

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)	Matthew Dent
Address: (must be the same as the DA form)	61 Dolphin Crescent, Avalon Beach NSW 2107
Phone Number:	0414804958
Email Address:	matthew.l.dent@gmail.com

Property Details

Lot No: Deposited Plan (DP) No: or Strata Plan (SP) No:	Lot 22 DP 28663
Unit No: House No: Street: Suburb: Postcode:	Site Address: 61 Dolphin Crescent, Avalon Beach NSW 2107 Lot and DP: Lot 22 DP 28663 Site Area (m ²): 695 m ² Type of Development: Residential – Alterations and Additions

Project Details

Description of proposed development:	Construction of a single-storey extension to the existing dwelling to create a new bedroom with en-suite. Minor internal modifications. No demolition of major structural elements. No excavation beyond footings.
Structures to be demolished:	Demolition includes approximately 24 m ² of Colorbond roof sheeting with battens, a small section of external brickwork (around 36 bricks), and a concrete block retaining wall estimated at 1.44 m ³ . About 6 m ³ of soil will be excavated for new footings, along with minor general waste such as packaging and offcuts.

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: 10/05/2025

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	0.5 m ³	Possibly, for additional roof	Northern Beaches Skip Bins	Kimbriki	Northern Beaches Skip Bins	Kimbriki
Garden Organics	0.5 m ³	No	Northern Beaches Skip Bins	Kimbriki	Northern Beaches Skip Bins	
Bricks	0.07 m ³	No	Northern Beaches Skip Bins	Kimbriki	OPTION NOT AVAILABLE: These materials must be re-used or separated on or off site and sent for recycling.	
Tiles	0 m ³	N/A				
Concrete	1.5 m ³	No	Northern Beaches Skip Bins	Kimbriki		
Timber	0.1 m ³	No	Northern Beaches Skip Bins	Kimbriki		
Plasterboard	0.2 m ³	No	Northern Beaches Skip Bins	Kimbriki		
Metals	0 m ³	N/A				
Asbestos	0 m ³	N/A				
Other waste (please specify)	Excavated Soil 5 m ³	Possibly, as part of landscaping	Northern Beaches Skip Bins	Kimbriki	Northern Beaches Skip Bins	Kimbriki
Estimated Total % Recovered	25%					

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"> 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"/>
The table on the previous page, completed in accordance with 'Chapter 1 – Demolition' in the guidelines.	<input checked="" type="checkbox"/>

Supporting Notes

Structures to be demolished

The works include demolition of approximately 24 m² of Colorbond roofing and battens, partial removal of an external brick wall (approx. 36 bricks), and demolition of a small concrete block retaining wall (approx. 1.44 m³). Additionally, around 6 m³ of soil will be excavated to allow for new footings.

Waste and material storage during works

All waste generated on-site will be stored in a secure skip bin placed entirely within the property boundary. Reusable or recyclable materials will be separated on-site where possible and removed by Northern Beaches Skip Bins for recycling at Kimbriki Resource Recovery Centre.

Storage of materials for construction

Construction materials will be delivered in stages and stored in a designated area within the building site, away from vegetation and tree protection zones. Materials will be stored on hardstand or protected surfaces to avoid runoff or contamination.

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						
Garden Organics						
Bricks					OPTION NOT AVAILABLE: These materials must be re-used or separated on or off site and sent for recycling.	
Tiles						
Concrete	0.25 m ³	No	NB Skip Bins	Kimbriki		
Timber*	0.5 m ³	Possibly	NB Skip Bins	Kimbriki		
Plasterboard	0.3 m ³	No	NB Skip Bins	Kimbriki		
Metals*	0.1 m ³	No	NB Skip Bins	Kimbriki		
Asbestos						
Other waste*	0.8 m ³	No	NB Skip Bins	Kimbriki	NB Skip Bins	Kimbriki
Estimated Total % Recovered	60%					

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

Supporting Notes

Structures to be demolished

The works include demolition of approximately 24 m² of Colorbond roofing and battens, partial removal of an external brick wall (approx. 36 bricks), and demolition of a small concrete block retaining wall (approx. 1.44 m³). Additionally, around 6 m³ of soil will be excavated to allow for new footings.

Waste and material storage during works

All waste generated on-site will be stored in a secure skip bin placed entirely within the property boundary. Reusable or recyclable materials will be separated on-site where possible and removed by Northern Beaches Skip Bins for recycling at Kimbriki Resource Recovery Centre.

Storage of materials for construction

Construction materials will be delivered in stages and stored in a designated area within the building site, away from vegetation and tree protection zones. Materials will be stored on hardstand or protected surfaces to avoid runoff or contamination.

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: Alterations and additions to existing dwelling

Number of dwellings: 1

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"/>

Supporting Notes

The site provides adequate space for both temporary construction-phase waste storage and long-term household waste storage.

During demolition and construction, waste will be stored in a secure skip bin placed entirely within the property boundary on a flat area adjacent to the driveway. This location provides safe and unobstructed access for skip delivery and collection by the waste transport contractor (Northern Beaches Skip Bins). The skip will not encroach on public land, driveways, or vegetation protection zones.

Following construction, the site will continue to use Council's standard 3-bin system (red, yellow, and green-lid bins). Bins are stored in an accessible side yard area with direct access to the kerb for collection. The site is level, and the storage area complies with the design and location requirements of Chapters 3.2 and 3.3 of the Waste Management Guidelines.

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: Not applicable – single dwelling development

Number of dwellings: Not applicable – single dwelling development

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"/> ✓

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: Not applicable – single dwelling development

Number of commercial premises: 0

Number of Waste Storage Areas: N/A

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"/>	✓

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: Not applicable – not a subdivision

Number of dwellings: N/A

(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"/>	✓
Waste Storage Area requirements (Chapter 7.3.)	<input type="checkbox"/>	✓