

## Waste Referral Response

<b>Application Number:</b>	Mod2020/0655
<b>Date:</b>	22/02/2021
<b>To:</b>	Kye Miles
<b>Land to be developed (Address):</b>	Lot 2 DP 589654 , 197 Sydney Road FAIRLIGHT NSW 2094 Lot 87 DP 1729 , 195 Sydney Road FAIRLIGHT NSW 2094

### 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 Updated Referral (Proposed plans received 19 February 2021 through Kye Miles)

Proposal is approved with conditions.

### Waste Management Assessment

#### Recommendation – Refusal

This proposal does not comply with Council's waste management design guidelines. The applicant has still not addressed the comments raised during pre lodgement, PLM2020/0178, which is one of the major reasons for the refusal of DA2018/1708 by the Waste Management Officer. That being - service access to the bin storage room.

Specifically:

#### Residential waste storage room design, access and location

- A separate and unobstructed 1200mm wide pedestrian path between the Waste Storage Area and Collection Point at the kerb that is separate to vehicle access must be constructed to allow Council and its agents safe passage and unrestricted access.
  - Part of this path, includes the area immediately outside the bin room door leading to the street, which requires service staff to manoeuvre the bins 90 degrees in an area that is less than

1200mm wide making the bin room difficult to access and service. The entire pathway between the Waste Storage Area and Collection Point at the kerb must be 1200mm wide.

- The opening width of the doorway to the waste storage room from the street is less than the required width. Any doors fitted on the Residential Waste Storage Area, pathway and access must be:
  - a. A minimum opening width of 1200mm.
  - b. Must open outwards and be able to be latched in an open position
  - c. Unobstructed by any locks and security devices.
- The door from the street to the garbage room must not be in the path of the door providing pedestrian access to the staircase. This is a Work Health and Safety issue.
- The resident access door from the basement to the Waste Storage room is to remain locked with only residents having key access. This is to ensure only residents and those authorised have access to the secure building.
- No plant or infrastructure such as utility meters, pumps, air conditioning compressors etc is permitted to be located in the bin room.

### **Bin Storage and Bin allocation**

Council no longer provides 660L bins. 240L bins will be provided.

Council will provide a twice weekly service. Therefore the residential waste storage room must accommodate 31 x 240 litre waste bins for 75 dwellings – 13 x garbage, 8 x paper recycling, 8 container recycling bins, 2 x vegetation.

The dimensions for each bin are: · Depth: 750mm · Width: 600mm · Height: 1080mm

The room can be designed so that there is an isle a minimum of 1m wide between each row of bins or between a single row of bins and a wall.

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 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 Plans dated September/October 2018.

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.