

Appendix A:

Waste Management Plan Template

Information on this form is collected by council for administrative and assessment purposes. It will be used by council staff and other government agencies for the purpose of assessing the application and will be made available for public access. To protect the applicant and the owner(s) privacy, personal details are recorded only on the Part B - Application Detail and Owner(s) Consent form which is not published. It is the applicant's responsibility to ensure other documents do not contain any personal or financial information.

1. PROJECT DETAILS (All Developments)

Address of development	14 Beach Street
	Ettalong Beach NSW 2257
Existing buildings and other structures currently on the site	2x Fibro buildings with metal roof (main house & granny flat) 1x Metal shed Paved driveway and walkways
Description of proposed development	2 storey duplex development including: 1x main dwelling: 4 bedrooms, double garage, garden and pool 1x secondary dwelling: 3 bedrooms, single garage, private open terrace
<i>This development achieves the waste objectives set out in the DCP. The details on this form are the provisions and intentions for minimising waste relating to this project. All records demonstrating lawful disposal of waste will be retained and kept readily accessible for inspection by regulatory authorities such as council, OEH or WorkCover NSW.</i>	
Prepared By (in Block Letters)	NININ Studio
Date	10/06/26

2. DEMOLITION (All Types of Developments)**Address of development:** 14 Beach Street, Ettalong Beach NSW 2257

Refer to Section 7.2.13 of the DCP for objectives regarding demolition waste.

most favourable  least favourable

	Reuse	Recycling	Disposal	
Type of waste generated	Estimate Volume (m3) or Weight (t)	Estimate Volume (m3) or Weight (t)	Estimate Volume (m3) or Weight (t)	Specify method of on-site reuse, contractor and recycling outlet and /or waste depot to be used
Excavation material	80 m3	nil	nil	Used to adjust levels on site
Timber (framing and flooring)	nil	nil	6 m3	To be transported to a Council tip by the demo contractor
Concrete (driveway and walkways)	nil	16 m3	nil	Transported to a recycling facility for crushing and re-use
Bricks/pavers	nil	8 m3	nil	Transported to a recycling facility for crushing and re-use
Tiles	nil	0.2 m3	nil	Wet areas tiles transported to a recycling facility for crushing and re-use
Metal (roofing, windows/ doors, balustrades)	nil	0.3 m3	nil	Transported to a recycling facility
Glass	nil	0.1 m3	nil	Glass from windows sorted and transported to a recycling facility
Furniture	nil	nil	nil	
Fixtures and fittings	nil	0.2 m3	nil	Transported to a recycling facility
Floor coverings	nil	nil	nil	See timber & tiles
Packaging (used pallets, pallet wrap)	nil	nil	nil	
Garden organics	2.6 m3	nil	nil	Mulched and re-used on site
Containers (cans, plastic, glass)	nil	nil	nil	
Paper/cardboard	nil	nil	nil	
Residual waste	nil	nil	0.5 m3	Transported to a waste facility by the skip contractor
Hazardous/special waste asbestos soffits/cladding	nil	nil	0.2 m3	Any asbestos will be removed by a specialised licensed contractor
Other (specify)	nil	nil	nil	

3. CONSTRUCTION (All Types of Developments)**Address of development:** 14 Beach Street, Ettalong Beach NSW 2257

Refer to Section 7.2.14 of the DCP for objectives regarding construction

most favourable



least favourable

	Reuse	Recycling	Disposal	
Type of waste generated	Estimate Volume (m3) or Weight (t)	Estimate Volume (m3) or Weight (t)	Estimate Volume (m3) or Weight (t)	Specify method of on site reuse, contractor and recycling outlet and/or waste depot to be used
Excavation material	nil	nil	nil	See demolition for excavation & site levelling
Timber (specify)	nil	nil	1 m3	Treated timber framing & cladding offcuts to be transported to a waste facility by skip contractor
Concrete	0.2 m3	nil	nil	Concrete leftovers to be used as fill on site
Bricks	nil	nil	nil	
Tiles	0.2 m3	nil	nil	Excess tiles & pavers will be saved as spares. Offcuts re-used on site as fill.
Metal (specify)	nil	0.2 m3	nil	Rainwater goods offcuts transported to recycling facility by skip contractor
Glass	nil	nil	nil	
Plasterboard (offcuts)	nil	nil	0.5 m3	Plasterboard offcuts transported to waste facility by skip contractor
Fixtures and fittings	nil	nil	nil	
Floor coverings	0.1 m3	nil	nil	Excess floor covering stored as spare
Packaging (used pallets, pallet wrap)	nil	0.1 m3	nil	Packaging to be sorted and transported to a recycling facility by skip contractor
Garden organics	0.1 m3	nil	nil	Mulched and re-used on site
Containers (cans, plastic, glass)	nil	nil	nil	
Paper/cardboard	nil	0.2 m3	nil	Packaging to be sorted and transported to a recycling facility by the skip contractor
Residual waste	nil	nil	1 m3	To be transported to a waste facility by the skip contractor
Hazardous/special waste (specify)	nil	nil	nil	

4. ONGOING OPERATION (Residential, Multi Unit, Commercial, Mixed Use and Industrial)**Address of development:** 14 Beach Street, Ettalong Beach NSW 2257

Show the total volume of waste expected to be generated by the development and the associated waste storage requirements.

	Recyclables		Compostables	Residual waste*	Other
	Paper/ cardboard	Metals/ plastics/glass			
Amount generated (L per unit per day)					
Amount generated (L per development per week)	60	60	40	60	N/A
Any reduction due to compacting equipment	N/A	N/A	N/A	N/A	N/A
Frequency of collections (per week)	To Council Code	To Council Code	To Council Code	To Council Code	N/A
Number and size of storage bins required	2x 240 lt	2x 240 lt	2x 240 lt	2x 120 lt	N/A
Floor area required for storage bins (m2)	1 m2	1 m2	1 m2	1 m2	N/A
Floor area required for manoeuvrability (m2)	1 m2	1 m2	1 m2	1 m2	N/A
Height required for manoeuvrability (m)	1.5 m	1.5 m	1.5 m	1.5 m	N/A

* Current "non-recyclables" waste generation rates typically include food waste that might be further separated for composting.

5. CONSTRUCTION DESIGN (All Types of Developments)

Outline how measures for waste avoidance have been incorporated into the design, material purchasing and construction techniques of the development (refer to Section 7.2.14 of the DCP):

Materials

Prefabricated, timber framed wall system and PIR roof system will be used. These construction techniques are designed to improve delivery efficiency and minimise waste.
Ample room for storage means a 'just in time' approach is not required.
Materials can be pre-ordered reducing the chance for over-ordering.

Lifecycle

An embodied carbon assessment was carried on for the development using the software One Click LCA. The results show an intensity of 317 kg CO₂e/m², placing the building within the B rating band (259–337 kg CO₂e/m²) of the embodied carbon benchmark scale.
This represents strong performance relative to typical residential construction and reflects the low-carbon material choices made in the design, particularly the use of the prefabricated timber panel system for walls and the PIR insulated roof panels.

Detail the appropriate needs for the ongoing use of waste facilities including the transfer of waste between the residents or tenancy units, the servicing of waste location and frequency of waste transfer and collection. If truck access is required then engineering details are required.

Bins will be moved to the street for collection by Council contractors and returned to their respective storage areas by the residents

6. PLANS AND DRAWINGS (All Developments)

The following checklists are designed to help ensure WMP are accompanied by sufficient information to allow assessment of the application.

Drawings are to be submitted to scale, clearly indicating the location of and provisions for the storage and collection of waste and recyclables during:

- demolition
- construction
- ongoing operation.

Demolition

Refer to Section 7.2.13 of the chapter for specific objectives and measures.

Do the site plans detail/indicate?:

	Tick Yes
Size and location(s) of waste storage area(s)	Y
Access for waste collection vehicles	Y
Areas to be excavated	Y
Types and numbers of storage bins likely to be required	Y
Signage required to facilitate correct use of storage facilities	N/A

Construction

Refer to Section 7.2.15 – 7.2.19 of the chapter for specific objectives and measures.

Do the site plans detail indicate?:

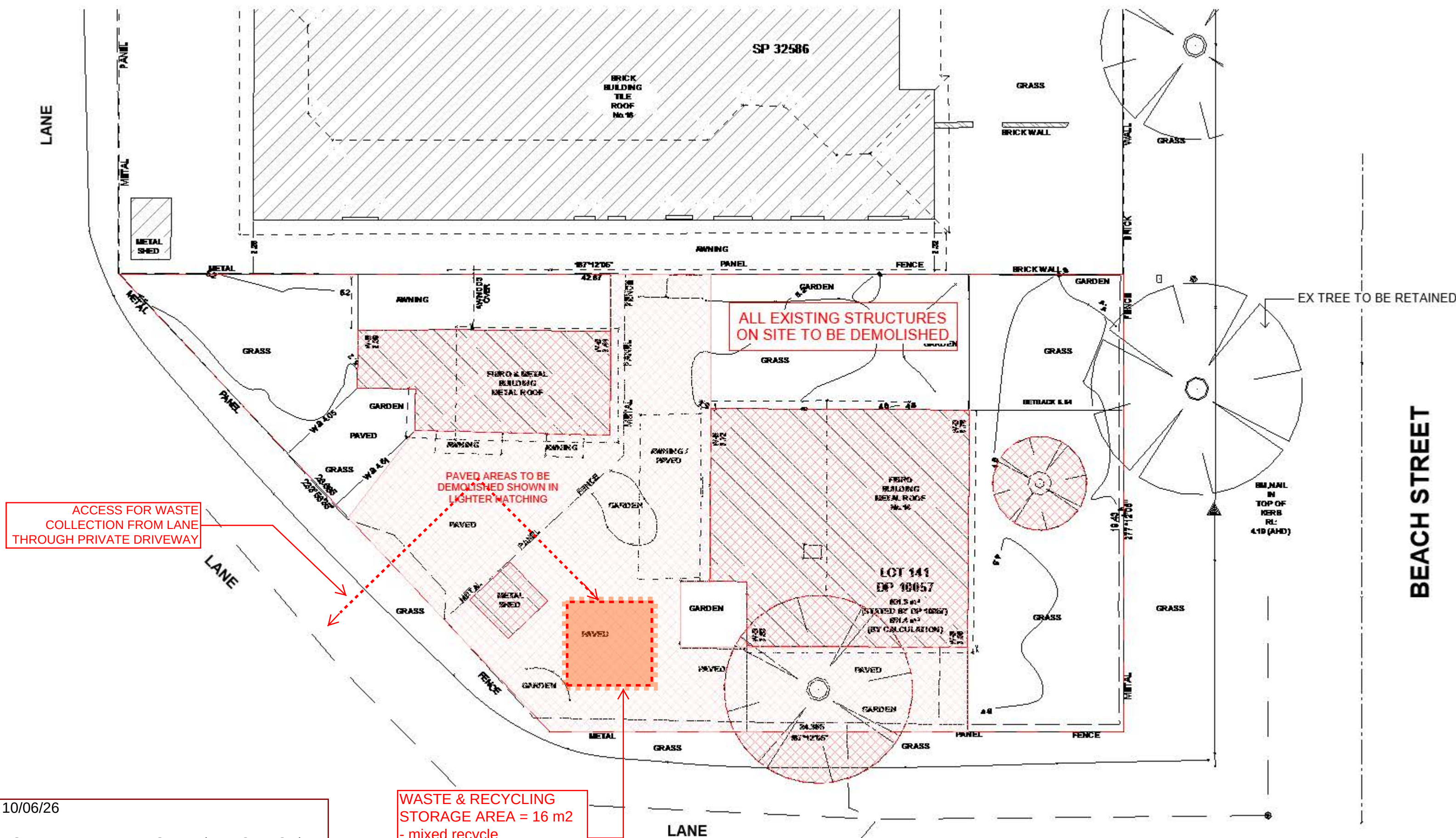
	Tick Yes
Size and location(s) of waste storage area(s)	Y
Access for waste collection vehicles	Y
Areas to be excavated	N/A
Types and numbers of storage bins likely to be required	Y
Signage required to facilitate correct use of storage facilities	N/A

Ongoing Operation

Refer to Section 7.2.15 – 7.2.19 of the chapter for specific objectives and measures.

Do the site plans detail indicate?:

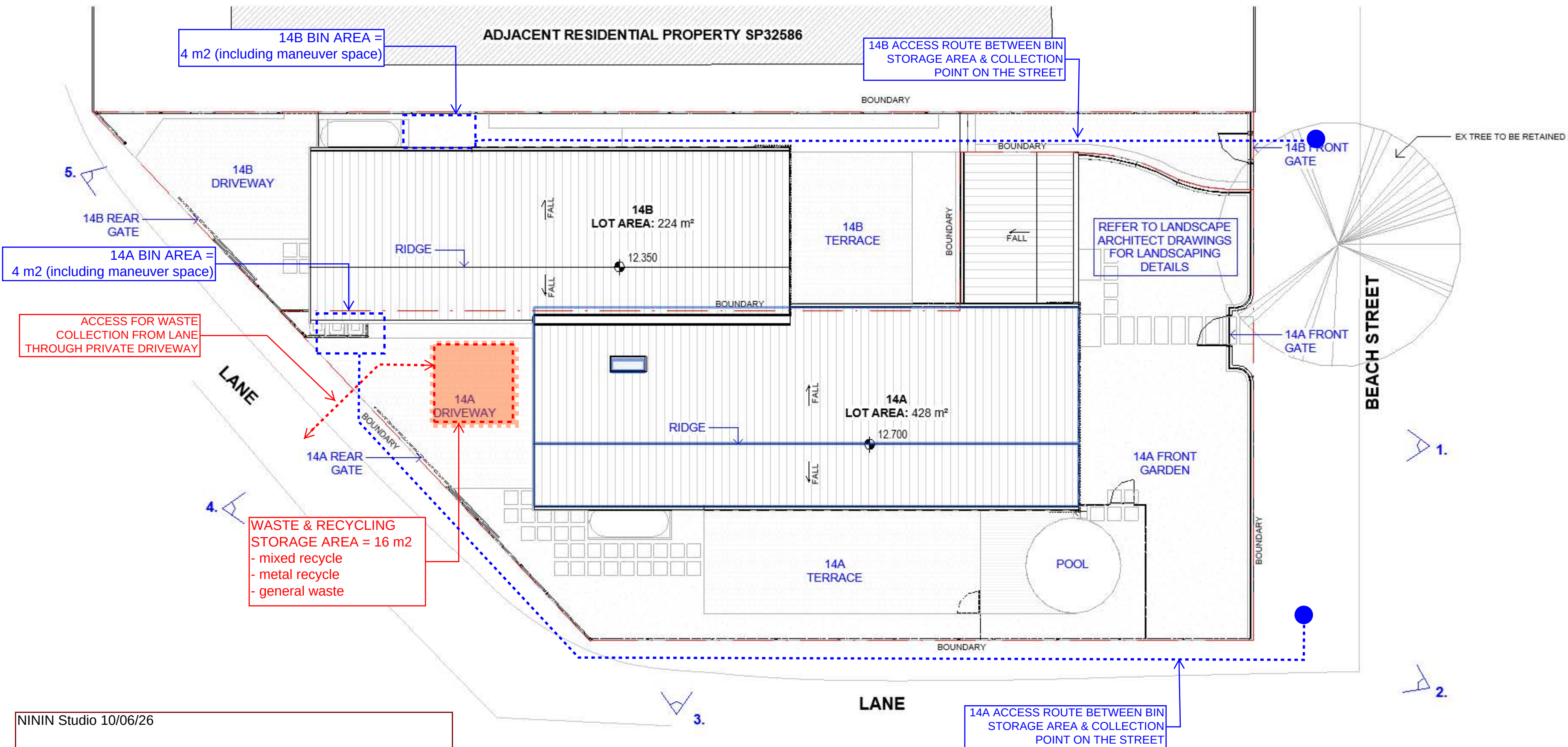
	Tick Yes
Space	
Size and location(s) of waste storage areas	Y
Recycling bins placed next to residual waste bins	Y
Space provided for access to and the manoeuvring of bins/equipment	Y
Any additional facilities	N/A
Access	
Access route(s) to deposit waste in storage room/area	N/A
Access route(s) to collect waste from storage room/area	N/A
Bin carting grade not to exceed 10% and travel distance not greater than 100m in length	Y
Location of final collection point	Y
Clearance, geometric design and strength of internal access driveways and roads	N/A
Direction of traffic flow for internal access driveways and roads	N/A
Amenity	
Aesthetic design of waste storage areas, including being compatible with the main building/s and adequately screened and visually unobtrusive from the street	Y
Signage – type and location	N/A
Construction details of storage rooms/areas (including floor, walls, doors, ceiling design, sewer connection, lighting, ventilation, security, wash down provisions, cross & longitudinal section showing clear internal dimensions between engaged piers and other obstructions, etc)	N/A



NININ Studio 10/06/26

WASTE MANAGEMENT - PLAN DIAGRAM (DEMOLITION)

NTS on A3



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WASTE MANAGEMENT - PLAN DIAGRAM (CONSTRUCTION)

NTS on A3