

# NORTHERN BEACHES COUNCIL

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## 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: 25 October 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) 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 <sup>^</sup>
<b>Section 1 – Demolition</b>	All
<b>Section 2 – Construction</b>	All
<b>Section 3 – On-going waste management for one or two dwellings</b>	One or two dwelling developments Mixed-use developments containing one or two dwellings
<b>Section 4 – On-going waste management for three or more dwellings</b>	Three or more dwelling developments Mixed-use developments containing three or more dwellings
<b>Section 5 – On-going waste management for non-residential and mixed use developments</b>	Commercial developments Industrial developments Mixed-use developments
<b>Section 6 – Private roadway developments</b>	Private roadways

<sup>^</sup>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)	57 The Avenue Pty Ltd ACN 659 026 847 c/o The Planning Studio
Address: (must be the same as the DA form)	1/204 Clarence Street SYDNEY NSW 2000
Phone Number:	0402 893 249
Email Address:	kate@theplanningstudio.com.au

### Property Details

Lot No: Deposited Plan (DP) No: or Strata Plan (SP) No:	LOTS 111 & 112 - DP 556902 LOTS 2 & 3 - DP 210342 LOT 1 - DP503390 LOT 21 - DP545339
Unit No: House No: Street: Suburb: Postcode:	122, 122A, 124, 126 & 128 Crescent Road and 55 & 57 The Avenue  NEWPORT  2106

### Project Details

Description of proposed development:	Subdivision of land which currently consists of 6 lots into 9 lots including required demolition of four existing residential dwellings and commercial marina, workshop and carpark.
Structures to be demolished:	Residential Structures: 126 Crescent Rd (single storey fibro residence and garage), 128 Crescent Rd (single storey brick residence and carport), 55 The Avenue (single storey weatherboard clad residence), 57 The Avenue (2 storey brick residence), 4 containers Marina Structures: Bitumen car park, No 122 Crescent Rd Clad workshop building and 2 storey rendered commercial building. Trees.

### 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: \_\_\_\_\_

Date: 18/8/2022

## 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 <sup>3</sup> ) or Weight (t)	<b>ONSITE RE-USE</b> ✓ Specify how material will be reused on site	<b>OFFSITE RECYCLING</b> ✓ Recycling Outlet (RO) ✓ Waste Transport Contractor (WTC)		<b>OFFSITE DISPOSAL</b> ✓ Specify landfill site (LS) ✓ Specify Waste Transport Contractor (WTC)	
			WTC	RO	WTC	LS
Excavated Material	15m3	Clean excavated spoil to be stockpiled on site for future build fill.	TBC, on Contractor Appointment	Kimbriki Environmental Enterprises	TBC, on Contractor Appointment	Kimbriki Environmental Enterprises
Garden Organics	61m3				TBC on Contractor Appointment	Kimbriki Environmental Enterprises
Bricks	22m3		As above	Kimbriki Environmental Enterprises	OPTION NOT AVAILABLE: These materials must be re-used or separated on or off site and sent for recycling.	
Tiles	5.5m3		As above	As above		
Concrete	55m3		As above	As above		
Timber	60m3		As above	As above		
Plasterboard	22m3		As above	As above		
Metals	80m3		As above	As above		
Asbestos	7m3				As above	Kimbriki Environmental Enterprises
Other Waste: Asphalt Paving Roof Tiles	185m3 8m3		TBC on Contractor Appointment	Asphalt and Roof Tiles crushed for recycling		
Estimated Total % Recovered	88%					

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

Note: Not applicable as Demolition and Subdivision

## 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 <sup>3</sup> ) 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						
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*						
Plasterboard						
Metals*						
Asbestos						
Other waste*						
Estimated Total % Recovered						

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

Note: Not applicable as Demolition and Subdivision

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"> <li>The structures to be demolished.</li> <li>Potential storage areas for waste to be reused, recycled, or disposed of.</li> <li>Materials storage</li> </ul>	<input type="checkbox"/>
The table on the previous page, completed in accordance with 'Chapter 2 – Construction' in the guidelines.	<input type="checkbox"/>



Note: Not applicable as Demolition and Subdivision

### 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: \_\_\_\_\_

Number of dwellings: \_\_\_\_\_

#### WMP Checklist

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

Note: Not applicable as Demolition and Subdivision

## 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 and Applicant Declaration

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"/>

Note: Not applicable as Demolition and Subdivision

## 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"/>	-

Note: Not applicable as Demolition and Subdivision

## 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 and Applicant Declaration

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"/>

NOTES

- DISCONNECT POWER SUPPLY, GAS, WATER AND TELEPHONE LINE.
- PROVIDE 1.8m TEMPORARY FENCE TO SECURE DEMOLITION SITE
- PROVIDE INDICATOR AND WARNING SIGNS BEFORE WORKS BEGIN.
- BUILDER TO PROVIDE SILT FENCE TO PREVENT SEDIMENTATION RUN-OFF.
- BUILDER TO MINIMISE DUST BY SPRAYING WATER DURING DEMOLITION.
- WORKS TO BE DONE BY HAND SUCH AS: ROOF TILES, ROOF TIMBER, EXTERNAL CLADDING AND TIMBER FRAME.
- A HEAVY EXCAVATOR WILL BE USED TO DEMOLISH THE PROPERTY AND TO LOAD THE TRUKS.
- WORK SHALL BE DONE BETWEEN 7.00am. AND 5.00pm. FROM MONDAY TO FRIDAY INCLUSIVE.
- TIPPER TRUCKS WILL PARK ON DRIVEWAYS AND CROSSOVERS PROTECTED WITH TIMBER.
- LOADS SHOULD BE COVERED BEFORE LEAVING THE SITE. ADJACENT PROPERTIES AND PUBLIC RIGHT OF WAYS SHALL BE PROTECTED.
- THE ACCESS POINT FOR THE SITE WILL BE FROM EXISTING DRIVEWAYS
- THE SITE SHALL HAVE BINS TO SEGREGATE MATERIALS SUCH AS A SCRAP METAL BIN AND SPOIL STOCKPILE. THIS WILL ALLOW MATERIAL TO BE RECYCLED IN EFFECTIVELY
- NO REQUIREMENTS ON THE SITE FOR UNDER PINNING OR SHORING WILL BE UNDERTAKEN.

**NOTE:** ASBESTOS IF ANY SHOULD BE REMOVED MANUALLY BY WET METHOD, AS REQUIRED UNDER WORKCOVER AND SAFTY REGULATIONS TO AUSTRALIAN STANDARD 2601-1991, WRAPPED WITH PLASTIC AND PLACED IN A DEDICATED BIN.THE BIN IS SECURELY SEALED AND TIPPED AT A SUITABLY APPROVED SITE.

DETAIL OF EXISTING STRUCTURES

LOT 122, DP 556902 / 122 CRESCENT ROAD, 2 STOREY RENDERED COMMERCIAL BUILDING, CLAD WORKSHOP AND BITUMEN CARPARK  
LOT 111, DP 556902 / 124 CRESCENT ROAD, CONCRETE DRIVEWAY ANDTHREE CONTAINERS  
LOT 1, DP503390 / 126 CRESCENT ROAD, SINGLE STOREY FIBRO RESIDENCE AND FIBRO GARAGE  
LOT 3, DP210342 / 128 CRESCENT ROAD, SINGLE STOREY BRICK RESIDENCE  
LOT 2, DP210342 / 55 THE AVENUE, SINGLE STOREY WEATHERBOARD CLAD RESIDENCE  
LOT 21, DP545339 / 57 THE AVENUE, ONE AND TWO STOREY BRICK RESIDENCE

**NAME AND DETAILS OF DEMOLISHER:** TO BE ADVISED.  
FINAL LOCATION SUBJECT TO DEMOLITION CONTRATOR.

EROSION CONTROL NOTES

- ALL EROSION SEDIMENT CONTROL MEASURES ARE TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH 'MANAGING URBAN STORMWATER, 3rd EDITION' PRODUCED BY THE NSW DEPARTMENT OF HOUSING. STANDARD DRAWING (SD) NUMBERS REFERENCED ON THIS DRAWING CAN BE OBTAINED FROM THIS PUBLICATION.
- ALL EROSION AND SILATION CONTROL DEVICES ARE TO BE PLACED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION WORKS. AND ALL SILT TRAPS ARE TO HAVE DEPOSITED SILT REMOVED REGULARLY DURING CONSTRUCTION.
- ALL TREES ARE TO BE PRESERVED UNLESS INDICATED OTHERWISE ON THIS PLAN.
- INSTALL TEMPORARY SEDIMENT BARRIERS TO ALL INLET PITS LIKELY TO COLLECT SILT LADEN WATER
- NOT WITHSTANDING DETAILS SHOWN IT IS THE CONTRACTORS SOLE RESPONSIBILITY TO ENSURE THAT ALL SITE ACTIVITIES COMPLY WITH THE REQUIREMENTS OF THE CLEAN WATERS ACT.

LEGEND

- DEMOLISHED
- TEMPORARY FENCE
- SEDIMENT CONTROL



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Level One, One Chifley Square Sydney [Rev#]  
NSW 2000 Australia 1  
www.scottcarver.com.au +61 2 9957 3988

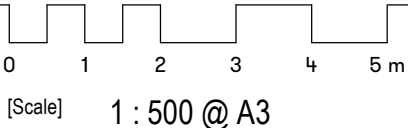
[Nom. Architect]  
DOUG SOUTHWELL /7362

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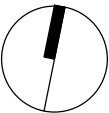
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DEMOLITION WASTE MANAGEMENT PLAN



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