

**DU PLESSIS  
+ DU PLESSIS ARCHITECTS**

20 MULGOWRIE CRESCENT  
BALGOWLAH HEIGHTS NSW 2093

0403944576  
e@droom.com.au  
www.droom.com.au

NSW  
REGISTERED  
ARCHITECT:  
#7435

NOMINATED  
ARCHITECT:  
Eugene du Plessis



## **DA WASTE MANAGEMENT PLAN**

**Address:** No.39 Heathcliff Crescent, North Balgowlah Heights NSW 2093

**Project:** Alterations & additions to existing house

**Owners:** Todd & Janelle Delaney

**Prepared by:** Du Plessis + Du Plessis Architects Pty Ltd

**Date:** December 2021

**Issue:** Council Development Application

## ***INDEX***

### **1.0 Management Statement**

### **2.0 Statement of Responsibilities**

- 2.01 Project Manager
- 2.02 Site Supervisor
- 2.03 Sub-contractors
- 2.04 Material Suppliers
- 2.05 Waste Collection Agency
- 2.06 Recycling Agencies

### **3.0 Construction Waste Management**

- 3.01 Recycling Bins
- 3.02 Excessive Packaging
- 3.03 Surplus Soils, Rock, Excess & Spoil
- 3.04 Contractual Responsibility
- 3.05 Site Restrictions

### **4.0 On-going Waste Management**

## **1.0 Management Statement**

The Applicant recognizes the need to protect the environment and the advantages that can be achieved by waste reduction, recycling and a corresponding reduction in landfill.

The ability to plan waste management may be restrictive under some circumstances due to physical site storage capacity, nature of the waste, ability to be recycled, or economic collection, however it is envisaged that project goals can be achieved by co-operation of all parties associated with the project.

The Contractor shall prepare a detailed construction Waste Management Plan prior to demolition & the commencement of works as per Council 'Waste Minimisation and Management Plan + Checklist'.

## **2.0 Statement of Responsibilities**

Details below are the responsibilities of the participants who will be encompassed in the waste management plan for this project:

### **2.01 Project Manager**

The Architect foresees the need to instigate waste management on the project and the client is aware of financial implications that may benefit or otherwise impact the project viability.

The Project Manager will instigate the Waste Management Plan and will ensure all site personnel; material suppliers and subcontractors are aware of the project goals and are committed to it.

### **2.02 Site Supervisor**

The Site Supervisor is responsible for the on-site management of waste control, collection and sorting of specific recyclable materials and of other waste. The Site Supervisor will enforce the waste management procedure.

### **2.03 Subcontractors**

All Subcontractors will be required to comply with waste control, collection and sorting be instigated on the project. Specific material that may not be collected on site will be removed from site by the subcontractor responsible for its generation and where possible recycled.

### **2.04 Material Suppliers**

Material suppliers will be instructed to restrict packaging to reduce excessive packaging and the extent of waste delivered to site.

### **2.05 Waste Collection Agency**

Waste collection agencies are responsible for provision of appropriate collection bins, signage of specific collection bins, removal and transport of the specific waste to the point of recycling or to the appropriate disposal area.

### **2.06 Recycling Agencies**

Recycling agencies are those organizations that are able to receive specifically sorted waste and recycle that material into new products.

## **3.0 Waste Management Procedure**

The Demolition Stage is the stage with the greatest potential for waste minimization. Through careful onsite sorting, storage and by staging work programs it is possible to re-use many materials, either on-site or off-site.

With this project we are seeking to move from the attitude of straight demolition to a process of selected deconstruction, ie total reuse and recycling both off-site and on-site and seek to:

- re-use of excavated material on-site and disposal of any excess to an approved site;
- green waste mulched and re-used in landscaping either on-site or off-site;
- bricks, tiles and concrete re-used on-site as appropriate, or recycled off-site;

- plasterboard returned to supplier for recycling;
- framing timber re-used on-site or recycled elsewhere;
- windows, doors and joinery recycled off-site;
- plumbing, fittings and metal elements recycled off-site;
- all asbestos, hazardous and/or intractable wastes are to be disposed of in accordance with Work Cover Authority and EPA requirements;
- locations of on-site storage facilities for material to be reused on-site, or separated for recycling off-site.

### **3.01 Recycling Bins**

The builder to organize waste management and will plan and/or call upon Waste Collection Agencies to provide collection bins for the accumulation of sorted select waste materials and the removal and transportation of those bins to recycling agencies.

The bins will be located where directed on site by the Site Supervisor and will be adequately sign posted as to the specific material to be deposited in that bin. At appropriate times, the bins will be removed, replaced and transported to the point of recycling or disposal.

All site personnel shall be responsible to deposit the appropriate material in the allocated bin. Incorrectly the party responsible shall sort deposited material.

Individual bins shall be provided for the following materials on an as need basis:

- Light Loads Category 1  
This incorporates light building materials such as timber, gyprock, plasterboard, plastics, metals, etc and domestic rubbish. Any recyclable material from the above will be sorted, sieved and recycled at the bin/skip provider's premises.
- Heavy Loads Category 2  
This incorporates heavy building materials/demolition materials, including bricks, tiles, concrete, soil etc.  
Any recyclable material from the above will be sorted, sieved and recycled at the bin/skip provider's premises.
- Bricks, Concrete and Tiles  
This incorporates any combination of the above with the inclusion of no other rubbish. All recyclable material from the above will be sorted, sieved and recycled at the bin/skip provider's premises.

### **3.02 Excessive Packaging**

For all material to be brought onto the site the subcontractor or material supplier shall restrict packaging to the minimum necessary to protect the article from damage during transport and installation.

The material supplier or the subcontractor shall remove excessive packaging from the site.

Disposal method shall be confirmed to the Site Supervisor prior to removal.

### **3.03 Surplus Soils, Rock, Excess and Spoil**

Minimize site disturbance by limiting unnecessary excavation. Surplus soil/rock and spoil shall be directed to landfills wherever possible. Method of disposal shall be confirmed to the Site Supervisor prior to removal.

Limit quantities of Waste by careful planning. Quantify materials for the project and use margin normally allowed in ordering. When estimating construction waste the following percentages are building "rule of thumb" for material waste as a Percentage of the Total material ordered:

*Timber 5-7%*  
*Plasterboard 5-20%*  
*Concrete 3-5%*  
*Bricks 5-10%*  
*Tiles 2-5%*

### **3.04 Contractual Responsibility**

Consistent with the requirement of the Contract, all subcontractors will contain a waste management clause that will enable the project goals to be achieved.

Co-ordination and sequencing of various trades important to implementing the plan for minimizing waste.

### **3.05 Site Restrictions**

Existing vehicular & pedestrian access exists. Construction demolition & deliveries only possible from the existing vehicle crossing driveway from Heathcliff Crescent. There is limited access to the rear of the property along the side of the house. The front yard and driveway available for material handling & storage. Note mature trees on site and on the Council road verge. Ample street parking available for builder & sub-contractors.

Site establishment will include the site contractor's offices, site amenities, vehicle access for loading and unloading, establishment and maintenance of on-site work zone areas (Garage can be used as site office and for builder tools storage).

Exclusion zones, including fenced exclusion zones for the protection of mature trees, power lines, etc will be established if applicable.

The Contractor will ensure the security of all active work areas and adjacent buildings to ensure the safety of the public and protection of the works.

## **4.0 On-going Waste Management**

The proposed redevelopment of the site is for alterations & additions to an existing house and the on-going domestic waste management unchanged for a single family dwelling.

The proposal is for the Garbage Bins to still be located in the same location with neighbour amenity noise & odour minimized.

Council regulations apply and garbage collection and recycling services the same as per the existing arrangement.

The collection vehicles are able to service the development efficiently and effectively from kerb as is currently the case.

General waste & recycling collected weekly and green waste alternate fortnights.

Standard bin dimensions used/considered:

#### 240 L Bin:

Normal volume: 240 liter

Net weight: approx 12.3 kg

Maximum load: 96 kg

Permitted total weight: 110 kg

Height 1060mm

Width 585mm

Depth 730mm

4 x 240L Bins to be provided:

*1 x 240L bin for general waste (red)*

*1 x 240L bin for paper recycling (blue)*

*1 x 240L bin for glass recycling (yellow)*

*1 x 240L bin for gardening (green)*



# 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: 25 October 2016**

### TABLE OF CONTENTS

Purpose of the Waste Management Plan .....	2
Structure of the Waste Management Plan .....	2
Applicant and Project Details .....	3
Section 1 – Demolition .....	5
Section 2 – Construction .....	7
Section 3 – On-going waste management for one or two dwellings.....	9
Section 4 – On-going waste management for three or more dwellings.....	10
Section 5 – On-going waste management for non-residential developments .....	11
Section 6 – Private roadway developments.....	12

## 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)	DU PLESSIS + DU PLESSIS ARCHITECTS PTY LTD.
Address: (must be the same as the DA form)	20 MULHOLMIE CRESENT BALGOMAN HEIGHTS NSW 2093
Phone Number:	0403944576
Email Address:	e@duon.com.au

### Property Details

Lot No: Deposited Plan (DP) No: <del>or Strata Plan (SP) No:</del>	16/Sec. 25 D.P. 758 044 .
<del>Unit No:</del> House No: Street: Suburb: Postcode:	39 HEATHCLIFF BALGOMAN HEIGHTS 2093

### Project Details

Description of proposed development:	ART'S & ADD'S TO EXISTING HOUSE
Structures to be demolished:	RESIDENTIAL HOUSE; PARTIAL DEMO ON TOP FLOOR ROOF TERRACE ONLY

### Applicant Declaration

I declare that:

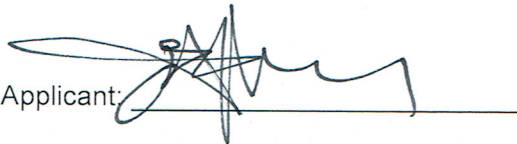
1. This plan has been completed in accordance with the Waste Management Guidelines
2. To the best of my knowledge, the details on this form are accurate and correct



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:

6.12.2021

## 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)	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	0m <sup>3</sup>			RO		
Garden Organics	0m <sup>3</sup>			"		
Bricks	2m <sup>3</sup>			"	OPTION NOT AVAILABLE: These materials must be re-used or separated on or off site and sent for recycling.	
Tiles	5m <sup>3</sup>			"		
Concrete	1m <sup>3</sup>			"		
Timber	1m <sup>3</sup>			"		
Plasterboard	2m <sup>3</sup>			"		
Metals	1m <sup>3</sup>			"		
Asbestos	0m <sup>3</sup>			N/A		
Other waste (please specify)	FRUIT & VEG T.B.C			N/A (VANNIES)		
Estimated Total % Recovered	HIGH					

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

\* RO = KIMBERLI or OTHER BY BUILDER

\* TO BE CONFIRMED ON SITE

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"/>



## 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	0m <sup>3</sup>			Ro.		
Garden Organics	0m <sup>3</sup>			1		
Bricks	0m <sup>3</sup>			1	OPTION NOT AVAILABLE: These materials must be re-used or separated on or off site and sent for recycling.	
Tiles	1m <sup>3</sup>			1		
Concrete	1m <sup>3</sup>			1		
Timber*	2m <sup>3</sup>			1		
Plasterboard	3m <sup>3</sup>			1		
Metals*	1m <sup>3</sup>			1		
Asbestos	0			1		
Other waste*	<del>Asbestos</del>			1		
Estimated Total % Recovered	high					

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

\* Ro = Rubble or other by builder



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 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 — HOUSE

Number of dwellings: 1 (FAMILY DWELLING).

#### 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"/>

\* AS EXISTING;  
NO CHANGE WITH PROPOSED BA.

## 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"/>

N/A

## Section 5 – On-going waste management for non-residential and mixed use developments <sup>α</sup>

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"/>	-

N/A



## 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"/>

N/A