

NORTHERN BEACHES COUNCIL

Waste Management Plan

This plan is to be completed
in accordance with Council's

Waste Management Guidelines

Effective Date: 1 November 2016

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Purpose of the Waste Management Plan

This *Waste Management Plan (WMP)* will detail the arrangements for waste management during all stages of development and occupation.

The WMP must be completed in accordance with the Waste Management Guidelines (Guidelines).

A completed WMP is a mandatory requirement for any Development Application (DA) for which Council is the Consent Authority. DAs that are submitted without a completed WMP will be rejected or refused by Council.

Structure of the Waste Management Plan

All applicants are required to complete the 'Applicant and Project Details' part of the WMP and include it with the relevant Sections that apply to their proposed development.

The WMP is divided into Sections and applicants are only required to complete the relevant Sections in accordance with the Guidelines. The table below identifies which Sections are relevant to which development types.

For example, if the proposed development was to include demolition of an existing structure and construction of a single dwelling, the relevant Sections would be Sections 1, 2 and 3.

Section	Development Type [^]
Section 1 – Demolition	All
Section 2 – Construction	All
Section 3 – On-going waste management for one or two dwellings	One or two dwelling developments Mixed-use developments containing one or two dwellings
Section 4 – On-going waste management for three or more dwellings	Three or more dwelling developments Mixed-use developments containing three or more dwellings
Section 5 – On-going waste management for non-residential and mixed use developments	Commercial developments Industrial developments Mixed-use developments
Section 6 – Private roadway developments	Private roadways

[^]Note: the definitions of the development types are provided in Section vi of the Introduction to the Guidelines

Property and Project Details

Complete this page and the relevant Sections that apply to your proposed development.

Property Details

Lot No:	1798
Deposited Plan (DP) No: or Strata Plan (SP) No:	752038
Unit No:	82
House No:	Griffiths Street
Street:	Fairlight
Suburb:	2094
Postcode:	

Project Details

Description of proposed development:	FIRST FLOOR ADDITION. DUAL OCCUPANCY
Structures to be demolished:	PARTIAL EXISTING TILED ROOF

Section 1 – Demolition

This section must be completed in accordance with 'Chapter 1 – Demolition' of the Waste Management Guidelines

MATERIALS ON SITE	DESTINATION <i>Evidence such as weighbridge dockets and invoices for waste disposal or recycling must be retained on site for inspection</i>						
	REUSE AND RECYCLING (MOST FAVOURABLE)				DISPOSAL (LEAST FAVOURABLE)		
	Types of Waste Material	Estimated Volume (m ³) or Weight (t)	ONSITE RE-USE ✓ Specify how material will be reused on site	OFFSITE RECYCLING ✓ Recycling Outlet (RO) ✓ Waste Transport Contractor (WTC)	OFFSITE DISPOSAL ✓ Specify landfill site (LS) ✓ Specify Waste Transport Contractor (WTC)		
				WTC	RO	WTC	LS
Excavated Material	3m ³				Kimbril		
Garden Organics							
Bricks						OPTION NOT AVAILABLE: These materials must be re-used or separated on or off site and sent for recycling.	
Tiles	5m ³				Kimbril		
Concrete							
Timber	2m ²				Kimbril		
Plasterboard							
Metals							
Asbestos							
Other waste (please specify)							
Estimated Total % Recovered							

Refer to the estimation tables in 'Chapter 1 – Demolition' of the Guidelines for assistance in completing this table.

The applicant must submit a Site Plan showing the structures to be demolished and storage areas for waste and construction materials (if the development also includes construction).

WMP Checklist

Have you included the following:	Applicant Tick
<p>A site plan showing:</p> <ul style="list-style-type: none"> • The structures to be demolished. • Storage areas for waste to be reused, recycled, or disposed of. • Materials storage (if the development also includes construction) 	<input checked="" type="checkbox"/>
<p>The table on the previous page, completed in accordance with 'Chapter 1 – Demolition' in the guidelines.</p>	<input checked="" type="checkbox"/>

Section 2 – Construction

This section must be completed in accordance with 'Chapter 2 – Construction' of the Waste Management Guidelines

MATERIALS ON SITE	DESTINATION <i>Evidence such as weighbridge dockets and invoices for waste disposal or recycling must be retained on site for inspection</i>					
	REUSE AND RECYCLING (MOST FAVOURABLE)				DISPOSAL (LEAST FAVOURABLE)	
Types of Waste Material	Estimated Volume (m ³) or Weight (t)	ONSITE RE-USE ✓ Specify how material will be reused on site	OFFSITE RECYCLING ✓ Specify recycling outlet (RO) ✓ Specify Waste Transport Contractor (WTC)		OFFSITE DISPOSAL ✓ Specify landfill site (LS) ✓ Specify Waste Transport Contractor (WTC)	
* Please specify			WTC	RO	WTC	LS
Excavated Material	1m ³			Kimbriki		
Garden Organics						
Bricks					OPTION NOT AVAILABLE: These materials must be re-used or separated on or off site and sent for recycling.	
Tiles						
Concrete						
Timber*	1m ³			Kimbriki		
Plasterboard	1m ³			Kimbriki		
Metals*	1m ³			Kimbriki		
Asbestos						
Other waste*	10m ³			Kimbriki		
Estimated Total % Recovered						

Refer to the estimation tables in 'Chapter 2 – Construction' of the Guidelines for assistance in completing this table.

The applicant must submit a Site Plan showing the structures to be demolished and storage areas for waste and construction materials (if the development also includes construction).

WMP Checklist

Have you included the following:	Applicant Tick
A site plan showing: <ul style="list-style-type: none"> • The structures to be demolished. • Potential storage areas for waste to be reused, recycled, or disposed of. • Materials storage 	<input checked="" type="checkbox"/>
The table on the previous page, completed in accordance with 'Chapter 2 – Construction' in the guidelines.	<input checked="" type="checkbox"/>

Section 3 – On-going waste management for one or two dwellings

This section is to be completed in accordance with 'Chapter 3 – On-going waste management for one or two dwellings' of the Waste Management Guidelines.

Type of development: Residential
Number of dwellings: 1

WMP Checklist

Do your architectural and landscape plans include the following:	Applicant Tick
Waste Storage Area design requirements (Chapter 3.2.)	<input checked="" type="checkbox"/>
Waste Storage Area location requirements (Chapter 3.3.)	<input checked="" type="checkbox"/>

Section 4 – On-going waste management for three or more dwellings

This section is to be completed in accordance with 'Chapter 4 – On-going waste management for three or more dwellings' of the Waste Management Guidelines.

Type of development: _____

Number of dwellings: _____

WMP Checklist

Do your architectural/landscape plans include the following:	Applicant Tick	N/A
Waste Storage Area design requirements (Chapter 4.2.)	<input type="checkbox"/>	-
Waste Storage Area location requirements (Chapter 4.3.)	<input type="checkbox"/>	-
Pathway, access and door requirements (Chapter 4.4.)	<input type="checkbox"/>	-
Clean-up waste requirements (Chapter 4.5.)	<input type="checkbox"/>	<input type="checkbox"/>
Kerbside (on-street) waste collection requirements (Chapter 4.6.)	<input type="checkbox"/>	<input type="checkbox"/>
On-site (off-street) waste collection requirements (Chapter 4.7.)	<input type="checkbox"/>	<input type="checkbox"/>

Section 5 – On-going waste management for non-residential and mixed use developments

This section is to be completed in accordance with 'Chapter 5 – On-going waste management for non-residential developments' and 'Chapter 6 – On-going waste management for mixed use developments' of the Waste Management Guidelines.

Type of development: _____

Number of commercial premises: _____

Number of Waste Storage Areas: _____

WMP Checklist

Do your architectural/landscape plans include the following:	Applicant Tick	N/A
Waste Storage Area design requirements (Chapter 5.2.)	<input type="checkbox"/>	-
Waste Storage Area location requirements (Chapter 5.3.)	<input type="checkbox"/>	-

Section 6 – Private roadway developments

This section is to be completed in accordance with 'Chapter 7 – Private roadway developments' of the Waste Management Guidelines.

Type of development: _____

Number of dwellings: _____

(Only applicable for sub-divisions)

WMP Checklist

Do your sub-division plans include the following:	Applicant Tick	N/A
Council's waste vehicle design requirements (Chapter 7.2.)	<input type="checkbox"/>	<input type="checkbox"/>
Waste Storage Area requirements (Chapter 7.3.)	<input type="checkbox"/>	<input type="checkbox"/>

Cost summary report/ quantity surveyors report form



If you need help lodging your form, contact us	
Email	council@northernbeaches.nsw.gov.au
Phone	1300 434 434
Customer Service Centres	<div> Manly Town Hall, 1 Belgrave Street Manly NSW 2095 </div> <div> Dee Why Civic Centre, 725 Pittwater Road Dee Why NSW 2099 </div> <div> Mona Vale 1 Park Street Mona Vale NSW 2103 </div> <div> Avalon 59A Old Barrenjoey Road Avalon Beach NSW 2107 </div>

Office use only	
Form ID	2080
TRIM Ref.	
Last updated	December 2022
Business unit	Development Assessment
Application no.	

Privacy Protection Notice	
Purpose of collection	For Council to provide services to the community
Intended recipients	Northern Beaches Council staff
Supply	If you choose not to supply your personal information, it may result in Council being unable to provide the services you seek
Access/Correction	Please contact Customer Service on 1300 434 434 to access or correct your personal information

Cost Summary Report and Quantity Surveyors Report
<p>The estimated cost of development provided with the application will be used to calculate Development Application fees (where relevant) in accordance with Clause 255 of the Environmental Planning & Assessment Regulation, 2000 and development contribution levies (where relevant) in accordance with Clause 25J of the Environmental Planning & Assessment Regulation, 2000. Cost Summary Reports and Quantity Surveyors Reports may be the subject of a check by Council at the time a quality check of the whole Development Application is conducted after it is lodged via the NSW Planning Portal. Should Council determine that there is a significant difference between the cost estimate provided in the Cost Summary Report and Council's estimate, the application will not be accepted, and the application will receive a request for additional information to submit a revised Cost Summary Report.</p>

General Notice
<p>This form is required to be submitted with all Development Applications, except where there is no associated works.</p> <p>The form is to be completed by the following persons based on the estimated cost of works:</p> <ul style="list-style-type: none"> Development with an estimated cost up to \$1,000,000 – Building Industry Professional Development with an estimated cost of \$1,000,001 or greater – Quantity Surveyor <p>Note: If council identifies that the estimated cost of works exceeds \$1,000,001 a Quantity Surveyor report will be requested as additional information.</p>

Part 1: Applicant Details

Title	Mr <input type="radio"/> Mrs <input type="radio"/> Ms <input type="radio"/> Other: <input type="text"/>		
First Name	<input type="text"/>		
Last Name	<input type="text"/>		
Company Name (attached business card if relevant)	<input type="text"/>		
Address	<input type="text"/>		Postcode <input type="text"/>
Phone	<input type="text"/>		Mobile <input type="text"/>
Email	<input type="text"/>		

Part 2: Development Analysis

The following table is to be completed for all applications:

Total floor area proposed (sqm)		Retaining walls (metres)	
Total parking area proposed (sqm)		Sheds (sqm)	
Pergolas/Decks (sqm)		Pools (litres)	
Fencing (metres)			

Cost Summary Report or Quantity Surveyors Report

In accordance with the Northern Beaches 7.12 Contribution Plan/s and Council's Development Lodgement Requirements, for developments with a cost of works up to and including \$1,000,000, you are required to complete Part 2A and for developments with a cost of works \$1,000,001 or greater you are required to complete Part 2B and provide a Quantity Surveyor's Report.

Part 2A: Development Cost Summary (Development up to and Including \$1,000,000.00)

Description	Genuine Estimate \$	Description	Genuine Estimate \$
Proposed Works	\$	Change of Use	\$
Alterations and Additions	\$	Subdivision	\$
Demolition Works	\$	Services (gas, telephone electricity)	\$
Site Preparation	\$	Other (specify)	\$
Excavation Works	\$		\$
External Works (Landscaping, pools fences walls etc.)	\$		\$
Services (fire, mechanical, hydraulic etc.)	\$		\$
Preliminaries and Margin	\$	Goods and Services Tax	\$
Subtotal	\$	Total Estimated Cost of Works incl GST	\$

Development Details

Gross Floor Area - Commercial	m ²	Gross Floor Area - Other	m ²
Gross Floor Area - Residential	m ²	Total Gross Floor Area	m ²
Gross Floor Area - Retail	m ²	Total Site Area	m ²
Gross Floor Area - Car Parking	m ²	Total Car Parking Spaces	Number
Total Development Cost	\$	Total Construction Cost	\$
Total GST			\$

I certify that I have:

- Provided the genuine costs of the development proposed by this application. These costs are based on industry recognised standards,
- Included GST in the calculation of the development costs,
- Referred to Section 25J and / or Section 255 of the Environmental Planning & Assessment Regulation, 2000, at current prices.
- Acknowledge that Council may review the information provided and may seek further information or make its own fee determination.

Print Name			
Qualification/Builder's Licence No.		Phone number	
Contact Address			
Signature		Date	

Part 2B: Quantity Surveyors Declaration

(Development with an estimated cost of \$1,000,001.00 or greater)

A Quantity Surveyors report is required for all developments over \$1,000,001.00 and must be provided at time of lodgement.

The Quantity Surveyors report must be prepared by a qualified quantity surveyor. Qualifications must be provided in Part 3: Declaration on this form.

Estimate Details	
Excavation	\$
Cost per cubic metre of site area	\$/m ³
Demolition and Site Preparation	\$
Cost per square metre of site area	\$/m ²
Construction – Commercial	\$
Cost per square metre of commercial area	\$/m ²
Construction – Residential	\$
Cost per square metre of residential area	\$/m ²
Construction – Retail	\$
Cost per square metre of retail area	\$/m ²
Car Park	\$
Cost per square metre of site area	\$/m ²
Cost per space	\$/m ²
Fit-out – Commercial	\$
Cost per m2 of commercial area	\$/m ²
Fit-out – Residential	\$
Cost per m2 of residential area	\$/m ²
Fit-out – Retail	\$
Cost per m2 of retail area	\$/m ²
Professional Fees	\$
% of Development Cost	%
% of Construction Cost	%

I certify that I have:			
<ul style="list-style-type: none"> • Provided the genuine costs of the development proposed by this application. These costs are based on industry recognised standards, • Included GST in the calculation of the development costs, • Referred to Section 25J and / or Section 255 of the Environmental Planning & Assessment Regulation, 2000, at current prices. • Acknowledge that Council may review the information provided and may seek further information or make its own fee determination. 			
Print Name			
Qualification/Builder's Licence No.		Phone number	
Contact Address			
Signature		Date	

Disclaimer
<p>The information provided on this form will be used by Northern Beaches Council or its agents to process the application. Once collected by Council, the information can be accessed by you in accordance with Council's Access to Information Policy and Privacy Management Plan or in special circumstances, where Commonwealth legislation requires or where you give permission for third party access.</p>

Part 3: Declaration

I certify that I have:			
Inspected the plans, subject of the application for development consent or construction certificate			<input type="radio"/>
Calculated the development costs in accordance with the definition of development costs in Clause 25J and/or Clause 255 of the Environmental Planning & Assessment Regulation, 2000, at current prices.			<input type="radio"/>
Included GST in the calculation of Total Development Cost			<input type="radio"/>
Signature of Qualified Person Certifying the Value of Work		Date	
Print Name			
Qualification/Builder's Licence No.			

GEOTECHNICAL RISK MANAGEMENT POLICY FOR PITTWATER
FORM NO. 1(a) - Checklist of Requirements For Geotechnical Risk Management Report for
Development Application

Development Application for _____	Name of Applicant _____
Address of site _____	

The following checklist covers the minimum requirements to be addressed in a Geotechnical Risk Management Geotechnical Report. This checklist is to accompany the Geotechnical Report and its certification (Form No. 1).

Geotechnical Report Details:

Report Title:
Report Date:
Author:
Author's Company/Organisation:

Please mark appropriate box

- Comprehensive site mapping conducted _____

(date)
- Mapping details presented on contoured site plan with geomorphic mapping to a minimum scale of 1:200 (as appropriate)
- Subsurface investigation required
 - No Justification
 - Yes Date conducted
- Geotechnical model developed and reported as an inferred subsurface type-section
- Geotechnical hazards identified
 - Above the site
 - On the site
 - Below the site
 - Beside the site
- Geotechnical hazards described and reported
- Risk assessment conducted in accordance with the Geotechnical Risk Management Policy for Pittwater - 2009
 - Consequence analysis
 - Frequency analysis
- Risk calculation
- Risk assessment for property conducted in accordance with the Geotechnical Risk Management Policy for Pittwater - 2009
- Risk assessment for loss of life conducted in accordance with the Geotechnical Risk Management Policy for Pittwater - 2009
- Assessed risks have been compared to "Acceptable Risk Management" criteria as defined in the Geotechnical Risk Management Policy for Pittwater - 2009
- Opinion has been provided that the design can achieve the "Acceptable Risk Management" criteria provided that the specified conditions are achieved.
- Design Life Adopted:
 - 100 years
 - Other specify
- Geotechnical Conditions to be applied to all four phases as described in the Geotechnical Risk Management Policy for Pittwater - 2009 have been specified
- Additional action to remove risk where reasonable and practical have been identified and included in the report.
- Risk assessment within Bushfire Asset Protection Zone.

I am aware that Pittwater Council will rely on the Geotechnical Report, to which this checklist applies, as the basis for ensuring that the geotechnical risk management aspects of the proposal have been adequately addressed to achieve an "Acceptable Risk Management" level for the life of the structure, taken as at least 100 years unless otherwise stated, and justified in the Report and that reasonable and practical measures have been identified to remove foreseeable risk.

Signature

Name

Chartered Professional Status.....

Membership No.

Company.....