

Waste Referral Response

Application Number:	DA2023/0172
Proposed Development:	Demolition works and construction of a multi-dwelling housing development comprising of 30 townhouses and basement car parking
Date:	05/05/2023
To:	Adam Croft
Land to be developed (Address):	Lot 16 DP 25713 , 7 Gladys Avenue FRENCHS FOREST NSW 2086 Lot 171 DP 849591 , 5 Gladys Avenue FRENCHS FOREST NSW 2086 Lot 172 DP 849591 , 5 A Gladys Avenue FRENCHS FOREST NSW 2086 Lot 19 DP 25713 , 1 Gladys Avenue 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
Recommendation - acceptable with conditions

Waste management comments:

Bin storage must be provided for a minimum of 26 x 240L bins. The position and size of the proposed bin storage rooms are acceptable, however the doors must open in an outward direction and be able to be latched in the open position, without obstructing access. The smaller of the two bin area shows the door obstructing the fire stair exit when it is in the open position. If the door swung the other way it could be latched open against the bin room wall. The door of the larger waste room could also open the other way so that it can also be latched against the wall and does not obstruct the wheeling in and out of bins to and from the street for servicing.

A bulky goods storage room is required to be a minimum of 12 cubic meters in size with a minimum ceiling clearance of 2.1 metres.

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

Compliance with waste management plan

Waste management during works must be generally consistent with the waste management plan submitted on 1 March 2023.

Reason: To ensure responsible management and disposal of waste

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 Certifier prior to the issue of an Occupation Certificate.

Reason: To ensure waste and recycling facilities are provided.

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.