

# **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**

### **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)	
Address: (must be the same as the DA form)	
Phone Number:	
Email Address:	

### Property Details

Lot No: Deposited Plan (DP) No: or Strata Plan (SP) No:	
Unit No: House No: Street: Suburb: Postcode:	

### Project Details

Description of proposed development:	
Structures to be demolished:	

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



## 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	5m <sup>3</sup>	EVEN CUT + FILL ON SITE.	—	—	—	—
Garden Organics	5m <sup>3</sup> .			KRRC TCT		
Bricks	5m <sup>3</sup> .			KRRC TCT	OPTION NOT AVAILABLE: These materials must be re-used or separated on or off site and sent for recycling.	
Tiles	—			—		
Concrete	9m <sup>3</sup>			KRRC TCT		
Timber	3m <sup>3</sup>	GARDEN FORM WORK.				
Plasterboard	4m <sup>3</sup>			KRRC TCT		
Metals	2m <sup>3</sup>			KRRC TCT		
Asbestos	—			—		
Other waste (please specify)						
Estimated Total % Recovered						

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

KRRC — KIMBRIKI RESOURCE RECOVERY CENTRE

TCT — THE CONSTRUCTION TEAM.

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"> <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"/>
<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 <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	75M <sup>3</sup>	EQUAL CUT + FILL ON SITE	TCT	KRRC		
Garden Organics	3M <sup>3</sup>		TCT	KRRC.		
Bricks	0.25M <sup>3</sup>		TCT	KRRC.	OPTION NOT AVAILABLE. These materials must be re-used or separated on or off site and sent for recycling.	
Tiles	—					
Concrete	0.25M <sup>3</sup>		TCT	KRRC.		
Timber*	0.25M <sup>3</sup>		TCT	KRRC.		
Plasterboard	0.25M <sup>3</sup>		TCT	KRRC		
Metals*	0.1		TCT	KRRC		
Asbestos	—		—	.		
Other waste*	2M <sup>3</sup>				TCT	KRRC
Estimated Total % Recovered						

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"> <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"/>
<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 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 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: \_\_\_\_\_

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"/>



## 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"/>	-

## 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"/>



# Site Waste Management Minimisation

Address: 12 COONANGA RD AVALON NSW 2107  
LOT 19 4 DP 14534 956.7M2

## Waste Minimisation Tips for Builders

### Before You Start Building

Plan your site to reduce waste at the different stages:

- \*Demolition/Excavation;
- \*Building Structure;
- \*Envelope;
- \*Interior Fit Out;
- \*Finishing

Insert clauses in sub-contractors contracts so you make them:

- \*follow your site waste management plan;
- \*responsible for their waste

\*If the job is large, allocate staff to implement parts of the site waste management plan

Research new practices and materials that reduce wastage

Plan ahead thenumber of skips you intend to use and your total waste budget

Plan ahead thenumber of skips you intend to use and your total waste budget

Set a weekly target so you can see quickly if your waste budget is blowing out

### When You Order and Purchase Materials

Estimate accurately, aim for nil waste allowance

Control purchasing and limit over ordering

Purchase materials that have recycled content.

Especially steel reinforcement and concrete.

Purchase material and components that can be reused and / or recycled

Use durable, low maintenance materials

Use pre-fab and modular components

### Reduce Packaging

Negotiate with your suppliers to:

- \*not deliver excess packaging;
- \*only use packaging that is reusable or recyclable;
- \*take back packaging

### Negotiate With Your Waste Contractor

Do you need one? - can you stockpile materials and:

- \*take them to a recycler yourself or;
- \*arrange to have them transported there

Negotiate with a reputable waste contractor to take waste for recycling

Get monthly reports from your waste contractor on how much was recycled or which landfill it went to

### Train Your Staff and Subcontractors

Include your waste management plan in your site induction

Train your labourers-the people at the sharp end of waste avoidance

Keep staff and subbies up to date on progress - reward good progress

### After the Job is Finished

Evaluate your success

## On Line Tools

On-Line Tools

**Better Practice Guide for Waste Management in Multi-Unit Dwellings**  
to be advised

**Sample Waste Management Plans**  
to be advised

**Best Practice Case Studies**  
<http://onsite.rmit.edu/>  
to be advised

**Purchasing Recycled Products**  
<http://www.wasteboards.nsw.gov.au/directory/buyrecycled/>  
<http://ecospecifier.rmit.edu.au/flash.htm>

**Recycling Contractors and Outlets**  
<http://www.wasteboards.nsw.gov.au/directory/>

**Waste Centres (Includes Landfill Sites)**  
<http://www.wasteboards.nsw.gov.au/directory/>

**Waste Transporters and Skip Companies**  
<http://www.wasteboards.nsw.gov.au/directory/>

**Recycling Signs**  
<http://www.wasteboards.nsw.gov.au/facilities/data/recyclingsigns/welcome.html>

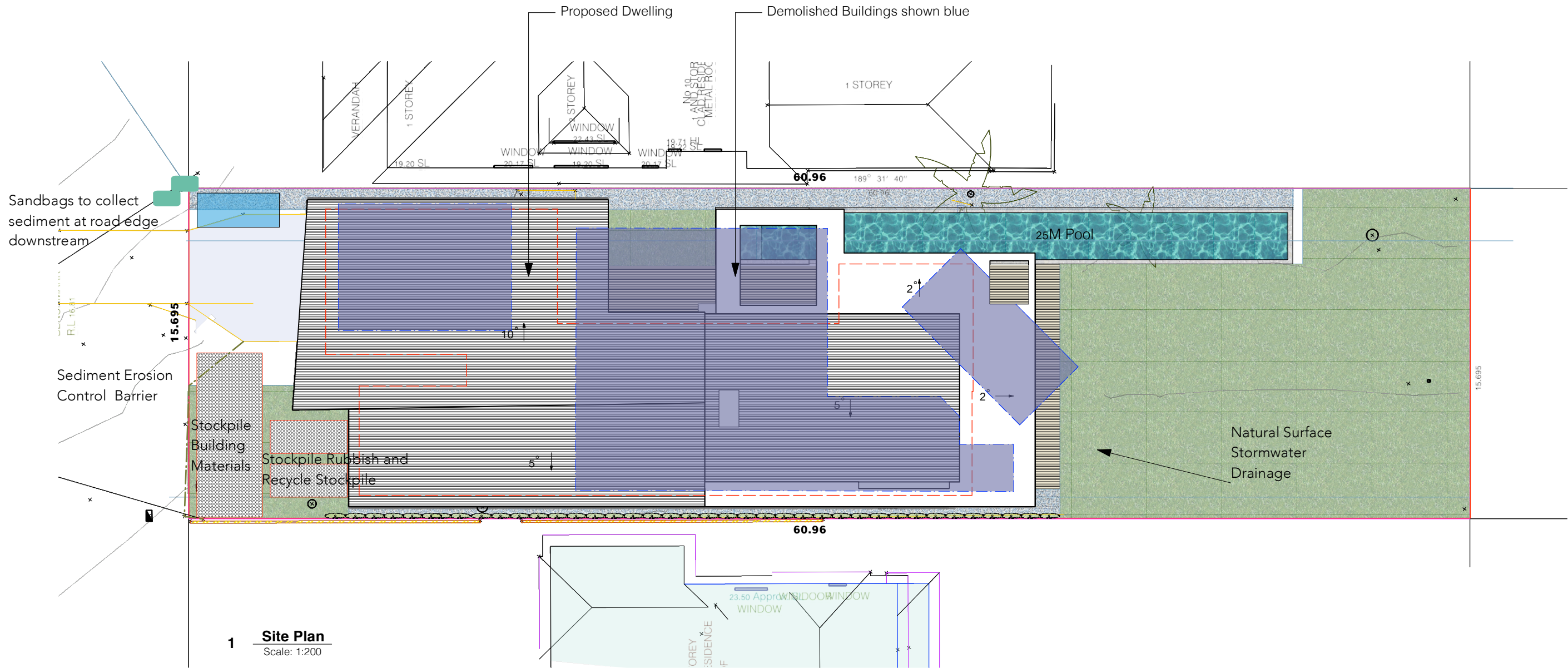
**Waste Generation Rates (Construction)**  
to be advised

**Waste Generation Rates (Ongoing)**  
to be advised

**Glossary of Terms**  
to be advised

**Relevant Legislation**  
to be advised

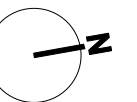
DO NOT SCALE OFF THIS DRAWING. USE FIGURED DIMENSIONS ONLY. VERIFY ALL DIMENSIONS ON SITE BEFORE CONSTRUCTION OR MANUFACTURE. THIS DRAWING IS COPYRIGHT AND MAY NOT BE USED WITHOUT WRITTEN CONSENT. © 2020 rodney bowry



Excavation Calculations  
FFL 18.200  
Cut and Fill  
Not including Pool Cut(60m3)?  
  
Cut 46m3 (+60) = 106m3  
Fill required 135m3  
Net approx 29m3 (spread on site )



FOR DEVELOPMENT APPLICATION ONLY - SEPT 2022



studiorodneybowry

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5 church street (studio 2) bellingen nsw 2454

SHEET TITLE

Plan Erosion Control / Plan Waste

PROJECT

12 COONANGA RD AVALON NSW 2107  
LOT 19 4 DP 14534 956.7M2

SCALE  
1:200

DRAWN  
RB

CREATION DATE  
26/7/2022

SHEET SIZE  
A3

PROJECT NUMBER  
2210

SHEET NUMBER  
101

REVISION



## **Waste Minimisation Specification Clause**

### **Waste Minimisation and Sorting**

odney bowry

The aim of this section is to reduce the amount of material going to landfill, and to increase the amount of material recycled, thus reducing its embodied energy and increasing its usefulness. This also results in significant cost savings for the project.

Waste minimisation best practice shall be adhered to during the course of the works.

1. The builder shall keep the works clean and tidy. They shall issue a directive to all persons working on the site, using a A3 (420mm X 300mm) sign in the most prominent position as possible, as follows:

#### **DON'T GET WASTED – GET SORTED**

**EACH SUBCONTRACTOR IS RESPONSIBLE FOR THEIR WASTE AND RECYCLABLE MATERIAL IN THE APPROPRIATE CONTAINERS PROVIDED**

2. The builder shall provide a rubbish container or skip and remove from site to a suitable recycling station as soon as the container is full, if the material is non-recyclable it shall be taken to a licensed landfill. The builder is responsible for paying all fees and charges associated with disposing materials and must keep receipts to document where the material has been recycled/ disposed of. Rubbish must not be heaped on the ground or placed on the garden.

3. The builder shall ensure that all rubbish, waste, and off cuts from each trade subcontractor shall be placed by that trade subcontractor into a special pile or container or skip to be provided by the builder.

All waste shall be sorted by the relevant trade subcontractors into the following categories, and disposed of as specified:

- Food scraps and non-recyclable food containers from workers on site: rubbish bin for carrying to either an approved local transfer station, licensed landfill, or for weekly collection by council in an approved bin. (The builder shall enquire of council as to which day collections are made.)
- Paper, bottles and cans from workers' personal waste: recycling containers for weekly collection by council as above, or taken to a local recycling depot if no pickup service is available.
- Plastic pallet wrap: to be placed in a dedicated pile for plastic recycling where available, or placed in the general waste container if no other option exists.
- Steel pallet straps, steel off cuts, roofing sheets, aluminium off cuts etc: to be placed in a dedicated pile for metal recycling.
- Used pallets: to be stacked by type in a location allowing easy truck access for pickup by specialist contractor. This shall be organised by the builder.
- Masonry waste, off cuts: to be sent in pure loads to the nearest local crusher or other approved recycling center.
- Timber off cuts: if not chemically treated or painted shall be sent for recycling either by grinding into mulch or other approved method. Treated timber shall be sent to a licensed landfill.
- Plasterboard off cuts: to be stacked in an undercover location that allows easy truck access for pickup by specialist contractor. This shall be organised by the plastering subcontractor or the builder.
- All other non-recyclable waste: to be placed in the specified container and taken to a licensed landfill or transfer station at regular intervals.

All demolition materials, and waste and off cuts shall become the property of the builder, and shall be placed in the correct container provided, or removed from the site by the contractor as soon as practicable.

With the exception of metals, masonry material and timber, ad hoc rubbish piles on the ground are not permitted, and all rubbish as defined above shall be sorted in an enclosed container or skip until full, then removed. No such container or skip may be stored in any place that contravenes Council directives.

*On-going waste*

*management for one or two dwellings* The location of the Waste Storage Area will:

- a) Permit easy, direct and convenient access for the residents.
- b) Be incorporated entirely within the site boundary and not visible to the public.
- c) Be no closer than 3m from any dwelling openings.

