

Waste Referral Response

Application Number:	DA2020/1743
Date:	28/06/2021
To:	Anne-Marie Young
Land to be developed (Address):	Lot 3 DP 26532 , 45 Lantana Avenue WHEELER HEIGHTS NSW 2097

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 Updated Assessment (Proposed plans received 21 June 2021 through Anne-Marie Young)

Proposal is approved with conditions

Waste Management Assessment

Recommendation – Refusal

This proposal does not comply with Council's waste management design guidelines.

The bin storage area appears to be a flat concrete or paved area adjacent to the fence of the neighbouring property.

To comply with Council's design guidelines the following requirements must be met.

Specifically:

Residential waste storage room design, access and location

An external Waste Storage Area must : a) Have a minimum wall height of 1600mm. b) Be roofed with a minimum ceiling height of 2100mm throughout and clear of any obstructions.

Service access to the bin storage room is to be a flat, smooth path with a non-slip surface clear of any obstructions and steps (concrete is good) with a maximum gradient of 1 in 8.

The bins must be obscured from view by the neighbouring property (no. 47).

Bin Room Facilities

A tap for washing out the bins/bin storage area is to be provided.

The tap must not obstruct aisles, access ways and placement of bins.

Wash water to be drained to the sewer or the garden.

The Waste storage area must not be used to store any other items and can't be used for any other infrastructure including gas meters, water meters, air con plant, etc.

Waste Management requires clarification of the following concerns to allow for proper assessment of this proposal:

- That there is a tap for washing out the bins/bin storage area?
- What measures will be implemented to ensure water from washing the bins/bin storage area does not end up flowing into the neighbouring property or in the stormwater system?
- Is the bin storage area level with the driveway pavement or is there a kerb above which the bins are stored? (To comply with Council requirements access to the bin storage area must have no steps or gradients steeper than 1 in 8).

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 16 December 2020.

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.