

# 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**

### 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)	PLANNED ENVIRONMENT PTY. LTD.
Address: (must be the same as the DA form)	1A LEWIS ST MUDGER NSW 2350
Phone Number:	0413 246809
Email Address:	JOHN@PLANNEDENVIRONMENT.COM

### Property Details

Lot No: Deposited Plan (DP) No: or Strata Plan (SP) No:	LOT 152 DP 29335
Unit No: House No: Street: Suburb: Postcode:	1 KANIMBLA CRG. BILGOLA PLATEAU 2107

### Project Details

Description of proposed development:	ALTERATIONS & ADDITIONS TO DWELLING PLUS CARPORT
Structures to be demolished:	INTERNAL WALLS ON GROUND FLOOR AND PART SOUTH EXTERNAL WALL

### 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:

16<sup>th</sup> July 2021



## 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	4 m <sup>3</sup>	4 m <sup>3</sup>				
Garden Organics	0.5 m <sup>3</sup>	0.5 m <sup>3</sup>				
Bricks	1.2 m <sup>3</sup>	1.2 m <sup>3</sup>			OPTION NOT AVAILABLE: These materials must be re-used or separated on or off site and sent for recycling.	
Tiles	4 m <sup>3</sup>	4 m <sup>3</sup>				
Concrete	NIL					
Timber	NIL					
Plasterboard	0.5 m <sup>3</sup>			0.5 m <sup>3</sup>		
Metals	NIL					
Asbestos	NIL					
Other waste (please specify)	0.5 m <sup>3</sup> PLASTIC			0.5 m <sup>3</sup>		
Estimated Total % Recovered	95%					

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

GENERAL NOTES

All dimensions in millimetres.  
 Levels are in metres.  
 Use figured dimensions only.  
 Check dimensions on site.  
 Do not scale off drawings.

This drawing is subject to copyright and must not be copy, used or reproduced without the consent of Planned Environment P/L.

Rev.	Description	Date
1	EXISTING PLAN	11.05.2021
2	PRELIMINARY	13.05.2021
3	PRELIMINARY	18.05.2021
4	FOR COORDINATION	19.05.2021
5	FOR DA REVIEW	24.05.2021
A	FOR DA SUBMISSION	25.05.2021

Architect

**PLANNED ENVIRONMENT P/L**

JOHN WOOD  
 john@plannedenvironment.com  
 Ph: 0416 246 809

PO BOX 150, GULGONG NSW 2852

Client

JOHN AND HELEN WOOD

Project

**ALTERATIONS AND  
 ADDITIONS TO EXISTING  
 DWELLING**

Address

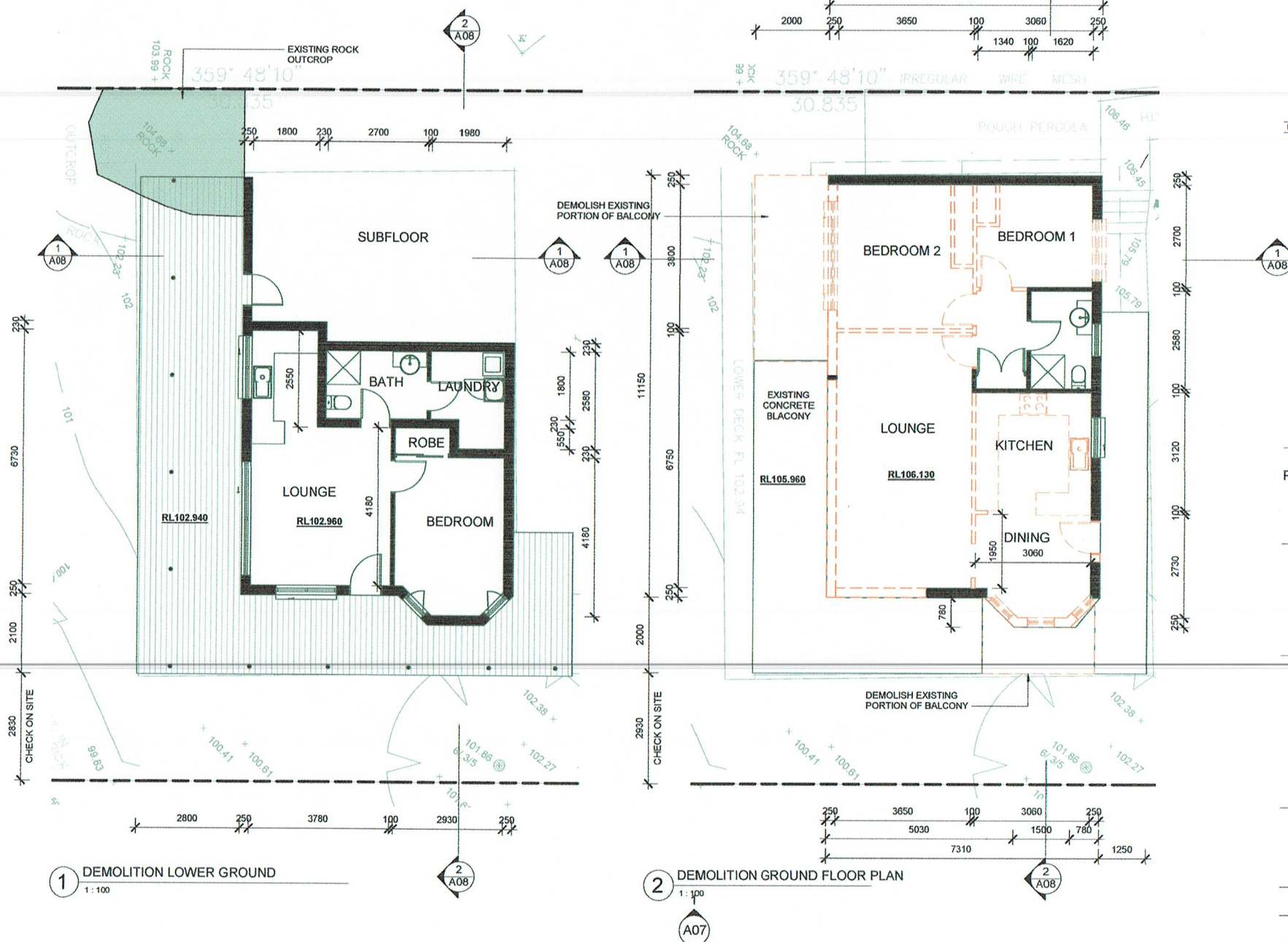
1 KANIMBLA CRES.  
 BILGOLA PLATEAU NSW 2107  
 LOT 152 DP 29335

Sheet Name

**EXISTING AND  
 DEMOLITION PLAN**

Project no.	Sheet no.	Rev.
2108	A03	A
Scale	Date	
1 : 100	MAY 2021	

DEVELOPMENT APPLICATION





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	NIL					
Garden Organics	NIL					
Bricks	NIL				OPTION NOT AVAILABLE: These materials must be re-used or separated on or off site and sent for recycling.	
Tiles	NIL					
Concrete	NIL					
Timber*	NIL					
Plasterboard	0.25m <sup>3</sup>		DIAL-A-DUMP			
Metals*	NIL					
Asbestos	NIL					
Other waste*	1.0m <sup>3</sup>		DIAL-A-DUMP			
Estimated Total % Recovered	95%					

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"/>

# SUMMARY OF BASIX REQUIREMENTS

This is a summary of the BASIX Commitments as detailed in the BASIX Certificate. Builders and Owners must refer to the CURRENT BASIX Certificate for complete details.

## WATER COMMITMENTS

### FIXTURES

ALL SHOWER HEADS	ALL TOILETS	ALL KITCHEN TAPS	ALL BATHROOM TAPS
3 star (< 9 L/min)	3 star	3 star	3 star

## THERMAL COMMITMENTS

Construction	Additional Insulation	Other Specifications
floor - suspended with enclosed subfloor, framed (R0.7)	R0.60 down (or R1.30 incl. construction)	
external wall - framed (weatherboard clad)	R1.30 (or 1.70 incl. construction)	
internal wall shared with garage - plasterboard	nil	
ceiling and roof - flat ceiling / pitched roof	ceiling: 3.0 (up) roof: foil / sarking	dark (solar absorption > 0.70)

**LIGHTING** Ensure 40% of new or altered light fixtures are fluorescent, compact fluorescent or LED lamps

Drafting Services Provided by

**LIENARCHITECTS**

Ph. 0447 711 977  
simon@lienarchitects.com.au

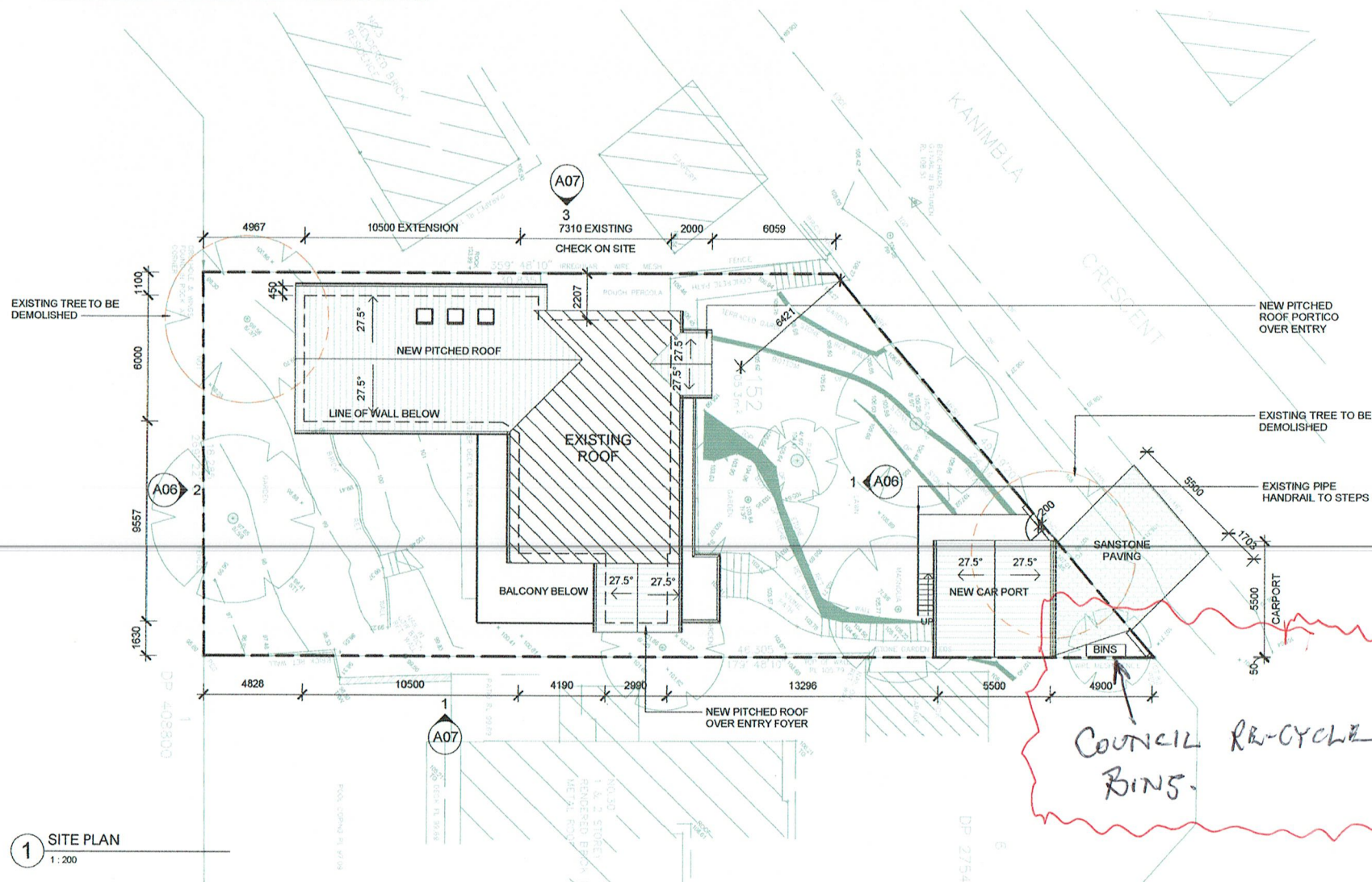
## GENERAL NOTES

All dimensions in millimetres.  
Levels are in metres.  
Use figured dimensions only.  
Check dimensions on site.  
Do not scale off drawings.



This drawing is subject to copyright and must not be copy, used or reproduced without the consent of Planned Environment P/L.

Rev.	Description	Date
1	EXISTING PLAN	11.05.2021
2	PRELIMINARY	13.05.2021
3	PRELIMINARY	18.05.2021
4	FOR COORDINATION	19.05.2021
5	FOR DA REVIEW	24.05.2021
A	FOR DA SUBMISSION	25.05.2021



Architect

**PLANNED ENVIRONMENT P/L**

JOHN WOOD  
john@plannedenvironment.com  
Ph. 0418 246 809

PO BOX 150, GULGONG NSW 2852

Client

JOHN AND HELEN WOOD

Project

**ALTERATIONS AND  
ADDITIONS TO EXISTING  
DWELLING**

Address

1 KANIMBLA CRES.  
BILGOLA PLATEAU NSW 2107  
LOT 152 DP 29335

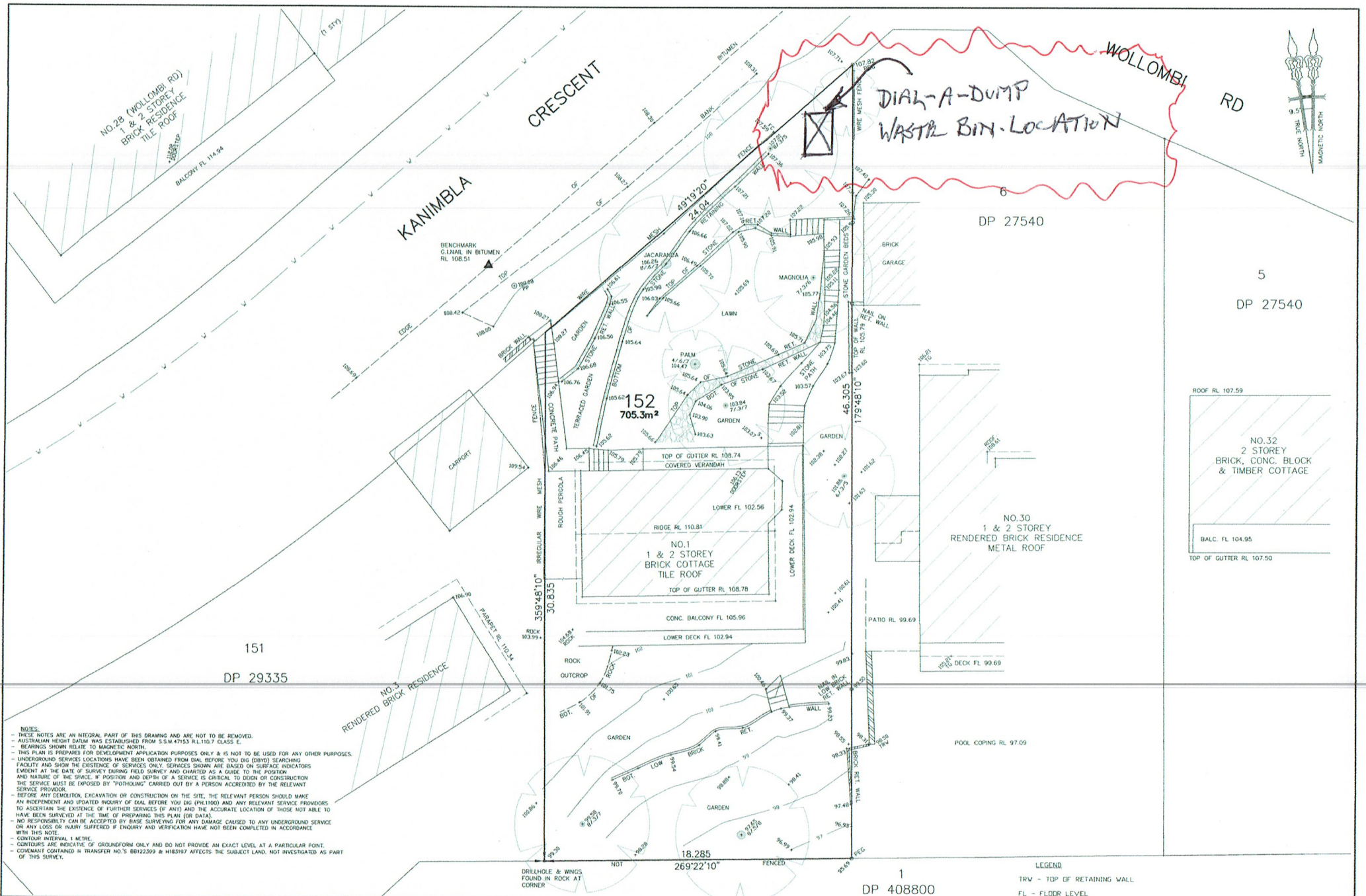
Sheet Name

**SITE PLAN**

Project no.	Sheet no.	Rev.
2108	A02	A
Scale	Date	
As indicated	MAY 2021	

**DEVELOPMENT APPLICATION**





NOTES:

- THESE NOTES ARE AN INTEGRAL PART OF THIS DRAWING AND ARE NOT TO BE REMOVED.
- AUSTRALIAN HEIGHT DATUM WAS ESTABLISHED FROM 55M47153 RL110.7 CLASS E.
- BEARINGS SHOWN RELATE TO MAGNETIC NORTH.
- THIS PLAN IS PREPARED FOR DEVELOPMENT APPLICATION PURPOSES ONLY & IS NOT TO BE USED FOR ANY OTHER PURPOSES.
- UNDERGROUND SERVICES LOCATIONS HAVE BEEN OBTAINED FROM DIAL BEFORE YOU DIG (DVID) SEARCHING FACILITY AND SHOW THE EXISTENCE OF SERVICES ONLY. SERVICES SHOWN ARE BASED ON SURFACE INDICATORS EVIDENT AT THE DATE OF SURVEY DURING FIELD SURVEY AND CHARTED AS A GUIDE TO THE POSITION AND NATURE OF THE SERVICE. POSITION AND DEPTH OF A SERVICE IS CRITICAL TO DESIGN OR CONSTRUCTION THE SERVICE MUST BE DEPOSED BY "DIGGING" CARRIED OUT BY A PERSON ACCREDITED BY THE RELEVANT SERVICE PROVIDER.
- BEFORE ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE, THE RELEVANT PERSON SHOULD MAKE AN INDEPENDENT AND UPDATED INQUIRY OF DIAL BEFORE YOU DIG (PH1100) AND ANY RELEVANT SERVICE PROVIDERS TO ASCERTAIN THE EXISTENCE OF FURTHER SERVICES (IF ANY) AND THE ACCURATE LOCATION OF THOSE NOT ABLE TO HAVE BEEN SURVEYED AT THE TIME OF PREPARING THIS PLAN (OR DATA).
- NO RESPONSIBILITY CAN BE ACCEPTED BY BASE SURVEYING FOR ANY DAMAGE CAUSED TO ANY UNDERGROUND SERVICE OR ANY LOSS OR INJURY SUFFERED IF ENQUIRY AND VERIFICATION HAVE NOT BEEN COMPLETED IN ACCORDANCE WITH THIS NOTE.
- CONTOUR INTERVAL 1 METRE.
- CONTOURS ARE INDICATIVE OF GROUNDFORM ONLY AND DO NOT PROVIDE AN EXACT LEVEL AT A PARTICULAR POINT.
- COVENANT CONTAINED IN TRANSFER NO'S 80122309 & H183197 AFFECTS THE SUBJECT LAND, NOT INVESTIGATED AS PART OF THIS SURVEY.

LEGEND

- TRW - TOP OF RETAINING WALL
- FL - FLOOR LEVEL
- TG - TOP OF GUTTER
- HYD - HYDRANT
- PP - POWER POLE
- B/S/D - TREE SPREAD/DIA/HEIGHT
- V - APPROXIMATE POSITION OF WATER MAIN 100mm PIPE

**Base SURVEYING**  
Land & Engineering Surveyors  
basesurveying@tinet.net.au

Simon Warren  
6 Surview Ave Forster 2428  
Phone: 0412448259

Date: 4.10.20  
Scale: 1:100 @ A1  
Datum AHD  
Reference: 17-91A  
Sheet 1 of 1

Prepared for:  
**JOHN WOOD**

Copyright: This drawing is the property of, and should not be reproduced in part or whole without the written permission of Base Surveying.

**LEVEL & FEATURE SURVEY**  
1 KANIMBLA CR, BILGOLA PLATEAU  
LOT 152 IN DP 29335  
LGA: NORTHERN BEACHES

1  
DP 408800



THORSTEN HUEBNER  
REGISTERED SURVEYOR

### 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

Number of dwellings: SINGLE DWELLING

#### 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"/>