

DICKENS SOLUTIONS

(REF – 24282)

WASTE MANAGEMENT PLAN

PS ESIGN ARCHITECTS
(MS LEANNE PETERS)

NEW DWELLING
@
5 GRAYLAND CLOSE
COLLARROY

DECEMBER 2024

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Dickens Solutions Pty Ltd
(ABN 41 603 040 446)

1214 Botany Road, Botany NSW 2019

Telephone (Mb) 0400 388 996

Website: www.dickenssolutions.com.au E-mail: garry@dickenssolutions.com.au

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PART 1 – OVERVIEW AND PROPOSAL

1.1 INTRODUCTION

This Waste Management Plan (WMP) is an operational plan that describes in detail the manner in which all waste and other materials resulting from the demolition, construction and on-going use of the site are to be dealt with.

The aims and objectives of this WMP are to: -

1. Satisfy all State and Local Government regulatory controls regarding waste management and minimisation practices.
2. Promote the use of recyclable materials in the excavation, demolition, construction and on-going operation of the building.
3. Maximise waste reduction, material separation, and resource recovery in all stages of the development.
4. Ensure the design of waste and recycling storage facilities are of an adequate size, appropriate for the intended use of the building, hygienic with safe and manoeuvrable access.
5. Ensure that the provision of waste and recycling services to the completed buildings are carried out in an efficient manner, which will not impact negatively on the health, safety and convenience of all stakeholders.

The land on which the development is proposed is located within the Northern Beaches LGA.

This WMP is prepared in accordance with: -

- Warringah LEP 2000 and 2011;
- Northern Beaches waste management guidelines,
- All conditions of consent to be issued for the approved Development Application,
- The 'Better Practice Guide for Resource Recovery in Residential Buildings published by the NSW EPA (April 2019), and,
- The objective of ensuring that all waste management facilities and collection services will provide an outcome that will be efficient, as well as promoting the principles of health, safety and convenience.

This Waste Management Plan (WMP) has been prepared for the submission of a Development Application to the Northern Beaches Council for the construction of a four (4) level dwelling with attached garage at 5 Grayland Close, Collaroy.

This WMP is dated 17 December 2024 and has been developed a documented in accordance with the Architectural Drawings prepared by Perfect Square Design.

1.2 PROJECT & PROPERTY DESCRIPTION

This Waste Management Plan (WMP) has been specifically designed for the development described below: -

PROJECT DESCRIPTION	Proposed Four (4) Level Dwelling
DETAILS	Lower ground triple garage, Five (5) bedrooms, Rumpus room, Swimming pool, Gymnasium, and, Associated infrastructure and services
PROPERTY DESCRIPTION	The development is to be constructed over one (1) existing Torrens Title allotment of land at Lot 5 in DP2366524, 5 Grayland Close, Collaroy.
STREET ADDRESS	5 Grayland Close, Collaroy.
DIMENSIONS	Refer to Site Plan
AREA	918sqm (Survey)
LGA	Northern Beaches Council.
ZONING	Zone R2 – Low Density Residential
PLANNING INSTRUMENTS	Warringah LEP 2000 and 2011 Northern Beaches waste management guidelines

1.3 APPLICANTS DETAILS

APPLICANT	PS Design Architects
ADDRESS	TBC
TELEPHONE	1300 PSDESIGN
E-MAIL	John.c@psdesign.net.au

1.4 PROPOSAL

The project comprises the construction of a four (4) level dwelling with attached triple garage at 5 Grayland Close, Collaroy.

Ingress and egress to the site is off Grayland Close Manning Road, at the western frontage of the site.

Waste and recycling storage facilities are provided for the development as detailed herein.

All waste and recycling services will be provided by the Northern Beaches Council.

The land on which the development is proposed is vacant.

The project consists of: -

- The excavation of the site to construct the basement,
- The construction of the dwelling,
- The provision of landscaping, off street car park, driveways, concrete pathways and other elements associated with the development, and,
- The on-going use of the dwelling.

The Northern Beaches Council require a Waste Management Plan to be submitted describing how all demolition, construction and operational waste will be stored and disposed of.

This Waste Management Plan has been developed not only to satisfy Council's requirements, but also to ensure that all waste management activities associated with the development are carried out and conducted in accordance with best practice industry standards.

PART 2 – DEMOLITION

2.1 DEMOLITION – OVERVIEW

The land on which the development is proposed is vacant. As such, there is no demolition component to this project. All details in relation to the clearing and excavation of the site are dealt with in Part 3 – CONSTRUCTION on pages 7 to 11.

PART 3 – CONSTRUCTION

3.1 CONSTRUCTION – GENERALLY

Upon completion of all demolition works, construction of the building will commence with the excavation of the site for the basement levels of the building. All materials sourced from these activities will be disposed of in accordance with the information provided in Part 3.2 on pages 7, 8, 9, 10 and 11 of this WMP.

Additionally, all materials used in the construction of the building that are not required to be incorporated into it, shall be recycled, reused, or disposed of in accordance with these provisions, and the requirements of the Protection of the Environment Operations Act (1997). It will be the developer's overall responsibility to ensure compliance in this regard.

Mobile Bins of an appropriate size will be located on site for the collection of food scraps, beverage containers, and other waste generated on site by workers.

3.2 CONSTRUCTION – RECYCLING, REUSE & DISPOSAL DETAILS

The following details prescribe the manner in which all materials surplus to the construction of the building will be dealt with, and includes: -

- a) An estimate of the types and volumes of waste and recyclables to be generated,
- b) A site plan showing sorting and storage areas for construction waste and vehicle access to these areas (see Part 3.3 of this Plan),
- c) How excavated and other materials surplus to construction will be reused or recycled and where residual wastes will be disposed (see below), and,
- d) The total percentage of waste surplus to construction to be reused or recycled.

1. Excavated Materials

Volume / Weight	3,000 Cubic Metres / 5,100 (Site excavation and Cut & Fill)
On Site Reuse	No – all material to be transported and processed off-site
Percentage Reused or Recycled	To be determined – see above
Off Site Destination	Refer to Part 3.5 on page 11.

2. Bricks

Volume / Weight	15 cubic metres / 15 Tonnes
On Site Reuse	No – all material to be transported and processed off-site
Percentage Reused or Recycle	To be determined – see above
Off Site Destination	Refer to Part 3.5 on page 11.

3. Concrete

Volume / Weight	10 cubic metres / 24 Tonnes
On Site Reuse	No – all material to be transported and processed off-site
Percentage Reused or Recycled	To be determined – see above
Off Site Destination	Refer to Part 2.7 on page 11.

4. Plasterboard & Fibro

Volume / Weight	10 cubic metres / 3 Tonnes
On Site Reuse	No. All materials will be processed off-site
Percentage Reused or Recycled	To be determined (dependent on asbestos content)
Off Site Destination	Refer to Part 2.7 on page 11.

5. Metals / Steel / Guttering & Downpipes

Volume / Weight	15 cubic metres / 5 Tonnes
On Site Reuse	No – all material to be transported and processed off-site
Percentage Reused or Recycle	To be determined – see above
Off Site Destination	Refer to Part 2.7 on page 11.

6. Roof Tiles / Tiles

Volume / Weight	10 cubic metres / 7.5 Tonnes
On Site Reuse	No – all material to be transported and processed off-site
Percentage Reused or Recycle	To be determined – see above
Off Site Destination	Refer to Part 2.7 on page 11.

7. Plastics

Volume / Weight	5 cubic metres / 1 Tonne
On Site Reuse	Nil
Percentage Reused or Recycled	80% - 95%
Off Site Destination	Refer to Part 3.5 on page 11.

8. Glass, Electrical & Light Fittings, PC items

Volume / Weight	10 cubic metres / 3.5 Tonne
On Site Reuse	No
Percentage Reused or Recycled	70% - 90%
Off Site Destination	Refer to Part 3.5 on page 11.

9. Fixture & Fittings (Doors Fittings, Other Fixtures, etc)

Volume	5 cubic metres / 1.5 Tonnes
On Site Reuse	No – all material will be transported for disposal off-site.
Percentage Reused or Recycle	To be determined
Off Site Destination	Refer to Part 3.5 on page 11.

10. Pallets

Volume / Weight	10 cubic metres / 2.50 Tonne
On Site Reuse	No
Percentage Reused or Recycle	90% - 100%
Off Site Destination	Refer to Part 3.5 on page 11.

11. Residual Waste

Volume / Weight	350 cubic metres / 350 Tonnes
On Site Reuse	No
Off Site Destination	Refer to Part 3.5 on page 11.
Notes on calculation of volume of residual waste	<ol style="list-style-type: none">1. In calculating the amount of residual waste produced from the demolition of all buildings on site, it is estimated that 10% of it, will be residual waste.2. As all of the materials vary in weight per volume, a figure of 1 cubic metre of material is equal to 1 tonne in weight has been used.

It is noted that the quantities of materials detailed in this section (Part 3.2) are estimates only, based on current industry standards and quantity analysis, and may vary due to the prevailing nature of construction constraints, weather conditions, and any other unforeseeable activities associated with the construction of the buildings, which are beyond the control of the developer, including but not being limited to theft, accidents, and other acts of misadventure. Notwithstanding any of the above, the developer will provide Council with all details in relation to any major variations in this regard.

The facilities and agencies that have been nominated to receive the materials listed above have been identified within the NSW waste industry as being a facility or agency that will accept the materials specified in each respective table.

The developer understands that any costs associated with the transportation and receipt of all materials will be their responsibility. The developer is under no obligation to use any nominated facility or agency, but should any alternative arrangements be made, it will be the developers' responsibility to ensure that all materials excess to construction removed from the site are disposed of, or processed, appropriately.

The developer will keep a written record of all documentation associated with the transportation, disposal and processing of all materials associated with the demolition of all structures on site. Additionally, during the construction of the building, every effort will be made to reduce and minimise the amount of building materials excess to its construction.

3.3 CONSTRUCTION – ON-SITE STORAGE OF MATERIALS

During the construction of the buildings, an area will be set aside on the site as a compound for the on-site storage of materials prior to their removal from the site. This compound will provide for: -

- Material sorting,
- Segregation of materials that may be hazardous and which will be required to be disposed of,
- Recovery equipment, such as concrete crushers, chippers, and skip bins,
- Material storage, and,
- Access for transport equipment.

Appropriate vehicular access will be provided on and off site, and to the compound, to enable the efficient removal of reusable, recyclables, and waste materials.

Prior to the commencement of construction works, the developer will provide Council with a 'Site Plan for the On-Site Storage of Materials at Construction'. This plan will show in detail the location of each area within the compound, set aside for the segregated storage of all materials involved in the demolition of all buildings on the site.

3.4 CONSTRUCTION – EXCAVATED MATERIAL

All excavated material removed from the site, as a result of any activities associated with the construction of the building, must be classified in accordance with the Department of Environment, Climate Change and Water NSW Waste Classification Guidelines prior to removal, transportation and disposal to an approved waste management facility. All relevant details must be reported to the PCA.

3.5 LICENSED WASTE MANAGEMENT AND RECYCLING FACILITIES.

The facilities nominated below are appropriately licensed to receive the materials nominated in Tables 1 to 11 on pages 12 to 14 and Part 2.7 on this page.

1. Kimbriki Waste Management Facility, Kimbriki Road, Ingleside. Tel 02 9486 3512.
2. Lucas Heights Waste Management Centre, New Illawarra Road, Lucas Heights. Tel 1300 651 116
3. Bingo Industries, 3-5 Duck Street, Auburn, or 38 McPherson Street, Banksmeadow. Tel 1300 424 646
4. Jacks Gully Waste Management Centre, Richardson Road, Narellan. Tel 1300 651 116
5. Veolia Resource Recovery Park, Wallgrove Road, Eastern Creek. Tel 8887 6112

PART 4 – ON GOING USE OF BUILDING

4.1 OBJECTIVES

1. To ensure that the storage, amenity and management of waste is sufficient to meet the needs of the development.
2. To ensure that all waste management activities are carried out effectively and efficiently, and in a manner, that promotes the principles of health, safety and, convenience.
3. To promote waste minimisation practices.

4.2 ASSUMPTIONS

In preparing this proposal, the following assumptions have been made: -

1. The proposal involves the construction of a new four (4) level five (5) bedroom dwelling one basement and the installation of a new in-ground swimming pool.
2. Vehicular access is provided to the site off Graylind Close at the western side of the site.
3. For the purposes of the provision of waste management services, the Northern Beaches Council provides all single unit dwellings (SUD's) with a 4-bin waste collection system.
4. The collection system consists of a solid waste bin, green waste, co-mingled recycling and paper and a recycling bin.
5. The Solid Waste bin is a red-lidded 120-litre or 240-litre mobile bin and is used for the storage of all solid waste generated from the occupation and use of the dwelling and is serviced weekly.
6. The Food and Garden Organics green waste bin is a 240-litre mobile bin and is used for the storage of all organic material such as grass clippings, leaves, flowers and weeds, and fruit and vegetable scraps, meat, fish and bones and is serviced weekly.
7. The Comingled Recycling bin is a yellow lidded 240-litre mobile bin and is used for the storage of all recyclable material such as plastic, aluminium and glass containers, and is serviced fortnightly on alternate weeks to the blue bin service.
8. The Paper and cardboard Recycling bin is a blue lidded 240-litre mobile bin and is used for the storage of all recyclable material such as all paper and cardboard articles and packaging and is serviced fortnightly on alternate weeks to the yellow bin service.
9. All residences are provided with one (1) bin for each stream.
10. All waste, recycling and organics waste bins will be stored in an appropriate location within the open space yard area of the dwelling as indicated in the Architectural Drawings.
11. All waste, recycling and green waste bins will be presented for collection to the Graylind Close kerbside as detailed herein.
12. The Northern Beaches Council will provide all waste, recycling services and organic waste services to the premises.
13. The occupant of the dwelling will be responsible for the management of all storage and collection activities

4.3 WASTE HANDLING & MANAGEMENT

It is suggested that a cabinet be located within the dwelling so that receptacles may be stored or housed in a convenient and practical location, the reception of waste and recyclable material.

All solid waste is to be placed in the red lidded waste bins. All recyclable material is to be placed in the yellow lidded recycling bins. All food and garden organics material is to be deposited into the green lidded green waste bin.

Council's Website www.northernbeaches.nsw.gov.au provides information on what can and what cannot be put into each bin.

4.4 WASTE & RECYCLING – SERVICE REQUIREMENTS

All waste and recycling materials will be stored in approved receptacles of an appropriate size as specified in this WMP. The lids of the bins shall be closed at all times to reduce litter, stormwater pollution, odour and vermin.

The Council in general requires that colour coded receptacle lids that distinguish each service component are to be provided: -

- Solid Waste Service – Red Lidded receptacle;
- Recycling Service – Yellow Lidded receptacle;
- Food and Garden Organics Service – Green Lidded receptacle.

4.5 WASTE & RECYCLING – SERVICE ARRANGEMENTS

The following table (Table 1) specifies the criteria for waste and recycling generation rates based on: -

- Waste – 120 litres of bin space per dwelling per week;
- Comingled Recycling – 240 litres of bin space per dwelling, collected fortnightly,
- Paper and Cardboard Recycling – 240 litres of bin space per dwelling, collected fortnightly, and,
- Food and Garden Organics Waste – 240 litres of bin space per dwelling, collected weekly.

TABLE 1 – PROPOSED SERVICING ARRANGEMENTS

WASTE	1 x 120-litre bins / Weekly
YELLOW LIDDED RECYCLING	1 x 240-litre bins / Fortnightly
BLUE LIDDED RECYCLING	1 x 240-litre bins / Fortnightly
GREEN WASTE	1 x 240-litre bins / Weekly

4.6 PROVISION OF WASTE & RECYCLING SERVICES

4.6.1 Waste and Recycling Collection Service Provider Details

The Northern Beaches Council will provide all waste, recycling services and food and garden organics services to the dwellings.

4.6.2 Details of Mobile Containers

In relation to the size and design of the waste and recycling mobile bins, the following technical information is provided: -

CONTAINER TYPE	HEIGHT (metres)	DEPTH (metres)	WIDTH (metres)
120-litre mobile container	0.930	0.545	0.485
240-litre mobile container	1.080	0.735	0.585

4.6.3 Waste & Recycling Requirements

The following services will be provided to the development:

SERVICE	NUMBER OF CONTAINERS	COLLECTION FREQUENCY
Waste Service	1 x 120-litre mobile container	Weekly
Green Waste	1 x 240-litre mobile container	Weekly
Recycling Service	1 x 240-litre mobile container	Fortnightly
Recycling Service	1 x 240-litre mobile container	Fortnightly

4.6.4 Waste Storage Facilities

All waste, recycling and organics waste bins will be stored in an appropriate location within the open space yard areas of the dwelling as indicated in the Architectural Drawings.

Bins will only be removed from these areas on the evening prior to collection, and must be returned to the storage area, as soon as practicable after collection.

4.6.5 Bin Presentation Requirements

All bins will be presented to the Graylind Close kerbside for collection.

The bins will be presented side by side in single file, with the front of the bin facing the road (handles facing the dwelling). Space should be provided between the bins for ease of access by the collection team.

Bins are to be presented for collection on the evening prior to servicing and are to be returned to the site as soon as possible after servicing (but no later than 12hrs after collection).

4.6.6 Servicing Arrangements – Solid Waste Collections

All solid waste services will be provided by the Northern Beaches Council.

All red lidded solid waste bins will be serviced as described in Part 4.6.5 as above.

Solid Waste bins will be serviced weekly on the Friday of each week.

Solid Waste bins will be presented for collection on the evening prior to collection, no earlier than 4.00pm.

As soon as practical after the completion of servicing, solid waste bins will be returned to the on-site waste storage area (but no later than 12hrs after servicing).

It will be the responsibility of the dwellings occupant for ensuring that solid waste bins are presented for servicing and returned to the on-site storage area as specified in this WMP.

4.6.7 Servicing Arrangements – Comingled Recycling Collections

All recycling services will be provided by the Northern Beaches Council.

All yellow lidded recycling bins will be serviced from the Manning Road kerbside as described in Part 4.6.5 on page 14.

Recycling bins will be serviced on the Friday of each fortnight on alternate weeks to the blue lidded recycling bin.

Recycling bins will be presented for collection on the evening prior to collection, no earlier than 4.00pm.

As soon as practical after the completion of servicing, recycling bins will be returned to the on-site waste storage area (but no later than 12hrs after servicing).

It will be the responsibility of the dwellings occupant for ensuring that solid waste bins are presented for servicing and returned to the on-site storage area as specified in this WMP.

4.6.7 Servicing Arrangements – Paper and Cardboard Recycling Collections

All recycling services will be provided by the Northern Beaches Council.

All blue lidded recycling bins will be serviced from the Graylind Close kerbside as described in Part 4.6.5 on page 14.

Recycling bins will be serviced on the Friday of each fortnight on alternate weeks to the yellow lidded recycling bin.

Recycling bins will be presented for collection on the evening prior to collection, no earlier than 4.00pm.

As soon as practical after the completion of servicing, recycling bins will be returned to the on-site waste storage area (but no later than 12hrs after servicing).

It will be the responsibility of the dwellings occupant for ensuring that solid waste bins are presented for servicing and returned to the on-site storage area as specified in this WMP.

4.6.8 Servicing Arrangements – Food and Garden Organics Collections

All food and garden organics services will be provided by the Northern Beaches Council.

All green lidded food and garden organics bins will be serviced from the Graylind Close kerbside as described in Part 4.6.5 on page 14.

Food and Garden Organics bins will be serviced weekly on the Friday of each week.

Food and Garden Organics bins will be presented for collection on the evening prior to collection, no earlier than 4.00pm.

As soon as practical after the completion of servicing, food and garden organics bins will be returned to the on-site waste storage area (but no later than 12hrs after servicing).

It will be the responsibility of the dwellings occupant for ensuring that food and garden organics bins are presented for servicing and returned to the on-site storage area as specified in this WMP.

4.7 BULKY WASTE STORAGE – COUNCIL CLEAN UPS

All bulky waste items will be stored for collection in a suitable location, within the confines of the residence.

It will be the responsibility of the Owner of the property to liaise with Council concerning the provision of Clean-Up services for the disposal of this material.

Upon the notification by Council of a Clean-Up service, all waste material will be presented to a designated location as specified by the Council. Only the quantities permitted by Council will be placed out for collection.

The Owner of the property will be responsible for transferring bulky waste material to these locations for collection.

Council's Website www.northernbeaches.nsw.gov.au provides information on the Council's Clean Up schedule as well as operational requirements concerning the materials permitted to be placed out for collection and the quantities of materials accepted.

Council's website also provides information on a range of waste management initiatives that will assist residents in disposing of unwanted items, many of which are able to be reused or recycled. These include:

- E-Waste collections;
- Composting and worm farming;
- Bulky organic waste collections;
- Hazardous materials and chemical disposal;
- Illegal dumping; and,
- Education.

4.8 ON GOING OPERATION, USE & MAINTENANCE OF WASTE MANAGEMENT FACILITIES

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

In order to achieve these objectives, the following facilities and devices will be required:

1. All waste storage areas will be maintained in a clean and tidy state at all times.
2. All mobile bins will be washed and cleaned on a regular basis.
3. The Owner of the property will be responsible for ensuring that all waste, recyclable material and green waste are placed and stored within the appropriate containers provided.

4. The Owner of the property will be responsible for ensuring that the requirements of this SWMP are observed at all times.

PART 5 – SUMMARY

5.1 SUMMARY

In summarising this proposal, the following information is provided:

1. This Waste Management Plan (WMP) has been developed and documented in accordance with Council's waste management guidelines.
2. It aims to ensure that the excavation of the site is carried out in an effective and efficient manner that will have minimal impact on the principles of health, safety and convenience.
3. It aims to promote the use of recyclable materials in the excavation of the site and construction of the new dwelling.
4. To promote environmental initiatives in all aspects of the excavation and construction processes of the development.
5. To ensure waste management systems are compatible with collection services.

As outlined in Part 1.2 on page 4 of this Plan, approximately 80-90% of all material involved in the demolition of all buildings and structure on site will be recovered. This is well above current C&D industry standards.

It is the intention of the developer, to ensure that due diligence is paid to maintain appropriate environmental standards and have minimal impact on the amenity of the area and its residents during the entire course of these works.

The measures set out herein clearly demonstrate that all works will be carried out efficiently and effectively, in a healthy, safe and convenient manner, to acceptable community standards, and to the requirements of the Northern Beaches Council and its community.
