

## Waste Referral Response

<b>Application Number:</b>	DA2021/1341
<b>Date:</b>	15/03/2022
<b>To:</b>	Adam Croft
<b>Land to be developed (Address):</b>	Lot 17 DP 6040 , 3 Brookvale Avenue BROOKVALE NSW 2100

### 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 Referral

#### Recommendation - Approval (Amended plans dated 26 February 2022)

#### Waste Services Referral (amended plans received through Adam Croft 7 February 2022) Recommendation – Refusal

It is not clear from the amended plans that the bin storage area has a roof that meets council's requirements.

- The Bin Storage Area must have a roof with 2.1 metre ceiling clearance that provides cover for people using the bins with a minimum 1m walkway in front of the bins.

As the entrance gate adequately screens the bins from view from the street, the sliding door on the bin storage area is optional. If sliding doors to access the bin storage area are included, the doors must be robust and fit for purpose and must not be locked.

### Waste Services Referral Recommendation – Refusal

As this is a multiple occupancy proposal, Council will be providing a “wheel out / wheel in” service for the bins. The owners corporation / building occupants are not to place the bins at the kerbside for collection.

The bin storage facility is to be provided in accordance with Councils design guidelines.

Specifically:

- Access to the bin storage facility does not comply with Council requirements. Access for collection staff must not contain steps or ramps steeper than a gradient of 1 in 8. A separate and unobstructed 1200mm wide pedestrian path with a maximum gradient of 1 in 8 between the Waste Storage Area and Collection Point at the kerb is required.
- Bin Storage Area must have a roof with 2.1 metre ceiling clearance.
- The gate from the street to the bin storage area must not open in the path of pedestrians accessing the bin storage area.
- To provide unobstructed access between the Residential Bin Storage area and the Collection Point any doors fitted on the waste storage area, pathway and access to the street must be:
  - Unobstructed by any locks and security devices
  - Minimum 1.2 metres wide
  - Latched in the open position
- In this proposed location the bins would be adequately screened from the street, thus the sliding doors on the bin storage area is optional. If sliding doors to access waste storage area are included, the doors must be robust and fit for purpose and must not be locked.

To improve access and safety, the applicant may choose to:

- Replace the approximately 1500mm wide double entry gate that accesses the bin storage area with a single 1200mm wide door that can be latched in the open position on the opposite side to the bins providing unobstructed access to service staff needing to manoeuvre bins.

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 dated 7 March 2021.

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.