

Waste Referral Response

Application Number:	DA2024/1216
Proposed Development:	Alterations and additions to Marina facilities
Date:	28/04/2025
To:	Maxwell Duncan
Land to be developed (Address):	Lot 10 DP 1192010 , Gourlay Avenue BALGOWLAH NSW 2093 Lot 1 DP 793093 , 0 Gourlay Avenue BALGOWLAH NSW 2093

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

As per the Plan of Management document TRIM 2024/639752 submitted on 5th September 2024 but the document dated 15th July 2008 and assuming to be the current POM for this development, in relation to waste storage and commercial bins.

The URM commercial bins currently on site include-

3 x 240L red general waste bins

3 x 240L yellow recycling bins

1 x 240L blue recycling bin

In relation to waste storage and commercial bin quantities required for an addition of a Cafe with up to 20 seats to this current property, the current bin storage area and 7 x 240L bins located on the right hand side when looking at the building is deemed sufficient in size and quantity of bins, however it could hold more blue recycle bins if required.

The bin service frequency would be determined by the Marina Staff Management and bins to be collected and serviced by a commercial contractor providing a wheel out/wheel in service to the current bin storage area.

There is no residential component to this property that requires a waste positive covenant, all bins and servicing will be from a commercial contractor.

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:

DEVELOPMENT CONSENT OPERATIONAL CONDITIONS

Commercial Waste Collection Procedure

Condition: Commercial waste and recycling bins are not to be placed at the kerbside on Gourlay Avenue awaiting

collection.

Waste collection arrangements must include a procedure whereby the collection contractor enters the property to retrieve the bins from the dedicated bin storage area and then returns the bins to the dedicated bin storage area immediately after emptying.

Reason: To maintain public amenity in Gourlay Avenue.

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 Certifier prior to the issue of any Construction Certificate.

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 25/10/2016.

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 have a smooth surface, graded and appropriately drained 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.

Waste/Recycling Compliance Documentation

Evidence of disposal for recycling from the construction/demolition works shall be submitted to the Principal Certifier prior to the issue of an Occupation Certificate.

Reason: To ensure waste is minimised and recycled.