

## Waste Referral Response

<b>Application Number:</b>	DA2020/0431
<b>Date:</b>	20/10/2020
<b>To:</b>	Thomas Prosser
<b>Land to be developed (Address):</b>	Lot 4 DP 7445 , 1129 Pittwater Road COLLAROY 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 Services Updated Referral (Proposed plans received 19/10/2020 through Tom Prosser)

Proposal is approved with conditions.

The ROW pathway and access between the Waste Storage Area and Collection Point must be hazard free to ensure ongoing clear access for collection staff to wheel and empty the bins.

Any doors fitted to the Waste Storage Area must be able to be latched in the open position and unobstructed by any locks and security devices to ensure ongoing clear access to empty the bins.

The Bulky Goods room cannot be accessed via the Waste Storage Area. The Bulky Goods room and Waste Storage Area must be separate rooms with their own separate access.

#### Waste Management Assessment

Recommendation - The proposal is unacceptable.

Specifically:

The applicant proposes that waste be collected from the rear of the building via the use of a privately owned right of carriageway across the adjoining property (1125-1127 Pittwater Road). Unacceptable. *This would require the placing of several positive covenants (via 88B instrument) on the property (1125-1127 Pittwater Rd) to indemnify Council and the contractor and to ensure ongoing unimpeded access for waste collection purposes. The owner/s of the property is not obliged to do so and may refuse to have the covenants placed on the title of the property.*

*Waste collection is done via the use of heavy rigid vehicles. These vehicles would need to enter and leave the property in a forward direction. This does not appear possible.*

Council's preference to service the bins from Pittwater Road.

This would require a redesign/rearrangement of the residential bin room, bulky goods room and toilets to allow for access to the residential bin room from the pedestrian ROW easement. The residential bin room should be brought as close as possible to the rear of retail unit 2. Council will provide a wheel out/ wheel in service from this location.

2) There is no bin room for the commercial units. Unacceptable.

*Reason: A bin room separate from the residential bin room is required.*

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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 Development Control Plan – Part C9 Waste Management, including the required Northern Beaches Waste Management Plan, 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 Northern Beaches Development Control Plan – Part C9 Waste Management, 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. (DACWTC01)

### **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 dated February 2020.

Reason: To ensure waste is minimised and adequate and appropriate waste and recycling facilities are provided. (DACWTE01)

#### **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. (DACWTE02)

## **CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE**

### **Garbage and Recycling Facilities**

All internal walls of the storage area shall be rendered to a smooth surface, covered at the floor/wall intersection, graded and appropriately drained to the sewer with a tap in close proximity to facilitate cleaning.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any interim / final Occupation Certificate.

Reason: To prevent pollution of the environment and to protect the amenity of the area.(DACPLF03)

### **Waste and Recycling Facilities Certificate of Compliance**

The proposal shall be constructed in accordance with Northern Beaches Development Control Plan – Part C9 Waste Management

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. (DACWTF01)

### **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. (DACWTF02)

### **Positive Covenant for Waste Services**

A positive covenant shall be created on the title of the land requiring the proprietor of the land to provide access to the waste storage facilities prior to the issue of an Interim/Final Occupation Certificate. The terms of the positive covenant are to be prepared to Council's standard requirements, (available from Northern Beaches Council), at the applicant's expense and endorsed by Council prior to lodgement with the Department of Lands. 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 (DACWTF03)

### **Authorisation of Legal Documentation Required for Waste Services**

The original completed request form (Department of Lands standard 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. (DACWTF04)