

Waste Referral Response

Application Number:	Mod2020/0081
Date:	24/08/2020
To:	Tony Collier
Land to be developed (Address):	Lot 1 DP 710661 , 2 Delmar Parade DEE WHY NSW 2099

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 Services Updated Referral (Proposed plans received 5 August 2020 through Tony Collier)

Proposal is approved with conditions.

- The doors that provide access to the waste storage room from the kerb need to be able to be latched in an open position flat against the wall for servicing without obstructing access and manoeuvring of bins.
- To allow unobstructed access for collection staff to service the bins, the pathway and access between the Waste Storage Area and the Collection Point on Delmar Parade needs to:
 - a) be solid, concrete, continuous, non-slip
 - b) be a maximum ramp gradient of 1 in 8.
 - c) have a minimum opening of 1500mm provided in the balustrade immediately outside the substation between the Waste Storage Area and the Collection Point on Delmar Parade.

Waste Management Assessment Recommendation - Not Supported

The applicant has not complied with the Northern Beaches Waste Management Guidelines. The

following is required to ensure compliance:

Onsite (off street) waste collection requirements:

- a. The design of the vehicle access requires minimum clearance height of 4.5m throughout and clear of any obstructions (ie anything hanging from the ceiling).
- b. Ensure Council's 3 axel heavy rigid waste collection vehicles can enter and exit the development in a forward direction using a maximum of a three point turn.
- c. The ground floor carpark is to accommodate waste management vehicles accessing the adjacent site. This will require the provision of height clearance requirement of 4.5m for a 3 axel heavy rigid waste collection vehicle all along the right of way leading to the future access to 816 Pittwater Road.
- d. The heavy rigid waste collection vehicle when parked to collect waste must not block the right of way access leading to 816 Pittwater Road.

Waste compactors:

Council does not support the use of waste compactors within waste chutes, as the garbage tends to be packed so tight that garbage does not fall out, bins often break and the system jams. Secondly paper and container recycling are not compacted. Applicant must provide storage area for the full complement of bins as per the Northern Beaches Waste Management Guidelines.

The residential Waste Storage Area:

Must accommodate 56 x shared 240L containers, (waste and recycling bins) serviced weekly for 71 dwellings. Council will be providing 240L waste and recycling bins only to this development.

Note that 56 x shared 240L containers comprises of the following:

Garbage:	24 x 240L red lidded bins
Paper:	18 x 240L blue lidded bins
Containers:	12 x 240L yellow lidded bins
Vegetation:	2 x 240L green lidded bins

The dimensions for each 240L container are: Depth: 750mm; Width: 600mm; Height: 1080mm

To provide unobstructed access between the Waste Storage Area and Collection Point any doors fitted on the waste storage area, pathway and access must be:

- a. Able to be latched in an open position for servicing without obstructing access and manoeuvring of bins
- b. Unobstructed by any locks and security devices
- c. Openable in an outward direction

If residents have access to the waste storage area:

- a. The property manager/owners must rotate the red garbage bins to ensure there are always empty bins available for residents.
- b. Plans need to demonstrate that blue paper/cardboard recycling bins and the yellow container recycling bins are accessible to residents without requiring to move one bin to access any

others.

Storage of Recycling on each level / garbage chute opening:

On each level of the proposed building, a storage area to accommodate a minimum 2 x 240L recycling bins, one for paper/cardboard recycling and one for container recycling is required.

2 x 240L recycling bins must be remain on each level at all times.

Therefore 6 x levels of apartments will require a minimum of 12 x shared 240L containers, (recycling bins) comprising of the following: Paper: 6 x 240L blue bins; Containers: 6 x 240L yellow bins.

This allocation of bins is in addition to the bins required in the waste storage area.

The applicant must provide a plan of management for the building that demonstrates to Council how there will always be available capacity for residents to dispose of their recycling.

The plans are required to show the garbage chute opening on each level.

The bulky waste storage room:

- a. Must have a minimum of 28.4m³ of usable space for a development of 71 dwellings.
- b. Has to be accessible to the collection vehicle. Collection vehicle needs to be able to park at the door of the bulky waste storage room.

For the applicant's information:

Should the applicant wish for the property to be considered for a once per cycle bulky goods collection (approx. every 5 weeks), the waste storage room must have a minimum of 35.5m³ of usable space.

The proposed signage in the waste management plan is incorrect. Northern Beaches Council has a 4 bin system: Garbage, Paper / Cardboard recycling, mixed container recycling and vegetation recycling. To help educate about separating waste and recycling, Council provides free waste and recycling bin storage area signage and bin stickers for unit blocks.

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

Conditions - Prior to construction certificate - Access to Waste Storage Room

The doors that provide access to the waste storage room from the kerb need to be able to be latched in an open position flat against the wall for servicing without obstructing access and manoeuvring of bins.

The balustrade immediately outside the substation is impeding access between the Waste Storage

Area and Collection Point on Delmar Parade. A minimum opening of 1500mm in the balustrade is to be provided to allow access for service staff.

Reason: To provide unobstructed access and manoeuvring of bins between the waste storage room and the collection point. (DACHECPCC1)

Waste and Recycling Requirements

Details demonstrating compliance with Northern Beaches Development Control Plan – Part C9 Waste Management, including the required Northern Beaches Waste Management Plan, are to be submitted to and approved by the Certifying Authority prior to the issue of any Construction Certificate.

Note: If the proposal, when compliant with Northern Beaches Development Control Plan – Part C9 Waste Management, 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. (DACWTC01)

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

Waste and Recycling Facilities Certificate of Compliance

The proposal shall be constructed in accordance with Northern Beaches Development Control Plan – Part C9 Waste Management

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any interim / final Occupation Certificate.

Reason: To ensure waste and recycling facilities are provided. (DACWTF01)

Positive Covenant for Waste Services

A positive covenant shall be created on the title of the land requiring the proprietor of the land to provide access to the waste storage facilities prior to the issue of an Interim/Final Occupation Certificate. The terms of the positive covenant are to be prepared to Council's standard requirements, (available from Northern Beaches Council), at the applicant's expense and endorsed by Council prior to lodgement with the Department of Lands. 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 (DACWTF03)

Authorisation of Legal Documentation Required for Waste Services

The original completed request form (Department of Lands standard form 13PC) must be submitted to Council for authorisation prior to the issue of the Interim/Final 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. Where required by Council or the Certifying Authority, a Compliance Certificate 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. (DACWTF04)