

Waste Referral Response

Application Number:	DA2021/0212
Date:	20/07/2021
To:	Lashta Haidari
Land to be developed (Address):	Lot 101 DP 1209504 , 5 Skyline Place FRENCHS FOREST NSW 2086

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 Management Assessment - Waste Updated Drawings 15/7/21

Recommendation - Acceptable, subject to conditions.

I have reviewed the building Plan of Management clauses and they are acceptable.

The loading bay arrangement for waste bins is acceptable.

Noting that truck reversing into loading bay raised no objections from Traffic.

Additional Ongoing Conditions of Consent (2) required.

Presentation of Bulky Goods

The building manager shall be responsible for placing bulky goods materials in the waste bin holding bay for removal by Council.

The materials are to be placed in the holding bay no earlier than the afternoon prior to the nominated collection dates.

Reason: To limit the time bulky goods are stored in the waste bin holding bay.

Use of Waste Bin Loading Bay

The waste bin loading bay is only to be used by vehicles that are collecting waste from the property. Vehicles (resident, visitor, delivery) are not to be parked on a temporary or permanent basis in the waste bin loading bay.

Reason: To ensure access for waste collection vehicles.

Ray Creer

Waste Services Officer

Waste Management Assessment Amended Plans 15/6/21

Recommendation - The proposal is unacceptable.

The following points need further clarification to be able to undertake an assessment of the proposal.

1) The Skyline Place bin holding/servicing bay:-

- When the truck reverses into the holding bay it takes up almost the entire area leaving no room to stand the bins.

The area adjacent to the holding bay is shown as landscape area on some plans and hardstand on another.

Please clarify that there is enough room to park the truck off the road and store the required number of bins.

- Council generally requires vehicles to enter and leave a property in a forward direction only. The Traffic Management Plan shows the waste collection vehicle having to reverse into the service bay.

2) There is a pathway leading into the rear of the bin holding area marked fire escape. This fire escape will become blocked when the area is stacked with bins.

3) Waste Chute & Recycling rooms on each level.

- Please demonstrate how there will always be available recycling bin capacity available to residents 24 hours a day, seven days a week. The rooms on levels 1 thru to 4 do not have enough bin capacity to last a week without being rotated. Levels 5 thru to 11 may also require a bin rotation depending on resident usage.

- When the recycling bins are removed on collection day for emptying there will be no recycling bins in the rooms on each level of the building. What instruction will be provided to residents wanting to dispose of their recycling?

The resolution to both these situations needs to be clearly stated in the Plan of Management (PoM) for the building. Please provide Council with the proposed clauses for the PoM for assessment.

4) The Basement Binrooms

- Please advise route by which bins will be taken from the basement binroom to the holding bay and back again.

Bins must not be wheeled along a vehicular driveway, a separate path must be provided.

5) No bulky goods storage room has been provided.

- A suitable room designed in accordance with Council's requirements must be provided.

I am available to meet the applicant/ architect, etc to discuss any of these issues.

(Please Note: The previous comments were removed as they referred to another DA and had been entered by mistake).

Ray Creer

Waste Services Officer

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 Certifying Authority prior to the issue of any Construction Certificate.

Note: 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

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 Certifying Authority prior to the issue of any interim / final 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 Certifying Authority prior to the issue of any interim / final 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 Interim/Final 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 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.

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

Presentation of Waste Bins for Collection

Waste bins are to be transferred from the basement bin rooms to the holding bays no earlier than the evening prior to the day of collection and returned from the holding bays to the basement bin rooms no later than the evening of the day of collection.

Bins must not be stored permanently in the holding bay.

Reason: To ensure the holding bay area remains clean and tidy at all times.

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.