

Waste Referral Response

Application Number:	DA2021/2590
Date:	04/02/2022
To:	Thomas Burns
Land to be developed (Address):	Lot 5 DP 939161 , 40 Pine Street MANLY NSW 2095

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, subject to conditions.
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.

ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES**Presentation of Bins and Bulky Goods on Kangaroo Street for Collection****Waste and Recycle Bins**

The owner of the property will be responsible for arranging the ongoing presentation of waste and recycling bins at the kerbside on Kangaroo Street.

The bins must be placed for collection above the kerb between numbers 4 and 6 Kangaroo Street Manly.

The bins are to be placed on Kangaroo Street no earlier than 4.00pm on the day prior to the scheduled

day of collection.

The bins must be returned to the property no later than the evening of the day of collection.

Bulky Goods Collections

The owner of the property will be responsible for arranging the presentation of bulky goods at the kerbside on Kangaroo Street for collection.

The bulky goods items must be placed for collection above the kerb between numbers 4 and 6 Kangaroo Street Manly.

The bulky goods items are to be placed on Kangaroo Street no earlier than 4.00pm on the day prior to the scheduled day of collection.

Reason:

To clearly define responsibility for the ongoing presentation of waste/recycle bins and bulky goods for collection on Kangaroo Street.

To maintain the public amenity and streetscape of Kangaroo Street.