

## Waste Referral Response

<b>Application Number:</b>	DA2022/2199
<b>Proposed Development:</b>	Demolition works and construction of shop top housing
<b>Date:</b>	27/09/2023
<b>To:</b>	Maxwell Duncan
<b>Land to be developed (Address):</b>	Lot 20 DP 235980 , 19 Sydney Road MANLY NSW 2095

### 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 - amended plans (submitted 15/9/2023)  
Supported, Subject to conditions.

Waste Management Assessment - amended plans (submitted 15/6/2023)  
Unsupported.

With regards to the three points raised in the initial assessment the following comments are provided.

*1) Due to truck accessibility issues the street level bin holding room must be relocated to the Sydney Road frontage of the building.*

*Council does not collect residential waste from Market Place.*

The location (point 1) of the binroom has been addressed to Waste Services satisfaction.

Clarification is still required on the following access issues:

- That the door to the binroom opens to a minimum of 1200mm.
- Process by which the door will remain unlocked from 5.00am to 6.00pm on the scheduled day/s of collection (suggest timer lock be fitted).
- Please provide drawing showing accurate internal binroom dimensions.

*2) A demolition/construction Waste Management Plan (WMP) has not been submitted.*

*Please have the applicant download a WMP template from Council's website, complete the document and submit to Council for assessment.*

This (point 2) has not been addressed.

*3) The access door to the residential bin storage room is to be widened to match that of the bulky goods storage room door.*

*Providing a 1500mm wide door to allow easy transfer of large items into/out of the bulky goods room is*

*great design. Having an 800mm wide door as the only access to the 1500mm wide door is not.*  
This (point 3) has not been addressed

Waste Management Assessment  
Unsupported.

Specifically:

1) Due to truck accessibility issues the street level bin holding room must be relocated to the Sydney Road frontage of the building.

Council does not collect residential waste from Market Place.

2) A demolition/construction Waste Management Plan (WMP) has not been submitted.

Please have the applicant download a WMP template from Council's website, complete the document and submit to Council for assessment.

3) The access door to the residential bin storage room is to be widened to match that of the bulky goods storage room door.

Providing a 1500mm wide door to allow easy transfer of large items into/out of the bulky goods room is great design. Having an 800mm wide door as the only access to the 1500mm wide door is not.

Additional Information:

1) Residential Garbage & Recycling

Council will not permit garbage & recycling bins to be presented on public land awaiting collection at this location

Council will accept the proposal to store bins in the basement and present them in a street level holding room on the scheduled collection day for emptying.

2) Residential Bulky Goods

Council will not permit bulky goods to be presented on public land awaiting collection at this location. Bulky goods must be presented within the property (the bin holding room is acceptable in this instance) on the scheduled day of collection for removal.

3) Commercial Waste Bins

Council will not permit commercial garbage & recycling bins to be presented on public land awaiting collection at this location.

Commercial bins must remain within the property at all times except for when being emptied into the truck.

Commercial waste collection contracts must include an arrangement whereby the contractor enters the property to retrieve the bin/s and then returns the bin/s to within the property immediately after emptying.

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 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 [INSERT].

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 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.

**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 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 an 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 Principal Certifier, 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.

**ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES****Transfer of bins between the basement bin room and the street level bin holding bay.**

Bins are to be available for collection from the street level bin holding bay between 5.00am to 6.00pm on the scheduled day/s of collection.

Bins are to be transferred from the basement bin room to the street level holding bay no earlier than 4.00pm on the day prior to the scheduled day of collection.

Bins are to be transferred from the street level holding bay to the basement bin room as soon as possible after collection but no later than the evening of the day of collection.

Reason: To ensure bins are available for collection staff at the appropriate time. To ensure bins do not remain in the street level holding bay for an excessive period of time.

**Commercial Waste Collection Procedure**

Commercial waste and recycling bins are not to be placed at the kerbside on Sydney Road 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 Sydney Road.

**Commercial Waste and Recycling Storage**

Commercial waste and recycling material/storage bins must be stored in a separate area to the residential waste and recycling material/storage bins as shown on the approved plans.

Reason: To ensure that commercial waste and residential waste is not mixed and is properly managed.