

Waste Referral Response

Application Number:	Mod2021/0771
Date:	26/11/2021
To:	David Auster
Land to be developed (Address):	Lot A DP 961049 , 68 A Queenscliff Road QUEENSCLIFF 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 Management Updated Assessment – Section of Amended Plans showing the Residential and Commercial Waste Storage Areas received through David Auster 17 November 2021

The application is supported subject to conditions

Waste Management Assessment Recommendation – Refusal

This proposal does not comply with Northern Beaches Council's Waste Management Guidelines. To comply with these guidelines the following requirements must be met.

Specifically - Chapter 4 – Ongoing Waste management for three or more dwellings, including:

Residential waste storage room design and access

To accommodate the 4 x 240L bins required side by side (4 x 600mm), the length inside the Waste Storage Area must be a minimum of 2400mm. The length is approximately 70mm short. The dimensions for each bin are: · Depth: 750mm · Width: 600mm · Height: 1080mm.

Please provide Council with detailed plan showing the internal dimensions of the Waste Storage Areas.

There appears to be a step at the bin room doors which is unacceptable. Access to the bin storage room is to be a flat, smooth path with a non-slip surface (concrete is good) with a maximum gradient of 1 in 8.

Any doors fitted on the waste storage areas 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

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.

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

Waste Storage Areas Access

- To improve pedestrian safety, the doors fitted on the Residential and Commercial Waste Storage Areas must swing inwards and be able to be opened flat against the wall opposite the bins and be latched in the open position. These doors must be unobstructed by any locks and security devices to ensure ongoing clear access to empty the bins. A timer lock fitted to the residential waste room door open from 6am-6pm on collection day will provide unobstructed access for servicing of waste facilities.
- The Residential and Commercial Waste Storage Areas are separate designated areas to accommodate communal use waste and recycling bins for the residential and commercial premises. These areas must not be used to store any other items and must be clear of any service and utilities infrastructure and related activities.

Reason: To improve the safety of passing pedestrians and to ensure ongoing access for servicing of waste facilities.