

# 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<br>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<br>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<br>Industrial developments<br>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:<br>(must be the same as the DA form)    | BPG Holdings C/- Minto Planning Services Pty Ltd |
| Address:<br>(must be the same as the DA form) | PO box 225, Thornleigh                           |
| Phone Number:                                 | 02 9875 4788                                     |
| Email Address:                                | Andrew@mintoplanning.com.au                      |

### Property Details

|   |  |
|---|--|
| Lot No:<br>Deposited Plan (DP) No:<br>or Strata Plan (SP) No: | Lot 33, Section 2, DP4689, Lot 34, Section 2, DP4689 |
| Unit No:<br>House No:<br>Street:<br>Suburb:<br>Postcode:      | 34 & 36<br>Bardo Road<br>Newport<br>2106             |

### Project Details

|                                      |  |
|--------------------------------------|--|
| Description of proposed development: | Construction of a seniors living apartments                              |
| Structures to be demolished:         | Demolition of the existing dwelling houses, structures and swimming pool |


### 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: 24.04.2020

## 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 docketts and invoices for waste disposal or recycling must be retained on site for inspection</i> |  |  |    |  |    |
| Types of Waste Material      | Estimated Volume (m <sup>3</sup> ) or Weight (t)  | REUSE AND RECYCLING (MOST FAVOURABLE)                          |  |    | DISPOSAL (LEAST FAVOURABLE)  |    |
|                              |   | ONSITE RE-USE<br>✓ Specify how material will be reused on site | OFFSITE RECYCLING<br>✓ Recycling Outlet (RO)<br>✓ Waste Transport Contractor (WTC) |    | OFFSITE DISPOSAL<br>✓ Specify landfill site (LS)<br>✓ Specify Waste Transport Contractor (WTC)               |    |
|                              |   |  | WTC  | RO | WTC  | LS |
| Excavated Material           | N.A   |  |  |    |  |    |
| Garden Organics              | 1m3   | mulch onsite   |  |    |  |    |
| Bricks                       | 5m3   | re use for landscaping where practicable                       | 3m3  |    | OPTION NOT AVAILABLE:<br>These materials must be re-used or separated on or off site and sent for recycling. |    |
| Tiles                        | 1m3   |  | 1m3  |    |  |    |
| Concrete                     | 25m3  | reuse for filling & leveling where practical                   | 20m3   |    |  |    |
| Timber                       | 10m2  | re use for landscaping where practicable                       | 8m3  |    |  |    |
| Plasterboard                 | 5m3   | all plaster board to be recycle by appropriate facility        | 5m3  |    |  |    |
| Metals                       | 20m3  | all metal to be recycle by appropriate facility                | 20m3   |    |  |    |
| Asbestos                     | 50m2 Fascia   | To be removed in accordance with work cover requirements       | .7t  |    |  |    |
| Other waste (please specify) | N/A   |  |  |    |  |    |
| Estimated Total % Recovered  | 18%   |  |  |    |  |    |

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"/> |

## Section 2 – Construction

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

| MATERIALS ON SITE           | DESTINATION<br><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><br>✓ Specify how material will be reused on site | <b>OFFSITE RECYCLING</b><br>✓ Specify recycling outlet (RO)<br>✓ Specify Waste Transport Contractor (WTC) | <b>OFFSITE DISPOSAL</b><br>✓ Specify landfill site (LS)<br>✓ Specify Waste Transport Contractor (WTC) |  |    |
| * Please specify            |   |   | WTC   | RO  | WTC  | LS |
| Excavated Material          | 2,000m <sup>3</sup>   | re use onsite for landscaping fill as possible                        | X   |   |  |    |
| Garden Organics             | 5m <sup>3</sup>   | mulch onsite  |   |   |  |    |
| Bricks                      | 20m <sup>3</sup>  | use onsite  |   |   | OPTION NOT AVAILABLE:<br>These materials must be re-used or separated on or off site and sent for recycling. |    |
| Tiles                       | -   | -   |   |   |  |    |
| Concrete                    | 5m <sup>3</sup>   | re use onsite   |   |   |  |    |
| Timber*                     | 2.5m <sup>3</sup>   | re use onsite   |   |   |  |    |
| Plasterboard                | 5m <sup>3</sup>   | return to supplier  |   |   |  |    |
| Metals*                     | 20m <sup>3</sup>  | all metal to be recycling   |   |   |  |    |
| Asbestos                    | -   | -   |   |   |  |    |
| Other waste*                | -   | -   | X   |   |  |    |
| Estimated Total % Recovered | 90%   |   |   |   |  |    |

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"> <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: Senior Living Apartments

Number of dwellings: 12

#### 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: Senior Living Apartments

Number of dwellings: 12

### 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 checked="" type="checkbox"/> | <input type="checkbox"/> |