the locality.

There are no planned upgrades to the landscaping, however there are generous plantings along the Warrane Street border fence

### Section C.8.14 Fencing and Walls

The objective of this section is to ensure that all fences and walls provide privacy, security and noise attenuation without having a detrimental impact upon the streetscape, adjacent buildings, or the use of open space areas within the development.

The existing fences are to remain, there is no proposal to change or amend the fences.

### Section C.8.15 Driveway Access and Car Parking

The objectives of this section are to provide convenient, accessible and safe parking to meet the needs of residents and visitors which do not dominate the streetscape or cause congestion in nearby streets, and to encourage the design of access and parking as part of the overall landscape design.

The site currently contains a double sized garage built close to the boundary of Warrane Street. No further garaging or carparking is proposed.

### Section C.8.16 Views, and Visual and Acoustic Privacy

The objectives of this section are to encourage the sharing of views whilst not restricting reasonable development potential of a site, to site and design buildings to meet projected user requirements for visual and acoustic privacy and to protect the visual and acoustic privacy of nearby buildings and private open space.

The corner site and location of the addition to the rear means the extension does not impact on the privacy of the neighbouring dwellings on the surrounding lots.

There will be no views obscured by the implementation of the addition.

## Provision

## Assessment

### **Section C.8.17** Energy Conservation

The objectives of this section are to reduce total water and energy use in residential buildings in accordance with State Environmental Planning Policy – Building and Sustainability Index (SEPP BASIX), to provide dwellings with adequate solar access and ventilation, to avoid overshadowing of habitable rooms and private open spaces and to encourage the use of building materials that are energy efficient, non-harmful and environmentally sound.

The dwelling has a compliant Basix certificate.

The adjustable nature of the sliding screens means this space will be adaptable to the prevailing weather and adjustable to suite breezes or inclement weather.

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### **Section C.8.18** Stormwater Management

The objectives of this section are to provide effective stormwater management system which is sustainable and requires minimal maintenance, to prevent erosion, sedimentation and other pollution and to ensure that control flows are provided to cater for stormwater overflows.

All new downpipes are to be connected existing stormwater lines on the site and charged to the street.

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### **Section C.8.19** Security, Site Facilities and Services

The objectives of this section are to provide adequate personal and property security for residents, and to ensure that site facilities are designed to be functional, visually attractive and easy to maintain.

The existing dwelling and proposed alterations and additions provide adequate casual surveillance of the street, functional and visually unattractive facilities such as bin storage and clothes drying areas are set to the rear and out of site.

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## Maitland LEP 2011

### 5.10 Heritage conservation

#### (1) Objectives

The proposal is in keeping with the relevant objectives of this clause

#### (2) Requirement for consent

Development Consent will be required as per the application.

#### (3) When consent not required

Development Consent will be required as per the application.

#### (4) Effect of proposed development on heritage significance

It is not envisage that the lightweight structure which is principally an outdoor room will have any significant effect on the original fabric or heritage significance of the existing dwelling

#### (5) Heritage assessment

The requirement for a Statement of Heritage Impact has been considered in this instance given the locally listed Heritage item that is 'Niara'. However the minor addition and location of the proposal would seem to allow the application to be assessed without the need for a SHI. The lightweight nature of the proposal reads clearly as independent of the existing dwelling.

#### (6) Heritage conservation management plans

Heritage conservation management plans are not deemed necessary given the minor scale of the proposal

#### (7) Archaeological sites

Not applicable

#### (8) Aboriginal places of heritage significance

Not applicable

#### (9) Demolition of nominated State heritage items

Not applicable

#### (10) Conservation incentives

The implementation of the proposal serves as an alternative to a typical extension to the rear of a period home in that it links a dysfunctional floor plan through the implementation of this indoor/outdoor room without impacting on the original footprint and roof lines of the existing listed item.



## Maitland Citywide Development Control Plan (DCP 2012) – Part E– Special Precincts – 4 Lorn Heritage

### Conservation Area

The Maitland Citywide Development Control Plan – Part E – Special Precincts – 4 Lorn Heritage Conservation Area applies to the subject site.

The character statement of Lorn is a well-cared for, turn of the century, residential settlement in which different periods of architecture are integrated. It is predominately a precinct of single and double storey Victorian houses and is the best example of a garden suburb in the Hunter Region and beyond. Roxburgh Street is an eclectic mix of traditional homes and more recent developments. The Lorn area is of historical significance and an excellent collection of residential architecture from the Victorian period, the Federation period, and the Inter-Wars period, it records the historic expansion of Maitland’s residential development onto the flats across the river. New developments to such buildings should be in keeping with the architecture and designs of these periods, to pay close attention to these designs and be in keeping with the surrounding area and streetscape.

The conservation policies of this section states to keep Lorn’s predominately single storey street frontage and roof conversions should be located to rear of the existing house. Both these items are achieved as the proposed works maintain the single storey nature of the existing building and additions are located behind the existing dwelling, thus resulting in simple standalone roof form being located to rear of existing roof. Given the proposal will additionally present to Warrane Street a gable end treatment has been added to match the existing dwelling.

The conservation policy encourages roof form and pitches which emulate those of the existing house in the case of additions, and in new development borrow the main characteristics without necessarily creating a replica of particular styles in the street. The proposed roof has the same pitch and form as the existing although the new roof stands alone as a pavilion style roof thus alleviating any impacts on the existing roof form.

The conservation policy encourages avoiding the use of high intense colours and the colour schedule provided is in keeping with heritage guidelines and the existing dwelling. The design avoids the use of modern profile steel sheeting, concrete tiles and high glazed or variegated coloured terracotta tiles. The proposed roofing materials will match the existing and have a traditionally pitched roof to match the existing slope and with Colorbond roof sheeting.

#### **SECTION 4.15C (1) (a) (iiia) – PLANNING AGREEMENTS**

There are no planning agreements.

#### **SECTION 4.15C (1) (a) (IV) – REGULATIONS**

There are no matters prescribed by the regulations for the proposal.

#### **SECTION 4.15C (1) (b) – LIKELY IMPACTS**

The proposed development will have no adverse impact.

#### **SECTION 4.15C (1) (c) – SUITABILITY OF THE SITE FOR DEVELOPMENT**

The proposed residential dwelling is entirely suitable for the site due to its location.

#### **SECTION 4.15C (1) (d) – ANY SUBMISSIONS**

To be considered by Council should notification be required.

#### **SECTION 4.15C (1) (e) – THE PUBLIC INTEREST**

For reasons set out in this statement. It is considered that there will be no public interest in the proposed, given the absence of any demonstrable adverse impacts

## CONCLUSION

The site is both capable of and suitable for the proposed development.

The proposal generally meets the requirements set out in Maitland Citywide Development Control Plan – Part C – Design Guidelines – C.4 Heritage Conservation, C.8 Residential Design and Part E – Special Precincts – E.4 Lorn Heritage Conservation Area. Where it does not justification has been given as to where the design does not meet exact requirements but works to minimise those negative points through other thought out design/planning points.

The proposed design is in keeping with the character of the existing building and more importantly with the streetscape and surrounding area. The proposed addition takes into consideration the locally listed existing building. The proposed additions are to the rear of the existing dwelling and do not mimic any specific heritage details. The new works will blend into the existing character of the house but will be clearly distinguishable as new works. This is achieved through the proposed works being built in the same size, scale and the same materials as the existing.

The proposed works are in keeping with the character statement of the Lorn heritage area and its policies, by maintaining single storey nature of the existing building and additions to rear of existing building. Similar roof forms and pitch to the existing building and those in the surrounding area further enhance the appropriateness of the design as does the maintenance of appropriate buildings materials and a colour schedule in keeping with heritage guidelines.

The proposal represents an excellent example of what is achievable through the modernization of a heritage home and complying with the intent of the DCP.

It is therefore requested that council grant consent to the development application

	WASTE	MANAGEMENT	PLAN
Type of Material	Reuse and Recycling On-site	Reuse and Recycling Offsite	Disposal
<b>Excavation Material</b>	Fill, gardens, topsoil	Clean fill site	Unsuitable remainder to Waste Management Facility
<b>Green waste</b>	Mulched for gardens, landscaping	Mulched for collection for landfill or reuse	Unsuitable remainder to Waste Management Facility
<b>Bricks</b>	Re-use where possible, crushed for gravel or fill	Concrush	Unsuitable remainder to Waste Management Facility
<b>Concrete</b>	Re-use where possible, crushed for gravel or fill	Concrush	Unsuitable remainder to Waste Management Facility
<b>Timber</b>	Reuse where possible eg formwork, packing	Timber recycler	Unsuitable remainder to Waste Management Facility
<b>Plasterboard</b>	Nil	Nil	Waste Management Facility
<b>Metals</b>	Reuse where possible	Metal recycler	Unsuitable remainder to Waste Management Facility
<b>Other - Misc</b>	Reuse or recycle if possible	Reuse or recycle if possible	Unsuitable remainder to Waste Management Facility