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Operational Waste Management Plan for 1 Skyline Place, Frenchs Forest, NSW

Prepared for: For Development Application (DA) Approval.

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24NL142-WMP1	1	07/11/2024	Issued for DA approval

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Table of Contents

1. Introduction	3
2. Property Description	4
3. Project Proposal	4
4. Management of Waste.....	5
4.1 Design Requirements.....	5
4.1.1 Waste production and storage per unit.....	5
4.2 Design Detail	5
4.2.1 Overall on-going waste storage and servicing within the complex	5
4.2.2 Green waste	6
4.2.3 Bulky waste.....	6
4.3 Further Design Requirements	6
5. Summary.....	6
Appendix A – Signage used in waste storage areas	7
Appendix B –Indicative Bin Sizes	8

1. Introduction

Loka Consulting Engineers Pty Ltd has been engaged by PA Studio to provide an Operational Waste Management Plan (OWMP) for the site at 1 Skyline Place, Frenchs Forest NSW within Northern Beaches Council (refer to Figure 1.1 and Figure 1.2). for Development Application Approval.

PA Studio didn't
engage

A waste management plan and report is required for the existing development to support on-going waste management design, along with achieving the objectives to promote sustainable operation of the development. The development achieves the waste management objectives set out in the council codes as well as any statutory requirements. The details which will be addressed include:

- a description of the site and details of the development proposal;
- a review of the design features of the proposed waste management system for compliance with relevant codes, standards and regulations; and
- Identification of procedures for on-going waste management.



Figure 1.1: Subject site (Source: Google Maps)



Figure 1.2 Site location (Source: SIX Maps)

2. Property Description

The proposed project involves an existing gymnasium located on the second floor within a site area of 314 m².

The proposed development is bounded by

- No.49 Skyline Place on the East;
- Skyline Place on the West;
- Frenchs Forest Road on the North;
- No.3 Warringah Road on the South.

This is the Gym Floor area
excluding offices and such, the
Lot is actually 513m²

3 Skyline Place

3. Project Proposal

The management of waste during service conditions of the development will involve the gym manager/staffs maintaining Waste Storage located on site, with the collection of general waste primarily involving a private waste contractor. It is proposed that one 1,100L general waste bin be provided, which will be collected monthly by JJs Disposable, a private waste contractor via on-site collection.

The contractor's truck will access the site through the driveway on Skyline Place, collect the bin, and exit through the same driveway.

4. Management of Waste

4.1 Design Requirements

4.1.1 Waste production and storage per unit

According to survey done by us for the gym, waste generation rates are as following:

General waste: 1X 1100L bin collected monthly

There is one large wheelie bin for general waste, collected monthly by JJ's Disposal, a private waste contractor.

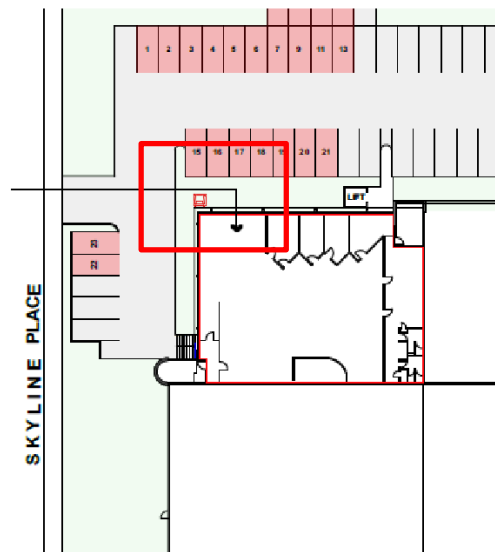


Figure 4.1: Locations of bin

4.2 Design Detail

4.2.1 Overall on-going waste storage and servicing within the complex

Waste service will be provided by JJs Disposable, a private waste contractor.

The contractor's truck will access the site through the driveway on Skyline Place, collect the bin, and exit through the same driveway.

There is enough space for the garbage truck to enter and exit the site in a forward direction.

The gym manager/staffs will take responsibility to transfer all the waste from the gym area on the second level to the large bin using the lift.

4.2.2 Green waste

Green waste is negligible due to the type of the development and proposed layout.

4.2.3 Bulky waste

No bulky waste storage area is required due to the type of the development.

4.3 Further Design Requirements

Other design details that will be required as per Council and other relevant regulations are listed below:

- To ensure sufficient volume of equitably accessible, safe, hygienic and aesthetically appropriate waste storage is provided on the property to minimise negative impacts of waste management on occupants and neighbours.
- Waste storage area must be kept clean, tidy and free from offensive odours at all times.
- Cavities and penetrations are to be sealed to prevent access to vermin.
- Waste storage area must include signage that clearly describes the types of materials that can be deposited into recycling bins and general garbage bins.

5. Summary

All waste management facilities will be maintained in a clean and hygienic condition that will promote the principles of health, safety and convenience.

The gym manager/staffs will be responsible for transferring general waste from the gym area to the bin. They will bag waste materials and deposit them into bins located within the development.

The gym manager/staffs will clean bin's location area and bins at a regular interval of once per month.

Signage and written information will be provided, so the staffs are aware of how to use and manage the waste service.

Appendix A – Signage used in waste storage areas



Appendix B –Indicative Bin Sizes

Table G1.2: Average dimension ranges for four-wheel bulk bins



Bin capacity	660L	770L	1100L	1300L	1700L
Height (mm)	1250	1425	1470	1480	1470
Depth (mm)	850	1100	1245	1250	1250
Width (mm)	1370	1370	1370	1770	1770
Approx footprint (m ²)	0.86–1.16	1.51	1.33–1.74	2.21	2.21
Approx weight (kg)	45	Not known	65	Not known	Not known
Approx maximum load (kg)	310	Not known	440	Not known	Not known

Dome or flat lid container

Sources include Sulo, Signal Waste, Cleanaway, SUEZ, Just Wheelie Bins and Perth Waste

Figure B-1: Dimensions for Typical Mobile Garbage Bins

Source: Better Practice Guide 2019