

NORTHERN BEACHES COUNCIL

Waste Management Plan

This plan is to be completed
in accordance with Council's

Waste Management Guidelines

Effective Date: 1 November 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) for which Council is the Consent Authority. 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 [^]
Section 1 – Demolition	All
Section 2 – Construction	All
Section 3 – On-going waste management for one or two dwellings	One or two dwelling developments Mixed-use developments containing one or two dwellings
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

[^]Note: the definitions of the development types are provided in Section vi of the Introduction to the Guidelines

Property and Project Details

Complete this page and the relevant Sections that apply to your proposed development.

Property Details

Lot No:	1887 / 188
Deposited Plan (DP) No: or Strata Plan (SP) No:	DP 16719
Unit No:	
House No:	1-3
Street:	Gondola Road
Suburb:	North Narrabeen
Postcode:	2101

Project Details

Description of proposed development:	Demolition of existing buildings. Construction of a Shop Top housing development comprising 12 residential apartments and 2 x ground floor retail (commercial) tenancies including parking for 35 vehicles over 2 levels.
Structures to be demolished:	Demolition of a one and two storey building in No. 3 Gondola Road.

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	LS
Excavated Material	2032.01m ³ / 3454 tonnes	Yes Re-use for filling or levelling	Yes, see appendix		See appendix	
Garden Organics	4m ³ / 4 tonnes	Yes Mulch or compost	Yes, see appendix		See appendix	
Bricks	15m ³ / 19.5 tonnes	Yes Clean and Re-use or Crush for landscaping and driveways	Yes, see appendix		OPTION NOT AVAILABLE: These materials must be re-used or separated on or off site and sent for recycling.	
Tiles	9m ³ / 11.7 tonnes	Yes Clean and Re-use or Crush for landscaping and driveways	Yes, see appendix			
Concrete	4m ³ / 4.4 tonnes	Yes Re-use for filling, levelling or road base	Yes, see appendix			
Timber	15m ³ / 16.5 tonnes	Yes. Treated: re-use as formwork, bridging, blocking and propping Untreated: re-use as fencing, mulch, etc	Yes, see appendix			
Plasterboard	15m ³ / 11.25 tonnes	Yes Re-use for landscaping	Yes, see appendix			
Metals	2m ³ / 1.3 tonnes	Yes	Yes, see appendix			
Asbestos	N/A	No	No		See appendix	
Other waste (please specify)	10m ³ / 10 tonnes	No	No		See appendix	
Estimated Total % Recovered	40%					

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"> • 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"/>

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	-	-	-		See appendix	
Garden Organics	-	-	-		See appendix	
Bricks	5m ³ / 6.5 tonnes	Yes. Crush for landscaping and driveways	Yes See appendix		OPTION NOT AVAILABLE: These materials must be re-used or separated on or off site and sent for recycling.	
Tiles	2m ³ / 2.6 tonnes	Yes. Crush for landscaping and driveways	Yes See appendix			
Concrete	8m ³ / 8.8 tonnes	Yes. Re-use for filling, levelling or road base	Yes See appendix			
Timber*	3m ³ / 3.3 tonnes	Yes. Treated: re-use as formwork, bridging, blocking and propping Untreated: re-use as fencing, mulch, etc	Yes See appendix			
Plasterboard	3m ³ / 2.25 tonnes	Yes Re-use for landscaping	Yes See appendix			
Metals*	3m ³ / 1.95 tonnes	Yes	Yes See appendix			
Asbestos	-	No	No		See appendix	
Other waste*		No	No		See appendix	
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"> • 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"/>

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: _____

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: Shop Top housing

Number of dwellings: 12

WMP Checklist

Do your architectural/landscape plans include the following:	Applicant Tick	N/A
Waste Storage Area design requirements (Chapter 4.2.)	<input checked="" type="checkbox"/>	-
Waste Storage Area location requirements (Chapter 4.3.)	<input checked="" type="checkbox"/>	-
Pathway, access and door requirements (Chapter 4.4.)	<input checked="" type="checkbox"/>	-
Clean-up waste requirements (Chapter 4.5.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Kerbside (on-street) waste collection requirements (Chapter 4.6.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
On-site (off-street) waste collection requirements (Chapter 4.7.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>

NOTE: Refer to appendix "WMP DIAGRAMS".

Waste management:

- Residents will take their waste to the temporary bin holding area, with access ONLY for residents and Building manager.
- The Building Manager will rotate the bins from the Temporary bin holding area to the Residential bin room. This room will have a locked door, accessible ONLY by the Building Manager and Residents.
- The Building Manager will take out the bins from the Residential Bin room for kerbside collection as per Council's requirements and bring them back in. The kerbside collection point is located adjacent to the bin rooms on Minarto Lane.
- Bin movements are going to be done with a bin tug for safety reasons.
- To avoid traffic/pedestrian conflicts arising from the bin movements, the safety measures provided are traffic lights, waiting bays and garage door in the ramp, in addition to this, the bin movements are to be done outside peak hours by the Building Manager.

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

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: Shop Top housing

Number of commercial premises: 2

Number of Waste Storage Areas: 1

WMP Checklist

Do your architectural/landscape plans include the following:	Applicant Tick	N/A
Waste Storage Area design requirements (Chapter 5.2.)	<input checked="" type="checkbox"/>	-
Waste Storage Area location requirements (Chapter 5.3.)	<input checked="" type="checkbox"/>	-

NOTE: Refer to appendix "WMP DIAGRAMS" for additional information.

Waste movement:

- Commercial tenants will take their waste to the Commercial bin room. The bin room will have a locked door and be accessible ONLY by commercial tenants, Building manager and contractors if required. It will be serviced by a contractor by council requirements.

Section 6 – Private roadway developments

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

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"/>

Appendix

9.0 Appendix

Sample Construction and Demolition Waste Disposal Facilities that are within 50km of the site

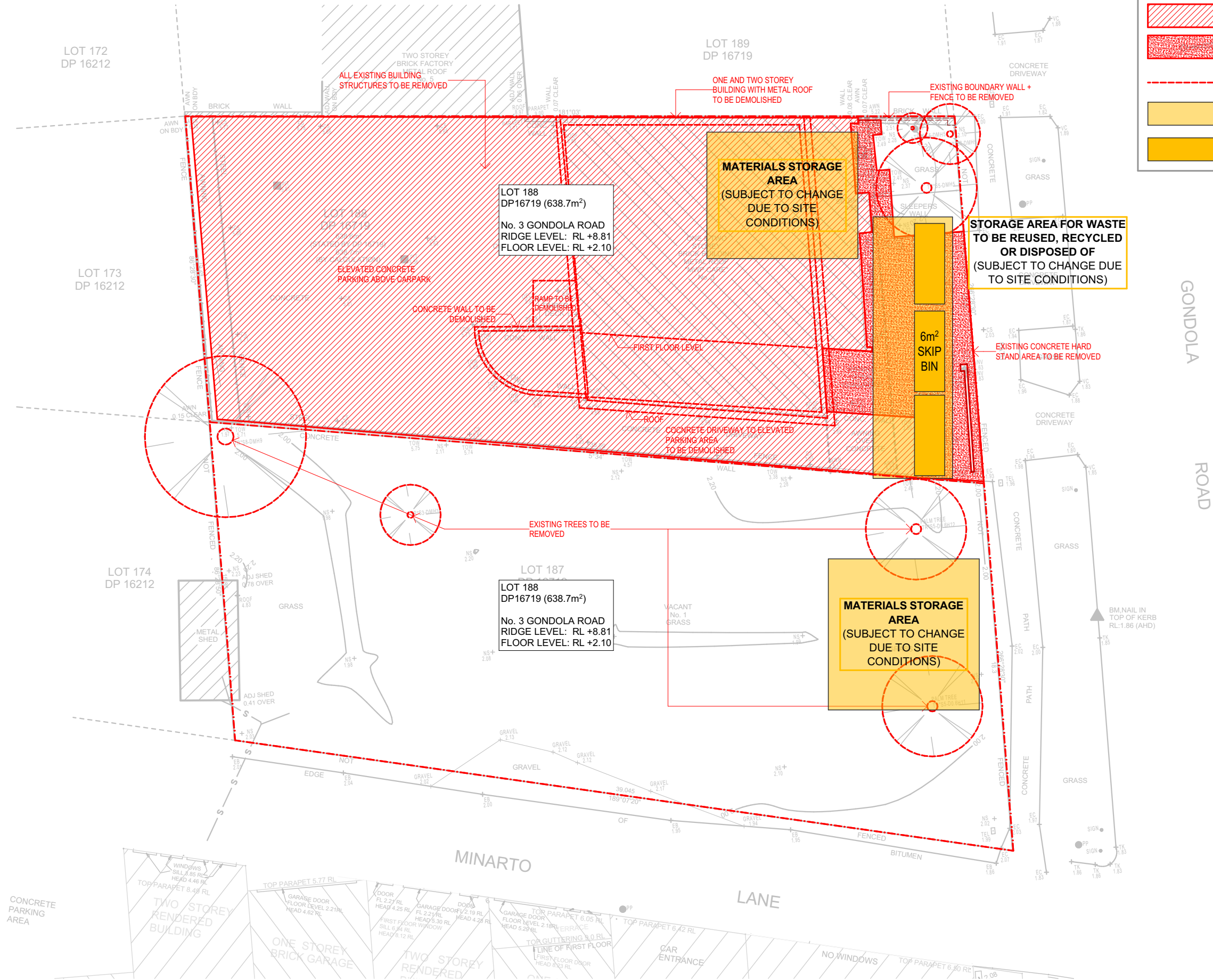
Facility Name	Facility Address	Materials Accepted
Cleanaway Ryde Resource Recovery Centre	145 Wicks Road, North Ryde, NSW 2113	Asphalt, Bricks, Cardboard & Paper, Ceramic, Concrete, Ferrous & Non-Ferrous Metals, Pallets (plastic & wood), Rigid & Soft Plastics, Sand, Solid Fill (soil), Timber (untreated)
Bingo Artarmon Recycling	10 McLachlan Avenue, Artarmon, NSW 2064	Asphalt, Bricks, Ceramic, Glass Sheets, MDF, Pallets (wood), Particleboard, Plasterboard, Sand, Solid Fill (soil), Timber (untreated)
Wanless Artarmon Waste Management	1-5 Whiting Street, Artarmon, NSW 2064	Cardboard & Paper, Concrete, Pallets (wood), Plasterboard, Rigid & Soft Plastics, Solid Fill (soil), Timber (untreated)
AE Biggs	50 Meatworks Avenue, Oxford Falls, NSW 2099	Asphalt, Bricks, Ceramic, Concrete, Pallets (plastic), Ferrous & Non-Ferrous Metals, Particleboard, Plasterboard, Solid Fill (soil), Timber (untreated)
Kimbriki Resource Recovery Centre	Kimbriki Road, Ingleside, NSW 2101	Asbestos, Asphalt, Bricks, Cardboard & Paper, Ceramics, Concrete, Ferrous & Non-Ferrous Metals, Fibro, Glass Sheets, MDF, Pallets (plastic & wood), Particleboard, Plasterboard, Sand, Timber (untreated)
Concrete Recyclers	14 Thackeray Street, Camellia, NSW 2142	Asphalt, Bricks, Ceramics, Concrete

Council MGB Specifications

Size	Height (mm)	Width (mm)	Depth (mm)
240L	1,080 lid closed 1,830 lid open	600	750

OVED

)



LEGENDS

- BUILDIGN STRUCTURES TO BE REMOVED
- CONCRETE AREAS TO BE REMOVED
- ELEMENTS TO BE REMOVED
- STORAGE AREA
- SKIP BINS



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AMENDMENTS	REVISION	BY	DATE
No.			
D	ADDITIONAL INFORMATION	M.M	13.12.2024



PROJECT NORTH
MULTI RESIDENTIAL DEVELOPMENT
PROJECT
1-3 Gondola Rd North
Narrabeen 2101
PROJECT NO.
15/19

DRAWING:
SITE PLAN - WMP

DRAWN BY M.M	SCALE: 1:200@A3	DRAWING NO.:	ISSUE: D
CHECKED BY D.M			



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AMENDMENTS	REVISION	BY	DATE
No.			
A	DA	J.E	03.04.2024
B	REVISED DA	M.M	12.09.2024
C	REVISED DA	M.M	25.10.2024
D	ADDITIONAL INFORMATION	M.M	13.12.2024
E	ISSUED FOR RFI	M.M	05.02.2025
F	ADDITIONAL INFORMATION	M.M	14.03.2025



PROJECT NORTH
MULTI RESIDENTIAL DEVELOPMENT
PROJECT
**1-3 Gondola Rd North
Narrabeen 2101**
PROJECT NO.
15/19

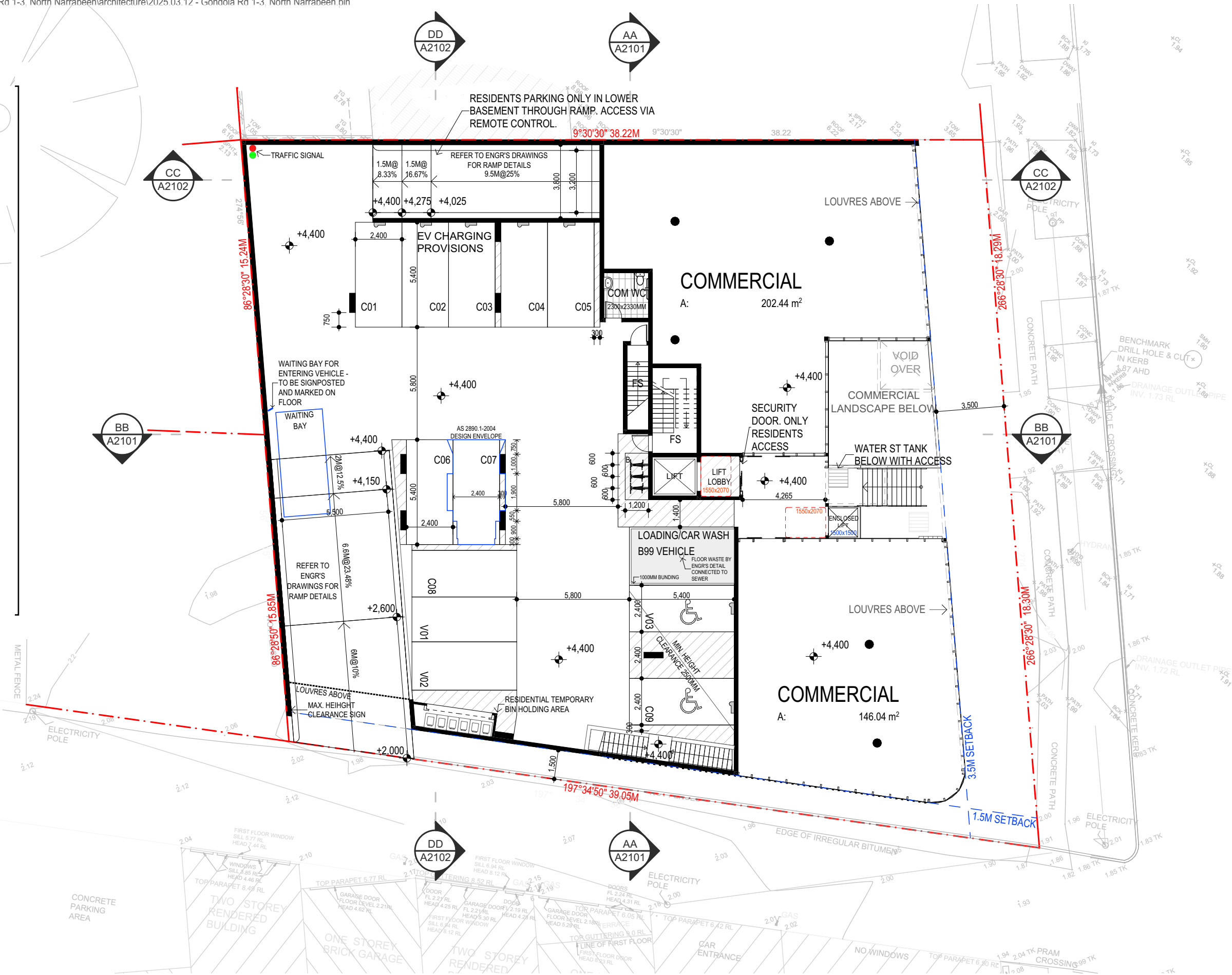
DRAWING:
BASEMENT PLAN

DRAWN BY
M.M

SCALE:
1:200@A3

DRAWING NO.:
A1001

ISSUE:
F



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D	ADDITIONAL INFORMATION	M.M	13.12.2024
E	ISSUED FOR RFI	M.M	05.02.2025
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MULTI RESIDENTIAL DEVELOPMENT
PROJECT
1-3 Gondola Rd North
Narrabeen 2101

PROJECT NO.
15/19

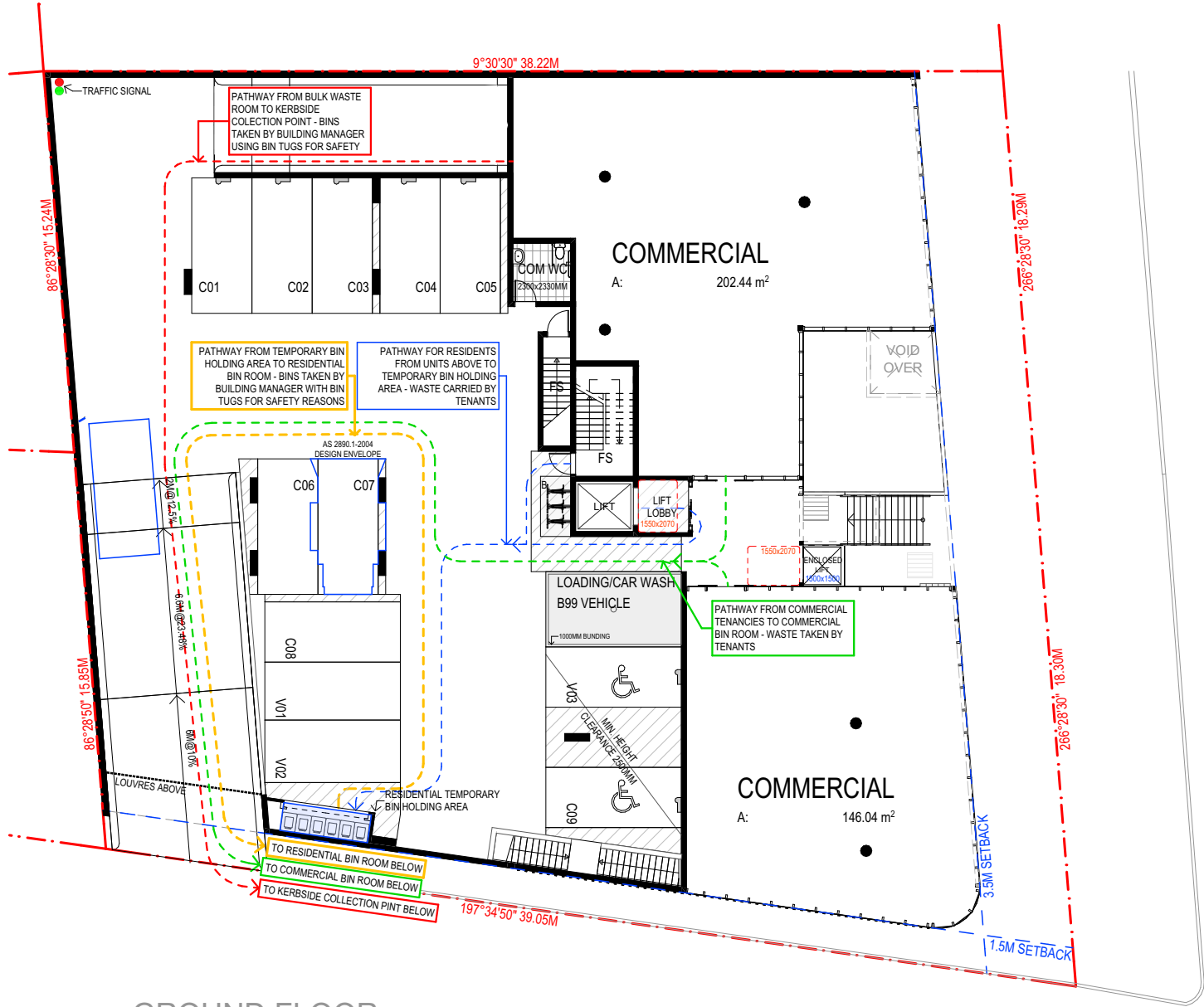
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GROUND FLOOR PLAN

DRAWN M.M
CHECKED D.M

SCALE:
1:200@A3

DRAWING NO.:
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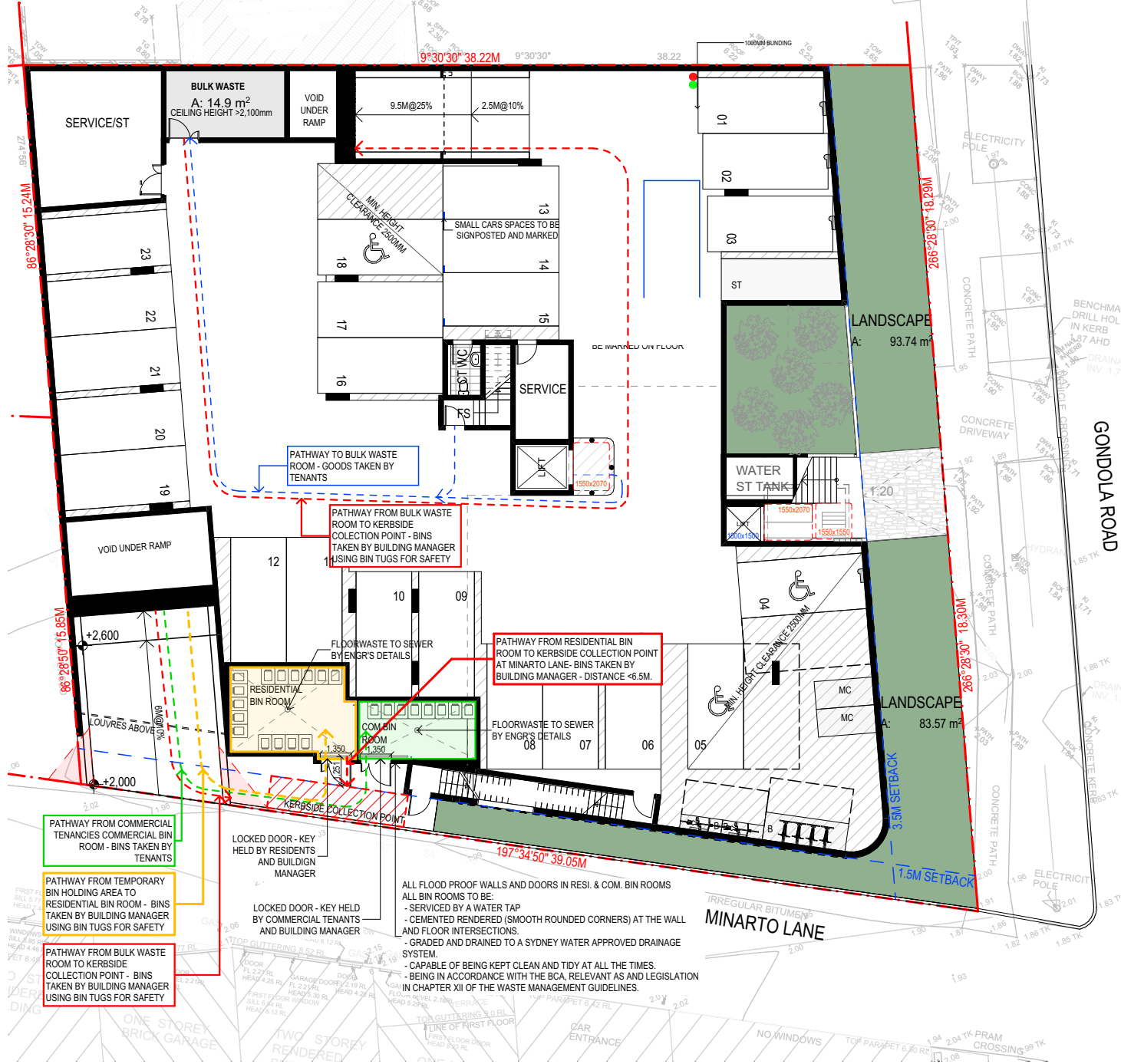
SUE:
F



GROUND FLOOR

LEGEND:

- PATHTWAY FROM UNITS TO TEMPORARY BIN HOLDING AREA; WASTE CARRIED BY RESIDENTS
- PATHWAY FROM TEMP. BIN HOLDING AREA TO RESIDENTIAL BIN ROOMS; BINS CARRIED BY BUILDING MANAGER
- PATHWAY FROM COMMERCIAL TENANCIES TO COMMERCIAL BIN ROOM; WASTE CARRIED BY TENANTS.
- PATHWAY FROM RESIDENTIAL BIN ROOM AND BULK WASTE ROOM TO KERBSIDE COLLECTION POINT; BINS CARRIED OUT AND IN BY BUILDING MANAGER
- RESIDENTIAL TEMPORARY BIN HOLDING AREA
- RESIDENTIAL BIN ROOM
- COMMERCIAL BIN ROOM
- KERBSIDE COLLECTION POINT AT MINARTO LANE



BASEMENT



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F	ADDITIONAL INFORMATION	M.M	14.03.2025



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PROJECT
1-3 Gondola Rd North
Narrabeen 2101
PROJECT NO.
15/19

DRAWING:
WMP DIAGRAMS

DRAWN BY
M.M

SCALE:
1:200,
1:250@A3

DRAWING NO.:
A3012

ISSUE:
F