

## Waste Referral Response

<b>Application Number:</b>	DA2025/0077
<b>Proposed Development:</b>	Demolition works and construction of shop top housing including strata subdivision
<b>Date:</b>	17/07/2025
<b>To:</b>	Maxwell Duncan
<b>Land to be developed (Address):</b>	Lot 1 DP 900061 , 28 Lawrence Street FRESHWATER NSW 2096 Lot 1 DP 100563 , 22 Lawrence Street FRESHWATER NSW 2096 Lot 1 DP 578401 , 20 Lawrence Street FRESHWATER NSW 2096 Lot 45 DP 974653 , 16 Lawrence Street FRESHWATER NSW 2096 Lot 1 DP 595422 , 10 Lawrence Street FRESHWATER NSW 2096

### 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

Waste Storage room for 15 units in Block A/B to contain 5 x 240L waste (red) lid 240L, 4 x 240L paper (blue) lid, 4 x 240L container (yellow) lid

Waste Storage room for 15 units in Block C/D to contain 5 x 240L waste (red) lid 240L, 4 x 240L paper (blue) lid, 4 x 240L container (yellow) lid

Waste allocation of bins to be as per Appendix A of Northern Beaches Waste Management Guidelines. Areas of waste rooms are acceptable but doors of waste storage rooms must open outwards being able to be latched in an open position.

Over 5m<sup>3</sup> of bulky storage waste has been provided and this will be managed by the building manager. Commercial collection area suitable for waste generation assumed and collection frequency to be subject to actual users.

Garbage Loading area on Dowling Street must accommodate council's standard HRV collection vehicles and doors to bin holding area must open outwards and be able to be latched in an open position during service. The loading dock must be available to Council's waste contractor exclusively on collection day (Wednesday).

Commercial collection to be by a commercial contractor from the commercial waste room and should not occur on a Wednesday which is council collection day for that area.

All the above would be conditioned

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 SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION  
CERTIFICATE**

**Waste and Recycling Requirements**

Details demonstrating compliance with Northern Beaches Waste Management Guidelines, are to be submitted to and approved by the Certifier prior to the issue of any Construction Certificate.

If the proposal, when compliant with the Northern Beaches Waste Management Guidelines, causes inconsistencies with other parts of the approval i.e. architectural or landscaped plans, a modification(s) to the development may be required.

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

**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 titled dated [INSERT].

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**

**Pathway, access and door requirements to bin storage room**

The pathway and access between the Waste Storage Area and Collection Point will be:

- a) Solid, concrete, continuous, non-slip and clear of any obstructions and steps.
- b) A maximum ramp gradient of 1 in 8.
- c) Hazard free and not via a pathway with vehicular traffic.

d) A minimum width of 1200mm.

Any doors fitted on the Waste Storage Area, pathway and access will be:

e) A minimum width of 1200mm.

f) Able to be latched in an open position.

g) Unobstructed by any locks and security devices.

h) Openable in an outward direction.

Reason: To ensure clear and unobstructed access to the bin storage room for service requirements

### **Garbage and Recycling Facilities**

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 other services or utilities infrastructure such as gas, electricity air-conditioning, plumbing, piping ducting 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.

## **ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES**

### **Provision and signposting of a Waste Truck Loading Bay**

An indented waste truck loading bay is to be provided at kerbside adjacent to (or within 6.5m of) the street level bin holding bay and is to be signposted to be only to be used for the servicing of waste bins and the removal of bulky goods from the property on collection days. The loading bay available for the vehicle when collecting waste must meet the following requirements:

- i. Be within 6.5 metres of waste storage rooms or temporary holding area;
- ii. A dedicated parking area for the collection vehicle on waste collection days;
- iii. Accommodate a Heavy Rigid Vehicle of 10.5m length and 4.5m height.

Certification from a suitably qualified engineer that the route of travel, loading bay and roadway will support the following;

- i. Sufficient space for a Heavy Rigid Vehicle to enter and exit in a forward direction;
- ii. 30 tonne waste collection vehicles;
- iii. Length of 10.5 metres;
- iv. Clearance height of 4.5 metres

Reason: To ensure ongoing waste truck access to the site for the collection of bins and removal of bulky goods

### **Commercial Waste and Recycling Storage**

Commercial waste and recycling material/storage bins must be stored in a separate area to the residential waste and recycling material/storage bins as shown on the approved plans.

Reason: To ensure that commercial waste and residential waste is not mixed and is properly managed.