

NORTHERN BEACHES COUNCIL

Waste Management Plan

(For development in the area of WLEP 2011 and WLEP 2000)

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

Waste Management Guidelines

(For development in the area of WLEP 2011 and WLEP 2000)

Effective Date: July 2025

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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) submitted under WLEP 2011 or WLEP 2000. 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

Applicant and Project Details

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

Applicants' Details

Name: (must be the same as the DA form)	Skyline Gardens Pty Ltd
Address: (must be the same as the DA form)	5 Skyline Place, Frenchs Forest
Phone Number:	0422 813 025
Email Address:	paula@platino.com.au

Property Details

Lot No: Deposited Plan (DP) No: or Strata Plan (SP) No:	Lot 11 in DP1258355
Unit No: House No: Street: Suburb: Postcode:	5 Skyline Place, Frenchs Forest NSW 2086

Project Details

Description of proposed development:	Use and fitout of an approved ground floor tenancy for a centre-based childcare facility.
Structures to be demolished:	Nil.

Applicant Declaration

I declare that:

1. This plan has been completed in accordance with the Waste Management Guidelines
2. To the best of my knowledge, the details on this form are accurate and correct

I understand that:

1. All records demonstrating lawful disposal of waste will be retained and kept readily accessible for inspection by regulatory authorities such as Council, NSW Environment Protection Authority or WorkCover NSW.
2. A bond in accordance with Council's fees and charges may apply to this development and must be paid to Council prior to any works commencing.
3. The bond will only be refunded when Council is satisfied that all waste outlined in this plan has been managed as per the plan, and evidence such as photos, receipts and statutory declarations must be supplied where appropriate.

Signature of Applicant: _ Platino Properties

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: Centre-based childcare facility

Number of commercial premises: 1

Number of Waste Storage Areas: 1

WMP Checklist

Do your architectural/landscape plans include the following:

Requirement	Applicant Tick	N/A
Waste Storage Area design requirements (Chapter 5.2.)	✓	-
Waste Storage Area location requirements (Chapter 5.3.)	✓	-

WMP Checklist and Applicant Declaration

Do your sub-division plans include the following:

Requirement	Applicant Tick	N/A
Council's waste vehicle design requirements (Chapter 7.2.)		✓
Waste Storage Area requirements (Chapter 7.3.)		✓

LEGISLATION & GUIDANCE

The following legislation is applicable in New South Wales:

- NSW Environmental Planning & Assessment Act 1979
- NSW Protection of the Environment Operations Act 1997
- NSW Waste Avoidance & Resource Recovery Act 2001

A Waste Management Plan is specifically required by:

- Northern Beaches Council Warringah DCP
- Northern Beaches Council Waste Management Guidelines

SITE AND LOCALITY DETAILS

The site is located at 5 Skyline Place, Frenchs Forest, within the Northern Beaches Local Government Area. The site has an area of 7,811sqm.



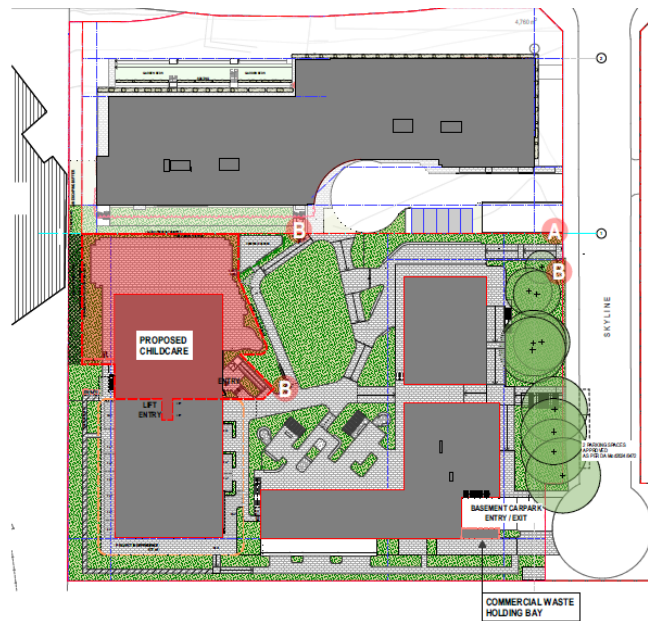
The site has primary street frontage to Skyline Place and is located within the Frenchs Forest Business Park. Garbage Pickup is from Skyline Place

The mixed-use development comprising 7-8 levels of seniors housing with disability housing and non-residential uses at ground floor was approved under DA2021/0212 with construction to commence shortly.

The proposed childcare centre will be located in the ground floor of this approved building.

Proposed Development

The proposed development comprises the fit-out and use of the north-western ground floor tenancy of the approved building (under DA2021/0212, as modified), for the purposes of a centre-based child care facility, with capacity for 69 children, 602m² of associated outdoor areas.

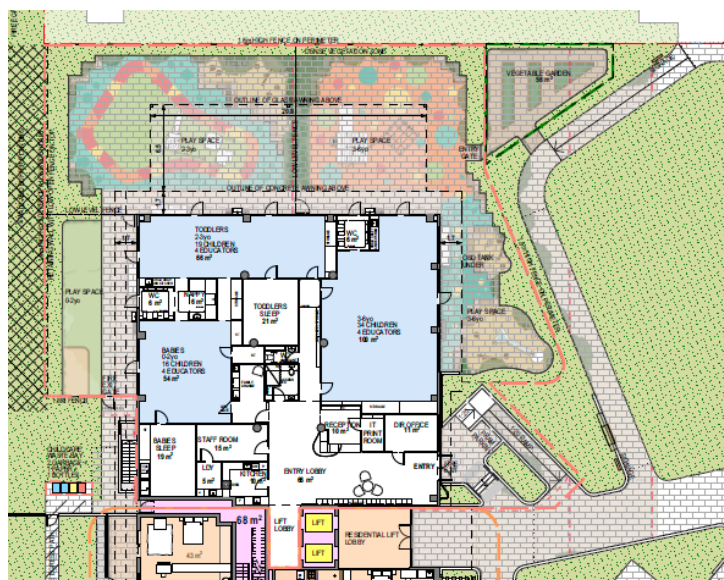


Site Plan excerpt (Source: PA Architects)

The proposed works are limited to internal fit out works, minor external façade works and landscaping to facilitate indoor and outdoor areas as shown in the proposed floor plan extract below.

There is no demolition and minimal on site construction work associated with the fit out, as most of the components are fabricated off site.

The proposed Childcare will have a maximum capacity of 69 Children. The facility is proposed to be split into three key rooms for different age groups, with the addition of a toddler sleep space, bathroom, kitchen, storage and office.



Proposed works and ground floor layout (Source: Architectural Plans, PA Studio)

The indoor spaces have been designed with consideration to the Child Care Planning Guideline to provide an adequate space for child play and rest, as well as the efficient operation of the facility.

Waste Management Background

The development at 5 Skyline Place, Frenchs Forest has been approved under DA2021/2012 as modified.

The approval included an assessment of waste and waste Management associated with the whole of the development. Where Councils requirements required construction, they were incorporated into development approved drawings. Issues related in garbage pickup and truck turning have been incorporated in this development consent.

The subject application deals with the issues associated with one of the employment generating tenancies which will be used as a childcare centre. The childcare centre will use a portion of the approved waste facilities.

The following sections detail the operation of the approved waste facilities and **how waste associated with the childcare centre will be managed within the approved waste facilities.**

Residential Waste

The residential buildings within the development include garbage rooms on each floor, with space for recycling.

Garbage chutes lead to Residential Garbage Room 1 and Residential Garbage Room 2, located in the basement car park.

There is a Residential Garbage Holding Bay (shown in blue, red, and yellow on the plan), which accommodates:

- 16 garbage bins,
- 20 paper recycling bins, and
- 20 bottles/other recycling bins.

Recycling within the residential buildings is taken down to the garbage room in the basement by the Building Manager.

Waste from the basement garbage rooms is transported to the Residential Garbage Holding Bay using a motorized electric bin tug by the Building Manager at times to suit Council's pickup service.

Garbage from the residential component will be collected by a Council.

After pickup the Bins will be returned to the relevant residential garbage rooms.



Figure 4 Location of Garbage Recycling Room
(as approved)

Employment-Generating Uses Waste

The approved development includes a Commercial Garbage Storage Area in the southeast corner of the site, with space for 24 bins (shown on the plan in grey and labelled “Project Independence Employment and Employment-Generating Uses Waste Holding Bay”).

Access to this Waste Holding Bay is through a large opening screened by a motorized roller shutter. The enclosure is designed to be naturally ventilated.

Waste generated by ground-floor and employment-generating uses will be managed by the tenants. Waste is taken directly from their tenancy to the Waste Holding Bay.

Access from all ground-floor uses to the Waste Holding Bay is provided via pathways and ramps with a maximum gradient of 1:20.

Garbage from the employment-generating uses will be collected by a private waste contractor, with a maximum frequency of every three days.

Contracts and arrangements with the private contractor are yet to be finalized.

The frequency of pickups will be determined by the Building Management Committee (BMC) based on waste generation levels.

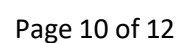
Waste Management – Childcare Centre

Used nappies will be collected and stored in plastic bins within the main spaces. Staff will move the waste into the 240-litre general waste wheelie bins located in the **bin storage area**.

Meals and food will generally be prepared off site. The preparation of food on site will result in minimal food preparation waste.

Based on their experience, Montessori has estimated that 1 x 240-litre bin per day is sufficient for general waste, and 1 x 240-litre bin is adequate for recycling.

Waste Management Plan



The storage includes:

- 2 bins for general waste,
- 1 bin for paper recycling, and
- 1 bin for bottles/other recycling (as required by Council).

Montessori will arrange garbage collection every two to three days (noting the centre operates five days per week).

The bin storage outside the childcare centre will be within a stainless-steel wheelie bin shed accommodating 4 wheelie bins.

The maximum demand for three days of waste generated by the childcare centre (to be held in the Waste Holding Bay) is estimated at 8 x 240-litre bins.

This leaves space for 16 bins to be used by other commercial users.

The childcare centre employs cleaners and service staff who visit daily. They will be responsible for moving bins from the Storage for Childcare to the Waste Holding Bay.

A level pathway (**shown in Annexure 1**) allows easy bin transportation.

Maintenance of Garbage Rooms

The Commercial Owners Corporation will be responsible for cleaning the garbage/recycling room and cleaning of bins in the holding bay

Grease Arrestor

A grease arrestor is located in the common building area and waste point is provided to the food and beverage tenancy.

The Commercial Owners Corporation will be responsible for maintenance and operation of the grease arrestor and will invoice the tenant based on use.

Single Use Plastics

In accordance with the ban introduced from 1 November 2022 the tenant shall not supply single-use plastic cutlery, stirrers, straws, plates and bowls.

APPENDIX 1

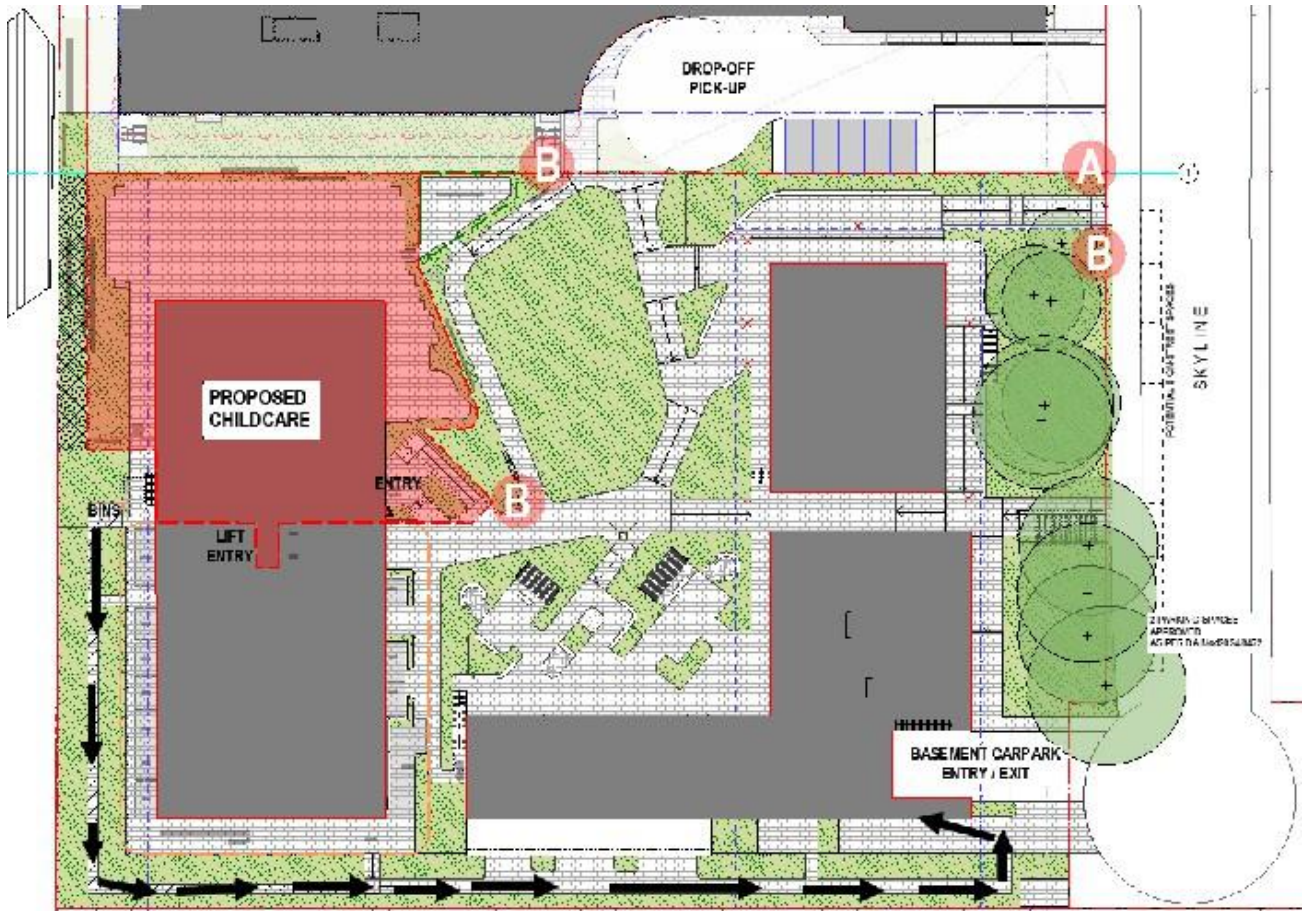


Diagram showing route taken by wheelie bin to the approved Waste Holding Bay