



# **33-35 Fairlight Street, Fairlight NSW**

## **Operational Waste Management Plan**

This report is based on information provided by **Allen Group Developments c/- Lighthouse Project Group** coupled with Foresight Environmental’s knowledge of waste generated within the residential sector. To that extent this report relies on the accuracy of the information provided to the consultant. It has been compiled by Foresight Environmental on behalf of **Allen Group Developments c/- Lighthouse Project Group .**

This report is not a substitute for legal advice on the relevant environmental related legislation, which applies to businesses, contractors or other bodies. Accordingly, Foresight Environmental will not be liable for any loss or damage that may arise out of this project, other than loss or damage caused as a direct result of Foresight Environmental’s negligence.

The contents of this report should be treated at all times as confidential, unless permission from **Allen Group Developments c/- Lighthouse Project Group** is received.

The contents of this document may not be referenced or used in any way by parties other than **Allen Group Developments c/- Lighthouse Project Group** without the written permission of Foresight Environmental.

Document Information		
Client	Allen Group Developments c/- Lighthouse Project Group	
Prepared by	Foresight Environmental	
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2	15/09/2021	Updated report with amended bin room drawings
3	8/10/2021	Updated Client name

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# 1. Executive Summary

This waste management plan has been prepared by Foresight Environmental on behalf of Lighthouse Project Group in accordance with the Northern Beaches Council Waste Management Guideline WLEP 2011 and the NSW EPA's Better Practice Guidelines for Resource Recovery in Residential Development. The plan details how the proposed development at 33-35 Fairlight St, Fairlight will manage the waste and recycling generated during the ongoing operational stage of the development.

# 2. Overview of Development

The proposed development is located at 33-35 Fairlight St, Fairlight.

The development will involve the construction of six residential units.

# 3. Operational Waste Generation

## Estimate

Based on the information provided, NSW EPA’s Better Practice Guidelines for Resource Recovery in Residential Development<sup>1</sup> and Northern Beaches Council Waste Management Guideline WLEP 2011, the primary waste streams expected to be generated in the ongoing operation of the development would be:

- General waste
- Recycling - Containers (incl plastics, glass, aluminium and steel)
- Recycling - Papers (incl paper and cardboard)
- Green Waste

### 3.1 Total Waste Generated

The following table shows the weekly estimated waste quantities for 6 x 3-bedroom units according to NSW EPA’s Better Practice Guidelines for Resource Recovery in Residential Development for the waste generation estimates.

**Table 1 - Waste generation estimate per individual unit.**

<b>Material Streams</b>	<b>L/week/Unit</b>	<b>Total Litres per week (L)</b>
General Waste	120	720
Recycling - Containers (yellow)	40	240
Recycling - Papers (blue)	80	480
Green Waste	50	300
<b>TOTAL (L)</b>		<b>1740</b>

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<sup>1</sup> <https://www.epa.nsw.gov.au/-/media/epa/corporate-site/resources/warrlocal/19p1559-resource-recovery-in-residential-developments.pdf?la=en&hash=C29AFB3B95D416F29A6F711B684C620900174075>

## 4. Waste Management Systems

The following tables show the recommended bin systems that have been allowed for as a minimum provision for the complex. The tenant is responsible for bringing the waste and recycling down from their tenancy and placing in the bins provided in the waste storage area/bin room on the ground floor (basement level). The strata manager will be responsible for taking bins to the street level bin holding bay (level 3) for collection.

**Table 2 - Recommended equipment and collection frequency for each waste stream**

	Waste generation volume (L)	Bin Type	Bin number	Collection Frequency	Total bin capacity (L)	Bin footprint (m2)	Total footprint (m2)
General Waste	720	240	4*	Weekly	960	0.43	1.72
Recycling - Containers (yellow)	240	240	2	Fortnightly	480	0.43	0.86
Recycling - Papers (blue)	480	240	2	Fortnightly	480	0.43	0.86
Green Waste	300	240	2	Fortnightly	480	0.43	0.86
<b>Total footprint</b>							<b>4.3</b>
<b>Recommended room size</b>							<b>7</b>

\*Two additional bins have been provided and are beyond the requirement outlined in the “Northern Beaches Council Waste Management Guidelines 2016- Appendix A”. This is to provide additional capacity when bins are presented to kerb for collection ie: only full bins will be presented to kerb with additional bins remaining in the waste room for continued resident use during collection period.

# 5. Waste and Recycling Storage Area

## 5.1 Waste Storage Area

There is one waste storage area/bin room on the Ground Floor as outlined in Figure 1 below

**Figure 1: Indicative waste storage area layout - Ground Floor**

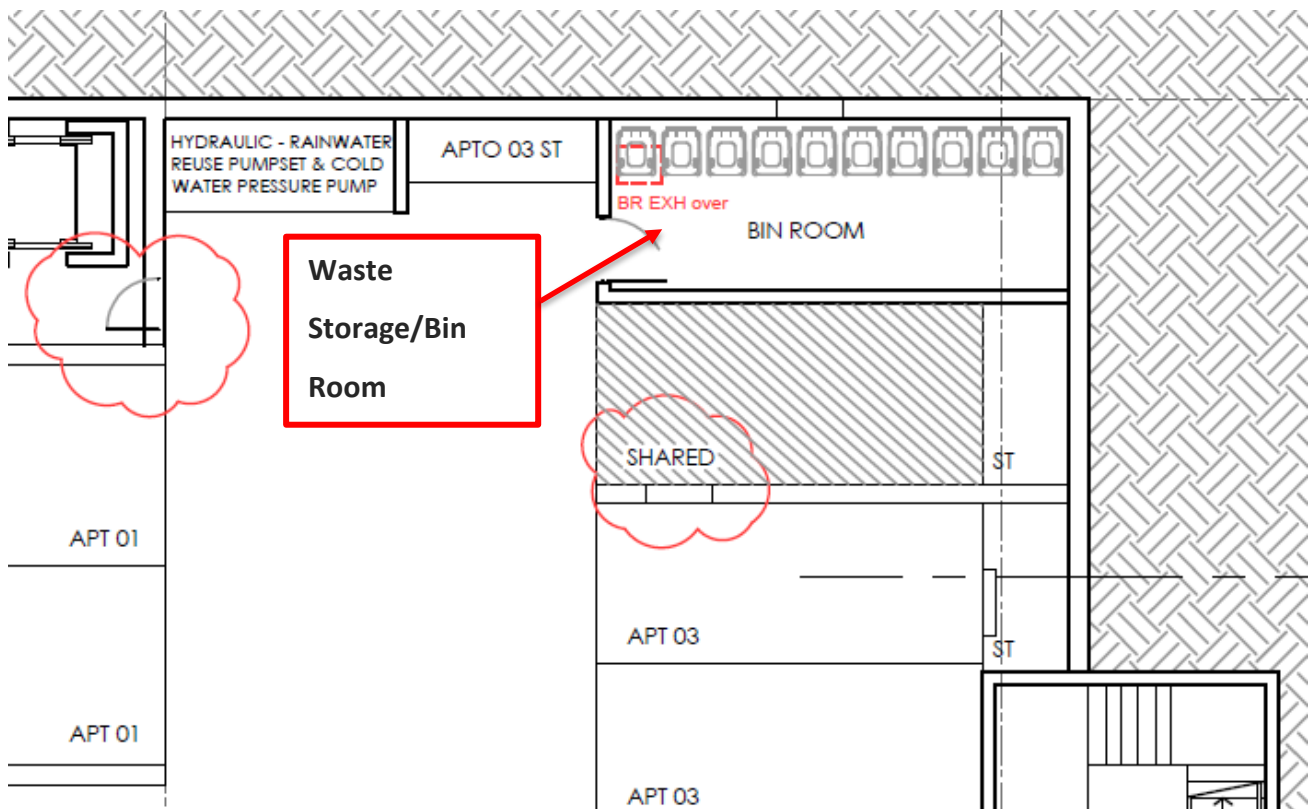
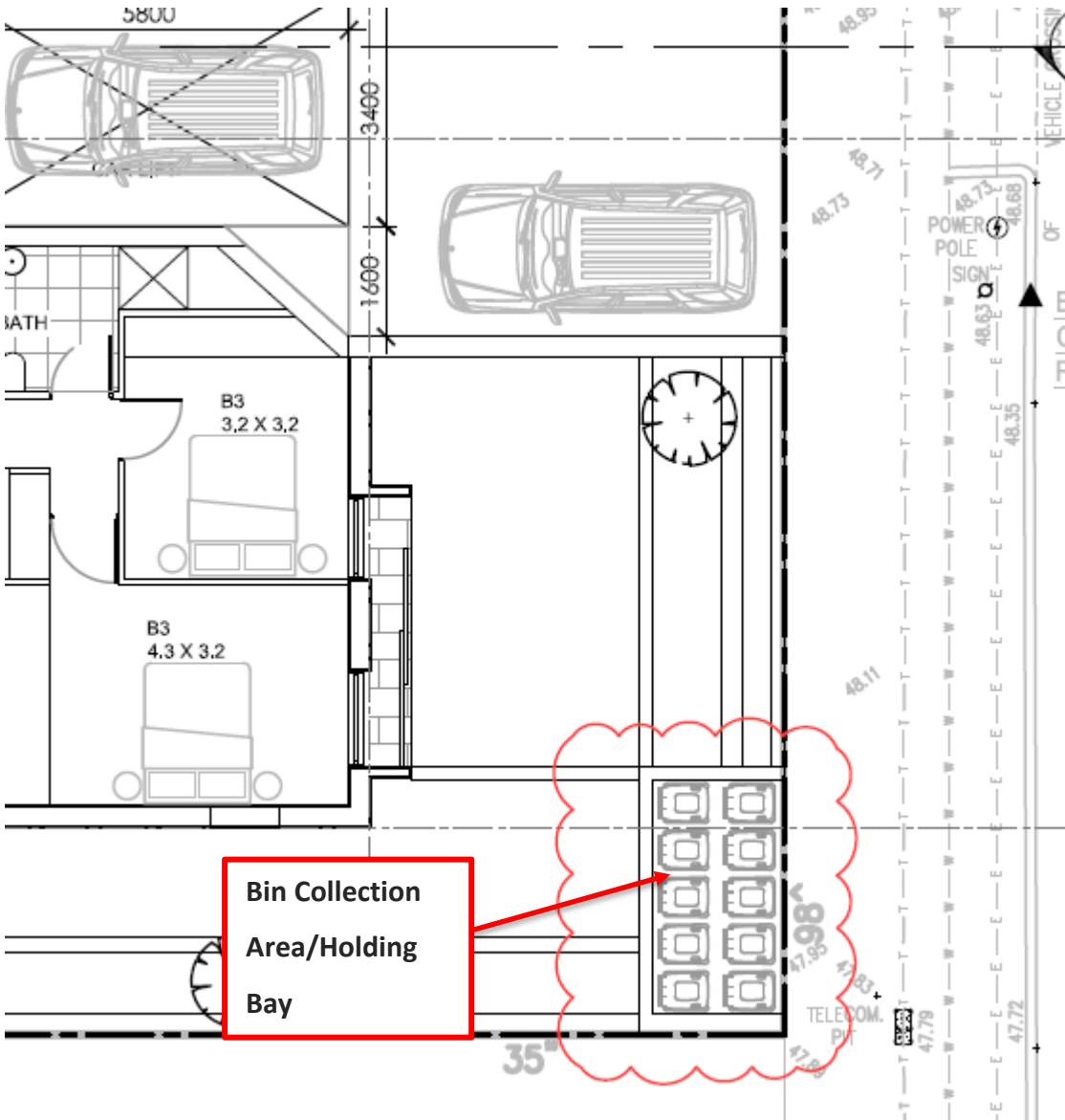


Figure 2 shows the waste bin collection area/holding bay located at street level (Level 3) of the development.

**Figure 2: Indicative bin collection area/holding bay at street level - Level 3**





## 5.2 Amenity

The waste and recycling storage room will have the following features:

- Ventilation: The bin storage room will be ventilated to external air or mechanically exhausted in accordance with AS 1668.2-2002
- Vermin Prevention:
  - The bin storage rooms will feature tightly fitted doors
  - Opening will be vermin proof
  - Cleaners are to ensure that bin lids are closed when unattended
- Doors: The room will be fitted with a close fitting self-closing door that is openable from inside the room without the use of a key. The doors will be finished with a smooth faced impervious material that is capable of being easily cleaned
- Noise: Noise will not be an issue due to the location of the waste storage room away from public on the lower ground level
- Floor: Structural concrete slab with smooth epoxy topping finish with coved wall and floor junctions. Graded drains to approved sewer connections – fitted with an in-floor dry basket arrestor approved by Sydney Water Corporation
- Walls: Brick work/concrete block or similar finished in a light coloured, washable paint
- Ceiling: Structural concrete slab over
- Lighting: Base building lighting with switches inside and outside waste room (sensors may also be used)
- Water Supply: cold tap and hose connection
- Signage: clear signage identifying the various streams and appropriate use will be prominently displayed (see section on signage below)

The ongoing maintenance and up-keep of the waste storage room will be the responsibility of cleaning/building management staff. They will be tasked with ensuring bins are stored neatly and are cleaned as required.

### 5.3 Signage

All waste and recycling streams should be differentiated with clear signage on all bins and on walls within the waste storage area. Below are examples of appropriate signage incorporating textual information, pictures and colour-coding to communicate the message.



## 6. Onsite Management Protocols

Each unit will have an area for the separation of waste and recycling material within kitchen cabinetry. The expected materials generated from each unit and the associated management protocols are listed below.

**Table 3 - Management Protocol for waste streams and equipment on site for units**

Waste Stream	Management Protocol
General Waste	All General Waste will be disposed by tenants into the 240L bins in the basement. A strata manager will have the responsibility of moving the bins from the basement to the kerb on collection days and then return bins to storage area after collection.
Recycling - Papers (blue)	All Cardboard and paper will be disposed by tenants into the 240L bins in the basement. A strata manager will have the responsibility of moving the bins from the basement to the kerb on collection days and then return bins to storage area after collection.
Recycling - Containers (yellow)	All mixed recycling will be disposed by tenants into the 240L bins in the basement. A strata manager will have the responsibility of moving the bins from the basement to the kerb on collection days and then return bins to storage area after collection.
Green Waste	Green waste from property maintenance will be disposed of in the 240L bin in the waste storage area. A strata manager will have the responsibility of moving the bins from the basement to the kerb on collection days and then return bins to storage area after collection.

# 7. Collection

Table 2 details the suggested collection frequency for all waste and recycling streams. Waste and recycling will be transported by a strata site manager on collection days from the ground floor waste storage area/bin room to the bin holding bay on street level (level 3) on Fairlight St via the car lift. Council waste services will provide a “wheel out/wheel in” service and collect the bins directly from the street level (level 3) bin holding bay.

Following collection by the council waste contractor, the bins will be transported back to the ground floor waste storage area/bin room by strata management.

Figure 3 shows the movement of bins from the waste storage area/bin room to the car lift, where bins will be transported to the street level (level 3).

**Figure 3: Bin movement from ground floor waste storage area/bin room to car lift**

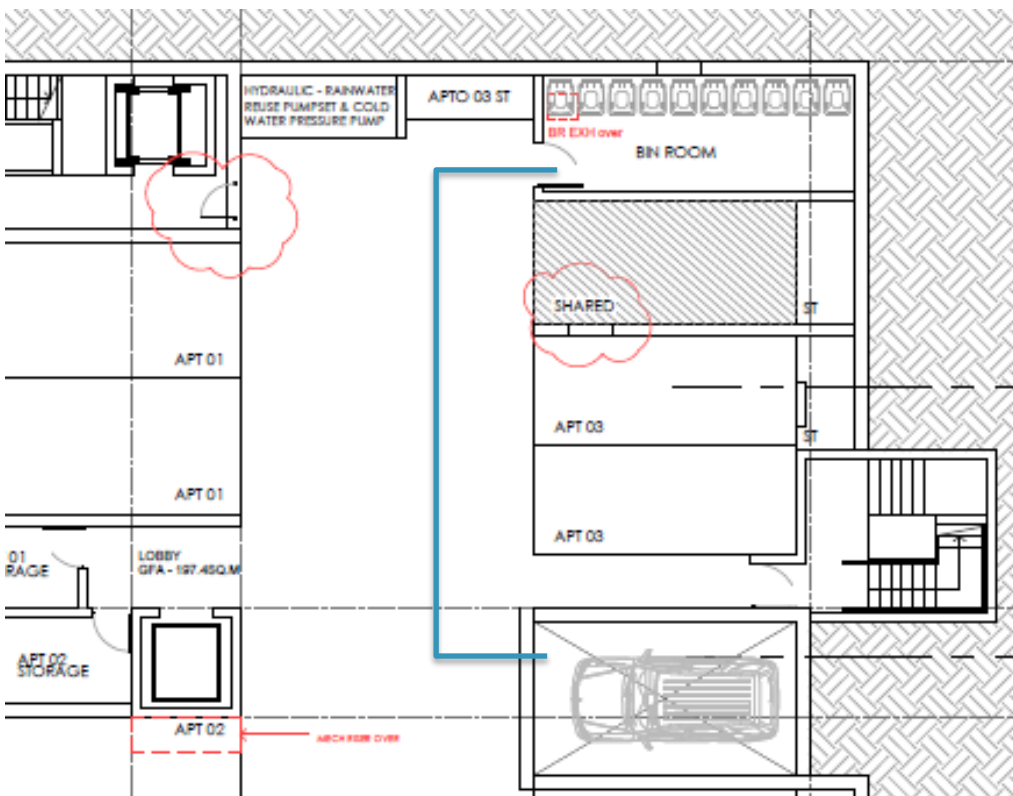
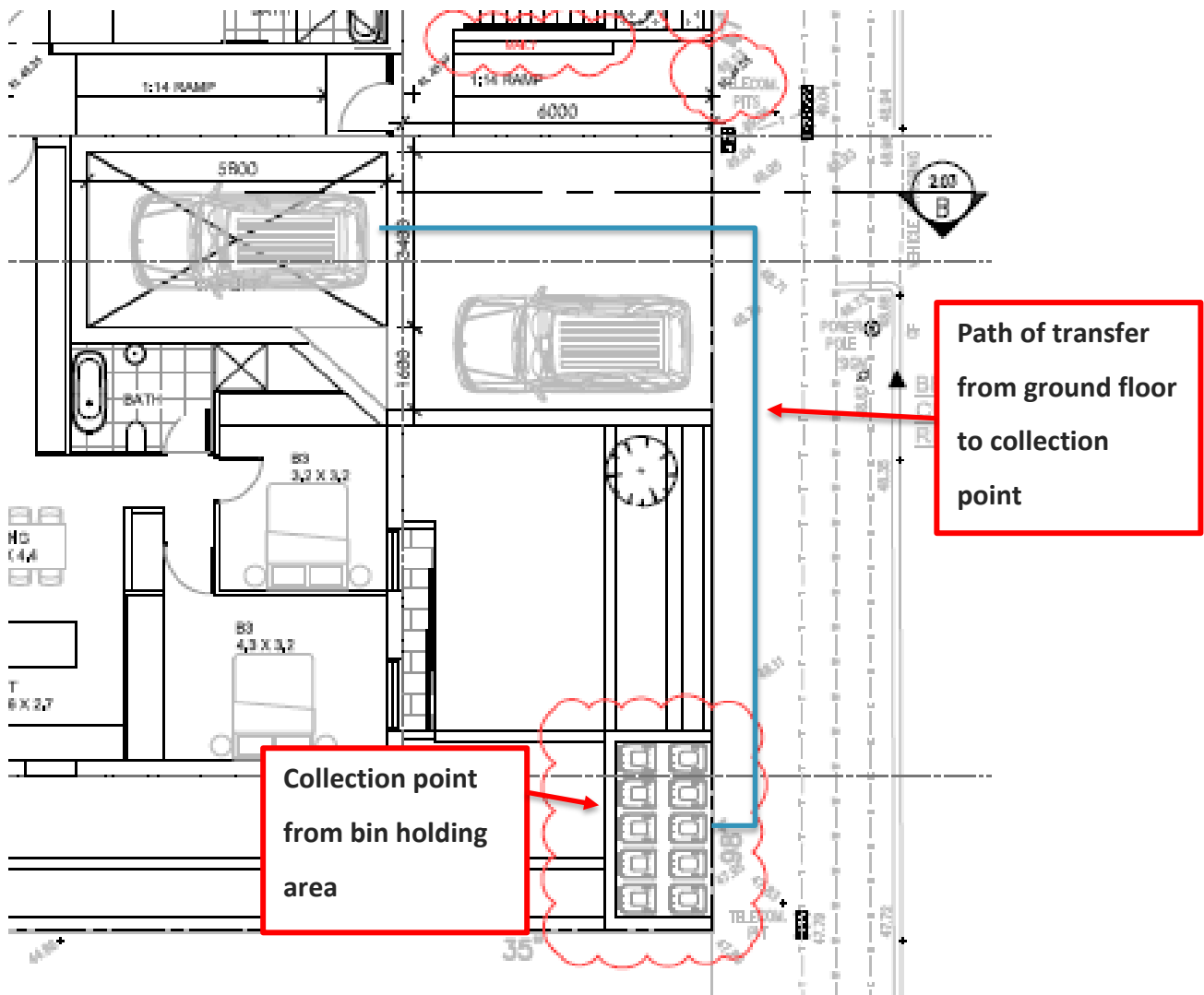


Figure 4 shows the movement of bins from the car lift on street level (level 3) to the bin holding bay for collection area. Council waste services will provide a “wheel out/wheel in” service and collect the bins directly from the street level (level 3) holding bay.

**Figure 4 - Street level (level 3) bin movement from car lift to bin holding bay for collection**



## 8. Conclusion

The details of this waste management plan confirm that the waste facilities provided in the proposed design adequately cater for the projected waste generation rates at the completion of the development.

# 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 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)	Lighthouse Project Group on behalf of John Allen – Allen Group Developments Pty Ltd
Address: (must be the same as the DA form)	Suite 101, 19-24 South Steyne Manly, Sydney NSW 2095
Phone Number:	0414 896 949
Email Address:	<a href="mailto:john@tomorrowfinance.com.au">john@tomorrowfinance.com.au</a>

### Property Details

Lot No: Deposited Plan (DP) No: or Strata Plan (SP) No:	8 and 9 DP 3742
Unit No:	N/A
House No:	33-35
Street:	Fairlight Street
Suburb:	Fairlight
Postcode:	2094

### Project Details

Description of proposed development:	Construction of high end apartments. The development will include: <ol style="list-style-type: none"> <li>1. Six apartments</li> <li>2. Lifts</li> <li>3. 2 level carpark</li> <li>4. 4 levels (Level 3, 2, 1 and Ground)</li> </ol>
Structures to be demolished:	Dwellings located at 33-35 Fairlight St, Fairlight.



### 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.

Signed by Lighthouse Project Group on behalf of Allend Group Developments Pty Ltd.

Signature of Applicant:



\_\_\_\_\_ Date: 11/3/22\_\_\_\_\_

## Section 1 – Demolition


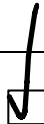

This section must be completed in accordance with 'Chapter 1 – Demolition' of the Waste Management Guidelines

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>				DISPOSAL (LEAST FAVOURABLE)	
Types of Waste Material	Estimated Volume (m <sup>3</sup> ) or Weight (t)	<b>ONSITE RE-USE</b> ✓ Specify how material will be reused on site	<b>OFFSITE RECYCLING</b> ✓ Recycling Outlet (RO) ✓ Waste Transport Contractor (WTC)		<b>OFFSITE DISPOSAL</b> ✓ Specify landfill site (LS) ✓ Specify Waste Transport Contractor (WTC)	
			WTC	RO	WTC	LS
Excavated Material	TBC	Sandstone blocks if in good form.				
Garden Organics	491.6 m <sup>3</sup>		Kimbriki Resource Recovery			
Bricks	30 m <sup>3</sup>		Kimbriki Resource Recovery		OPTION NOT AVAILABLE: These materials must be re-used or separated on or off site and sent for recycling.	
Tiles	2 m <sup>3</sup>		Kimbriki Resource Recovery			
Concrete	8 m <sup>3</sup>		Kimbriki Resource Recovery			
Timber	30 m <sup>3</sup>		Kimbriki Resource Recovery			
Plasterboard	30 m <sup>3</sup>		Kimbriki Resource Recovery			
Metals	N/A					
Asbestos	N/A					
Other waste (please specify)	N/A					
Estimated Total % Recovered						

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>	 
The table on the previous page, completed in accordance with 'Chapter 1 – Demolition' in the guidelines.	

## Section 2 – Construction


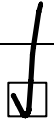
This section must be completed in accordance with 'Chapter 2 – Construction' of the Waste Management Guidelines

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>				DISPOSAL (LEAST FAVOURABLE)		
Types of Waste Material	Estimated Volume (m <sup>3</sup> ) or Weight (t)	REUSE AND RECYCLING (MOST FAVOURABLE)		DISPOSAL (LEAST FAVOURABLE)			
		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	TBC	Sandstone blocks to be reused if in good form and size.					
Garden Organics	N/A						
Bricks	9m <sup>3</sup>			Kimbriki Resource Recovery		OPTION NOT AVAILABLE: These materials must be re-used or separated on or off site and sent for recycling.	
Tiles	5m <sup>2</sup>			Kimbriki Resource Recovery			
Concrete	1m <sup>3</sup>			Kimbriki Resource Recovery			
Timber*	6m <sup>3</sup>			Kimbriki Resource Recovery			
Plasterboard	3m <sup>3</sup>			Kimbriki Resource Recovery			
Metals*	N/A						
Asbestos	N/A						
Other waste*							
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
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>	
The table on the previous page, completed in accordance with 'Chapter 2 – Construction' in the guidelines.	

### Section 3 – On-going waste management for one or two dwellings

#### Not Applicable

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: \_\_\_\_\_

Number of dwellings: \_\_\_\_\_

#### WMP Checklist

Do your architectural and landscape plans include the following:	Applicant Tick
Waste Storage Area design requirements (Chapter 3.2.)	<input 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: Construction of 6 luxury apartments

Number of dwellings: 6

**Refer to Operational Waste Management Plan prepared by Foresight Environmental.**

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

## Section 5 – On-going waste management for non-residential and mixed use developments

### Not Applicable

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

### Not Applicable

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"/>