

Waste Referral Response

Application Number:	Mod2025/0490
Proposed Development:	Modification of Development Consent DA2023/1869 granted for Demolition works and construction of a Residential Flat Building including the consolidation of 3 lots into 1 lot
Date:	17/11/2025
To:	Olivia Ramage
Land to be developed (Address):	Lot 100 DP 1315768 , 54 - 58 Beaconsfield Street NEWPORT NSW 2106

Reasons for referral

This application seeks consent for the following:

- new residential works with three or more dwellings. (RFB's, townhouses, seniors living, guesthouses, etc). or
- mixed use developments containing three or more residential dwellings. or
- new subdivisions of three or more lots. (Private road and public road subdivisions) or

And as such, Councils Waste Management Officers are required to consider the likely impacts on drainage regimes.

Officer comments

17/11/2025

Amended plans have addressed all outstanding issues in relation to waste management. The application is supported with standard waste conditions.

The size of the waste room and the bulky waste room are sufficient for the development. The temporary bin holding area at the front of the property is acceptable.

However, the placement of a fire hose reel within the waste room and bulky waste room is not supported. In addition, doors to waste rooms must be able to be latched in an open position, opening outwards to facilitate use and service. The placement of a fire hose reel outside the bulky waste room in the position indicated will make it impossible to open the door fully to get items in and out. This is not acceptable.

Waste storage areas are to be built as per the Waste Management Guidelines - 4.2 whereby "all waste storage areas will b) have a practical layout, be free of obstructions" with the exception of a tap for washing the bins which must not obstruct aisles, access ways or placement of bins. The bin carting route must be a minimum width of 1.2m and not via a vehicular pathway.

All internal walls of the waste rooms must be rendered to a smooth surface, coved at the floor/wall intersection, graded and appropriately drained to the sewer with a tap in close proximity (but not interfering with bin placement) to facilitate cleaning. Waste room floors must be graded and drained to an approved Sydney Water drainage system.

Waste rooms must be clear of any other services or utilities infrastructure such as gas, electricity, air conditioning, plumbing, piping, ducting, hoses, or other equipment.

The NSW Government mandate that all domestic ratepayers will be offered a food organics recycling service by 2030 may require additional bins at that time and the bin room should be large enough to accommodate such additional bins.

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Waste Conditions:

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Waste/Recycling Requirements (Waste Plan Submitted)

During demolition and/or construction the proposal/works shall be generally consistent with the submitted Waste Management Plan prepared by Elephants Foot Consulting and dated 26/4/2024.

Reason: To ensure waste is minimised and adequate and appropriate waste and recycling facilities are provided.

Waste/Recycling Requirements (Materials)

During demolition and/or construction the following materials are to be separated for recycling: timber, bricks, tiles, plasterboard, metal, concrete, and evidence of disposal for recycling is to be retained on site.

Reason: To ensure waste is minimised and recovered for recycling where possible.

CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

Garbage and Recycling Facilities

Waste storage rooms shall be as per plans dated 11/8/2025 prepared by Archicore.

All internal walls of the waste rooms shall be rendered to a smooth surface, coved at the floor/wall intersection, graded and appropriately drained to the sewer with a tap in close proximity to facilitate cleaning.

Waste room floors shall be graded and drained to an approved Sydney Water drainage system.

Waste rooms shall be clear of any columns, other services or utilities infrastructure such as gas, electricity air-conditioning, plumbing, piping ducting, fire hoses or equipment.

Reason: To prevent pollution of the environment, provide a safe workplace for contractors and residents and to protect the amenity of the area.

Waste and Recycling Facilities Certificate of Compliance

The proposal shall be constructed in accordance with the Northern Beaches Waste Management Guidelines.

Details demonstrating compliance are to be submitted to the Principal Certifier prior to the issue of an Occupation Certificate.

Reason: To ensure waste and recycling facilities are provided.

Waste/Recycling Compliance Documentation

Evidence of disposal for recycling from the construction/demolition works shall be submitted to the Principal Certifier prior to the issue of an Occupation Certificate.

Reason: To ensure waste is minimised and recycled.

Positive Covenant for Council and Contractor Indemnity

A positive covenant shall be created on the title of the land prior to the issue of an Occupation Certificate requiring the proprietor of the land to provide access to the waste storage facilities. The terms of the positive covenant are to be prepared to Council's requirements, (Appendix E of the Waste Management Guidelines), at the applicant's expense and endorsed by Council prior to lodgement with NSW Land Registry Services. Northern Beaches Council shall be nominated as the party to release, vary or modify such covenant.

Reason: To ensure ongoing access for servicing of waste facilities.

Authorisation of Legal Documentation Required for Waste Services

The original completed request form (NSW Land Registry Services form 13PC) must be submitted to Council for authorisation prior to the issue of an Occupation Certificate. A copy of the work-as-executed plan (details overdrawn on a copy of the approved plan) must be included with the above submission. A Compliance Certificate, issued by the Certifying Authority, shall also be provided in the submission to Council.

If Council is to issue the Compliance Certificate for these works, the fee is to be in accordance with Council's Fees and Charges.

Reason: To create encumbrances on the land.