

Instructions

Purpose of the Waste Management Plan

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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.

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Section 1 – Demolition	All
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Section 3 – On-going waste management for one or two dwellings	One or two dwelling developments Mixed-use developments containing one or two dwellings

Please note: I do not want a new third level built onto the Popovacs home which would destroy my amenity and view corridor to the West. I request 57's current asbestos roof is urgently replaced with a safe dark coloured non asbestos roof.

The reason is that my family just wants to live safely and breathe without being exposed to 57's asbestos fibres being released from 57's aged, damaged, broken, deadly friable asbestos roof. In 2020 Northern Beaches council gave the previous owners at 57 (the Grices) a strict time limit to Make Safe their asbestos roof (coating with glue paint to contain their asbestos fibres)- and the council gave orders to remove broken asbestos sheeting from their roof. The day before that Northern Beaches council ordered a Make Safe date- time limit. Just a single day before a council order was imposed, the previous owner sold the house to the Popovacs. The Popovacs inspected the house twice with their builders in tow before making an offer to buy. Recently, I have seen the same real estate team recently visit the Popovacs. I surmise that if the Popovacs DA is approved by the Planning and Determination Panel, they will sell this approval. This DA approval will greatly increase their resale price and hugely negatively affect mine. The Popovac's dangerous friable asbestos roof needs to be made Safe by coating it with paint to seal the asbestos fibres or it will remain releasing fibres, a high-risk health hazard.

Asbestos Hazardous Waste

Division 1 Determination of development applications—the Act, s 4.15(1)(a)(iv)

61 Additional matters that consent authority must consider

(1) In determining a development application for the demolition of a building, the consent authority must consider the Australian Standard AS 2601—2001: The Demolition of Structures. The proposed development is a essentially a brand new development. Requiring demolition.

(2) In determining a development application for the carrying out of development on land that is subject to a subdivision order under the Act, Schedule 7, the consent authority must consider—

(a) the subdivision order, and

(b) any development plan prepared for the land by a relevant authority under that Schedule.

There is the history of poor partial asbestos cleanup. 95% of the asbestos is still in situ in the Popovacs home. Note only a partial asbestos cleanup was done after our family was exposed to 57's asbestos dust from their full gut renovation 2 years ago. I reported our asbestos exposure to council and safework. Council ordered 57's demolition work with no asbestos Management Plan. To stop until broken friable asbestos debris and asbestos littered around the site airborne and blowing around the site and onto my property were removed by an asbestos removal company.

The Popovacs brought their builders with them to assess 57 Cutler Rd prior to purchasing. The following pictures with dates are to demonstrate that the Popovacs have known over time their house has a huge amount of asbestos in it. The following photographs show friable asbestos removal this year during this current DA, and during their previous full gut renovation in 2020. Including council and Safe work ordered asbestos cleanup of site 29 th June 2020; 24 the August, 31 St January 2023. I received no friable asbestos removal notification.

Note the asbestos truck in huge 8 car undercroft garage.





29 June 2020
11:09 am



Edit





24 August 2020
8:43 am





After the fact of our family being daily exposed to asbestos fibres for 10 days from the beginning of the start of demolition. The safety and future health of others was not considered.

In late Dec 2022, 57's 5 meter long eaves and asbestos gutters, fell and smashed onto the path between our properties. The asbestos eaves and guttering all contain asbestos and are friable asbestos and snapped into tiny pieces. This was in a wind corridor. A meter from my living room and my daughter's bedroom windows. When something falls 5 meters in length it is very visible and very near the Popovac's front door which they use every day. The asbestos gutters fell a meter from my living room and my daughter's studio bedroom. What follows are some pictures I took on the 8 th of January. The Popovac's did not act on this friable asbestos emergency. The Popovac's did not nor inform me. The Popovacs smashed friable asbestos gutters and eaves are only a meter and a half away from our open windows. No licenced asbestos removers came. I decided to document just how long we would be exposed to 57's asbestos fibres. Ms Sturgees the planner from Council visited on the 30 th of January 2022. The Popovac's broken asbestos guttering and eaves were still broken and releasing asbestos fibres right under my living room windows; and still not removed a month after the fact. Despite the extremely high-risk hazards the fact of the emergency of the situation dating back over a month to when they fell in December 2022. The day after the council planner's site visit for this DA the

Popovac's got a licenced asbestos removalists to attend and remove their friable broken damaged asbestos. After over a month of exposing my family to their broken asbestos sheeting, eaves and guttering and not informing us. A high risk, emergency situation that required the Popovac's immediate asbestos removal and decontamination (not done) response, and our evacuation until it was made safe to return. In full knowledge of the risks the Popovac's left the cracked asbestos releasing more asbestos fibres in the gusty high wind corridor right next to our bedroom doors and windows for over a month. Had the Planner not come to photograph the views from my living room, would the Popovac's have left their broken asbestos indefinitely?





The approval of this DA would again expose the surrounding neighbors to airborne asbestos fibres. The winds are extremely strong in this area and the asbestos fibres would undoubtedly become airborne. The asbestos roof needs to be encapsulated to be safely removed because of the high winds on this site.

Waste management plan

Despite the incredible seriousness (our previous asbestos exposure in 2020) Mr Popovac in late 2022 filled out and signed the Council's Waste Management Plan accompanying this DA; legally stating on this document there is no asbestos in their home (see below screenshots) a legal document stating there is absolutely no asbestos within his property at 57. By failing to truthfully disclose enormous amounts of asbestos, it has already been made evident that rather than ensuring the safe, lawful, encapsulation and disposal of their home's asbestos the Popovacs intend to again breach asbestos safety's guidelines and legislation and deny 57 asbestos's very existence. Thereby re-exposing their neighbours and the public again with this current development to their house's asbestos dust.

The Popovacs false Waste Management Plan lodged with this DA is wilful negligence considering the known risks of asbestos. NO asbestos exposure is safe. It has a chain reaction where many, many other people, neighbours and workers will once again be unwittingly exposed to asbestos:- workers at 57, and skip transportation workers, council workers, and workers at waste sites, who all legally must be informed of any asbestos containing waste- or be unknowingly exposed to debris, asbestos fibres and potential deadly Mesothelioma. No level of asbestos exposure is safe.

Legally a truthful completion of the Council's Waste Management Document is required. An Asbestos Management Plan is legally required prior to any demolition and to be followed as there is no safe asbestos exposure.

What is required is 57's entire site must be correctly encapsulated to contain all asbestos fibres and dust and all the Popovacs Asbestos lawfully removed by Licenced Asbestos Removers class A and B. Legislation directs Neighbours must given notice beforehand for safety. Asbestos fibres are deadly stuff. There is no safe asbestos exposure.

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
Excavated Material	1		✓			
Garden Organics	1		✓			
Bricks	1		✓		OPTION NOT AVAILABLE: These materials must be re-used or separated on or off site and sent for recycling.	
Tiles	10		✓			
Concrete	—					
Timber	1		✓			
Plasterboard	1		✓			
Metals	—					
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.

Below are screenshots of Mr Popovac's completed Waste Register lodged with Northern Beaches Council as part of this DA.

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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Section	Development Type ^a
Section 1 – Demolition	All
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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

^aNote: the definitions of the development types are provided in Section vi of the Introduction to the Guidelines

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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)	LUKA POPOVAL
Address: (must be the same as the DA form)	57 CUTLER RD. CLONTARF
Phone Number:	9979 4411
Email Address:	luke@g-t.com.au

Property Details

Lot No:	30
Deposited Plan (DP) No: or Strata Plan (SP) No:	DP 25654
Unit No: House No:	57
Street:	CUTLER RD
Suburb:	CLONTARF
Postcode:	2093

Project Details

Description of proposed development:	ALTERATIONS & ADDITIONS TO AN EXISTING DWELLING & NEW POOL
Structures to be demolished:	PART OF EXISTING HOUSE

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:

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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: 

5 of 9 Section 1 – Demolition

This section must be completed in accordance with 'Chapter 1 – Demolition' of the Waste Management Guidelines

MATERIALS ON SITE	DESTINATION					
	Evidence such as weighbridge dockets and invoices for waste disposal or recycling must be retained on site for inspection					
	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	1		✓			
Garden Organics	1		✓			
Bricks	1		✓		OPTION NOT AVAILABLE: These materials must be re-used or separated on or off site and sent for recycling.	
Tiles	10		✓			
Concrete	—					
Timber	1		✓			
Plasterboard	1		✓			
Metals	—					
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.

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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"/>

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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	1		✓			
Garden Organics	1	✓				
Bricks	1		✓		OPTION NOT AVAILABLE: These materials must be re-used or separated on or off site and sent for recycling.	
Tiles	—					
Concrete	1		✓			
Timber*	—					
Plasterboard	1		✓			
Metals*	—					
Asbestos	—					
Other waste*	—					
Estimated Total % Recovered						

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

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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"/>

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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: SINGLE 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"/>

