

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

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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)	WILLIAM ALLEN
Address: (must be the same as the DA form)	LEITE PO BOX 42 BALMAIN, NSW 2041
Phone Number:	0403 363 457
Email Address:	william@ipmproperty.com.au.

Property Details

Lot No: Deposited Plan (DP) No: or Strata Plan (SP) No:	LOTS 1-2 (DP 133 456) LOT 1 (DP 963 829)
Unit No: House No: Street: Suburb: Postcode:	50-52 GOLF AVENUE MONA VALE 2103

Project Details

Description of proposed development:	DEMOLITION OF EXISTING BUILDING. CONSTRUCTION OF A RESIDENTIAL FLAT BUILDING COMPRISING OF 14 APARTMENTS AND A SINGLE LEVEL OF BASEMENT PARKING.
Structures to be demolished:	PART 1 - PART 2-STORY BRICK COMMERCIAL BUILDING AND AUXILIARY SHEDS, FENCES, PATH AND DRIVEWAY.


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: 23/04/20

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	6000m ³		Kimbriki Resource Recovery Centre.			
Garden Organics	20m ³			"		
Bricks	75m ³			"	OPTION NOT AVAILABLE: These materials must be re-used or separated on or off site and sent for recycling.	
Tiles	8m ³			"		
Concrete	20m ³			"		
Timber	75m ³			"		
Plasterboard	75m ³			"		
Metals	10m ³			"	Kimbriki Resource Recovery Centre.	
Asbestos	1m ³			"		
Other waste (please specify)	N/A					
Estimated Total % Recovered	99.7.					

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	N/A					
Garden Organics	N/A					
Bricks	6 m ³			Kimberley Resource Recovery Centre	OPTION NOT AVAILABLE: These materials must be re-used or separated on or off site and sent for recycling.	
Tiles	8 m ³					
Concrete	10 m ³			"		
Timber*	2 m ³			"		
Plasterboard	4 m ³			"		
Metals*	2 m ³			"		
Asbestos	N/A			"		
Other waste*	N/A			"		
Estimated Total % Recovered	100%					

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
<p>A site plan showing:</p> <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"/>
<p>The table on the previous page, completed in accordance with 'Chapter 2 – Construction' in the guidelines.</p>	<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 FLAT BUILDING

Number of dwellings: 14

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: RESIDENTIAL FLAT BUILDING

Number of dwellings: 14

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 checked="" type="checkbox"/>	-
Waste Storage Area location requirements (Chapter 4.3.)	<input checked="" type="checkbox"/>	-
Pathway, access and door requirements (Chapter 4.4.)	<input checked="" type="checkbox"/>	-
Clean-up waste requirements (Chapter 4.5.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Kerbside (on-street) waste collection requirements (Chapter 4.6.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
On-site (off-street) waste collection requirements (Chapter 4.7.)	<input type="checkbox"/>	<input checked="" 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: RE

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 checked="" type="checkbox"/>	-
Waste Storage Area location requirements (Chapter 5.3.)	<input checked="" 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: N/A.

Number of dwellings: _____

(Only applicable for sub-divisions)

WMP Checklist and Applicant Declaration

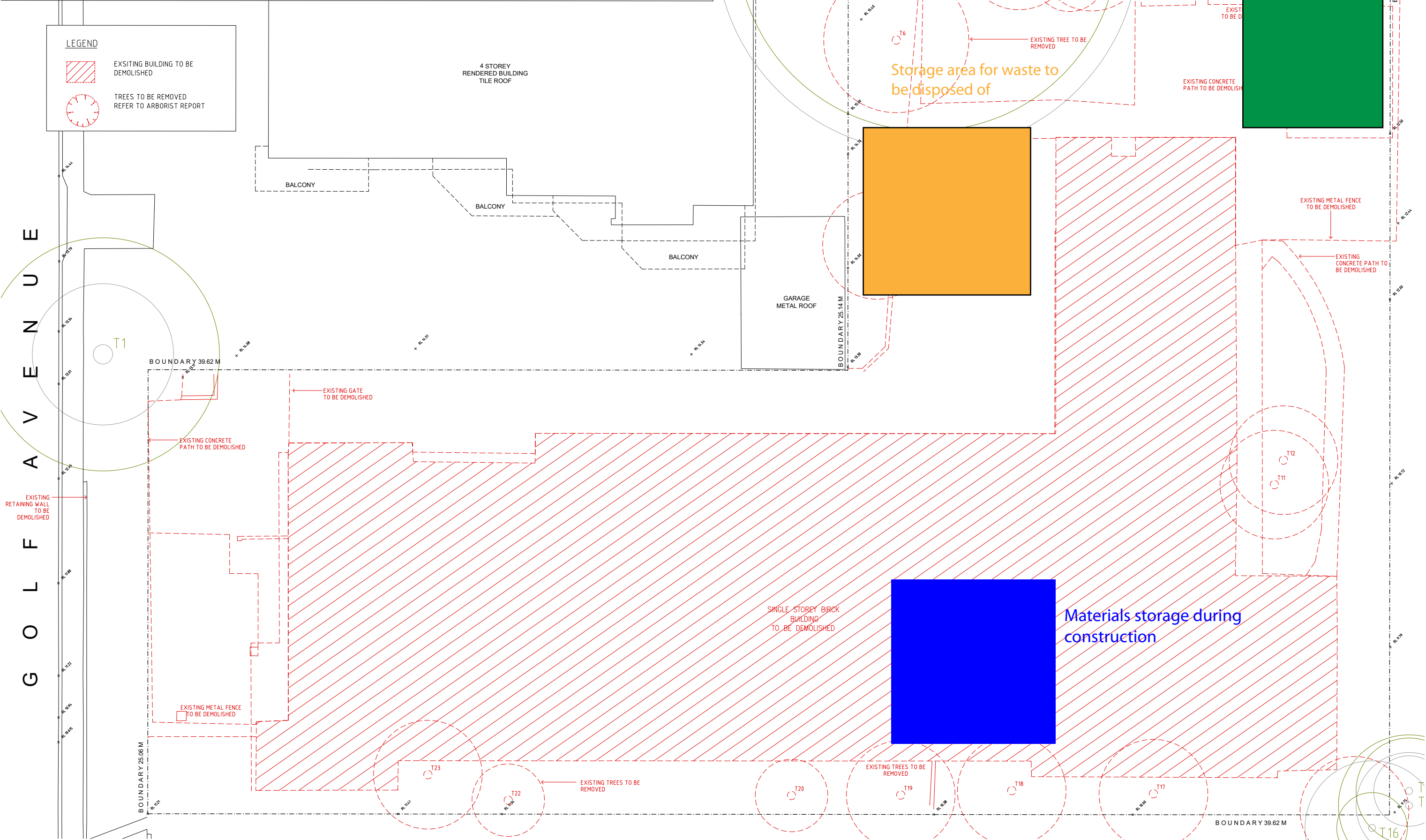
Do your sub-division plans include the following:	Applicant Tick	N/A
Council's waste vehicle design requirements (Chapter 7.2.)	<input type="checkbox"/>	<input type="checkbox"/>
Waste Storage Area requirements (Chapter 7.3.)	<input type="checkbox"/>	<input type="checkbox"/>

GENERAL NOTES:

- ALL WORK TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
- CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK- SHOULD A DISCREPANCY BE IDENTIFIED PLEASE CONFIRM WITH ARCHITECT PRIOR TO PROCEEDING (DO NOT SCALE FROM DRAWINGS)
- COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY THIS OFFICE AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
- DRAWINGS FOR THE PURPOSES OF DA ONLY- FURTHER CONSULTANT/ AUTHORITY COORDINATION WILL BE REQUIRED AT CC STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS
- WHEN PROPRIETARY PRODUCTS ARE REFERRED TO, INSTALL IN ACCORDANCE WITH THE MANUFACTURERS WRITTEN INSTRUCTIONS
- AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY- FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

LEGEND:

AW	AWNING	PB	PLANTER BOX
FH	FIRE HYDRANT	PC	PANEL CLADDING (TO FUTURE DETAIL)
FHR	FIRE HOSE REEL	PS	PRIVACY SCREEN (TO FUTURE SELECTION)
FS	FIRE STAIRS	PTx	PAINT FINISH TYPE x
FG	FROSTED GLAZ	RP	ROOF PEBBLES
GB	FRAMELESS TOUGHENED GLASS BALUSTRADE (TO BCA/AUSTRALIAN STANDARDS)	RS	ROLLERS SHUTTER
MB	MAILBOX TO FUTURE DETAIL	RW	RENDERED WALL/SELECTED PAINT FINISH
MC	METAL CLADDING	SK	SKYLIGHT
MF	METAL FENCING (TO FUTURE SELECTION)	STR	STORAGE
MR	METAL SHEET ROOFING	ST	STONE CLADDING



DEVELOPMENT APPLICATION DRAWINGS

PROJECT:
PROPOSED RESIDENTIAL FLAT BUILDINGS
50 - 52 GOLF AVENUE, MONA VALE
NSW 2103
CLIENT: IPM PROPERTY

ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
A	09.04.20	DEVELOPMENT APPLICATION			



SCALE 1:200
SCALE 1:400
10m

PRELIMINARY
WORK IN PROGRESS

DEMOLITION PLAN

ISSUE: A
JOB No. 1937

PBD | ARCHITECTS

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