

## Waste Referral Response

<b>Application Number:</b>	DA2022/2265
<b>Proposed Development:</b>	Demolition works, tree removal and construction of an industrial and warehouse facility with parking and strata subdivision.
<b>Date:</b>	13/11/2023
<b>To:</b>	Thomas Prosser
<b>Land to be developed (Address):</b>	Lot 21 DP 881819 , 323 - 327 Warringah Road FRENCHS FOREST NSW 2086

### 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 - updated 13/11/2023

Ongoing Waste Storage and Management - supported subject to conditions

Waste Management Assessment - Updated  
Unsupported

The Plans do not appear to show any waste storage facilities.

A development of this scale needs to demonstrate that ongoing waste from the development will be managed appropriately.

Each warehouse/industrial unit must show dedicated waste storage space to avoid ongoing difficulties with waste being stored externally and interfering with parking requirements and creating spillage and pollution potentially spreading into surrounding areas.

Waste storage facilities must be shown on the plans.

Waste Management Assessment

Unsupported

Specifically:

No facilities are shown on the plans for the ongoing management of waste during the operational use of the building.

A waste storage area must be dedicated within each industrial unit and detailed on the plans.

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

#### **Recommended Waste Conditions:**

### **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 'Construction and Demolition Waste Management Plan' dated 6/09/2023.

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.

### **ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES**

#### **Ongoing Waste Management**

Waste containers are to be stored in the nominated locations within each warehouse, and must not remain in the parking areas or public access or road reserves. Bins are to be collected for servicing from and replaced to the approved locations within the warehouses as soon as practical after servicing.

Reason: To ensure efficient waste removal and maintain the amenity of the area..