

Waste Referral Response

Application Number:	DA2020/0739
Date:	18/11/2020
To:	Lashta Haidari
Land to be developed (Address):	Lot 13 DP 801798 , 62 May Road NARRAWEENA NSW 2099 Lot 14 DP 801798 , 60 May Road NARRAWEENA NSW 2099 Lot 15 DP 801798 , 58 May Road NARRAWEENA NSW 2099 Lot 16 DP 801798 , 56 - 56 May Road NARRAWEENA NSW 2099 Lot 17 DP 801798 , 54 - 54 May Road NARRAWEENA NSW 2099

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 2 (18/11/2020)
Recommendation - Proposal Acceptable - subject to conditions.

The proposal now complies with the Waste Management Design Guidelines and is now acceptable to Waste Mgt.

Ray Creer

Waste Services Officer

Waste Management Assessment - amended plans
Recommendation - Refusal

The amended plan does not comply with the Northern Beaches Waste Management Guidelines Specifically:

The door to the residential binroom, when open, completely obstructs access to the corridor leading to the collection point on Poplar lane.

This door needs to swing on the opposite side and be able to latched in the open position against the wall.

This may require a reconfiguration of the commercial bin room door.

Ray Creer

Waste Services Officer

Waste Management Assessment

Recommendation - Refusal

The applicant has not complied with the Northern Beaches Waste Management Guidelines. The following is required to ensure compliance:

The residential Waste Storage Area:

To provide unobstructed access between the Waste Storage Area and Collection Point any doors fitted on the waste storage area, pathway and access must be:

- A minimum opening width of 1200mm
- Able to be latched in an open position for servicing without obstructing access and manoeuvring of bins
- Unobstructed by any locks and security devices
- Openable in an outward direction

The residential waste storage area is a designated area to accommodate communal use waste and recycling bins. The Waste storage area:

- must not be used to store any other items including bulky goods
- must be clear of any service and utilities infrastructure and related activities

The bulky waste storage room:

A bulky goods waste storage area must be provided that will be:

- A minimum of 4m³ per 10 dwellings fit for the purpose of storing bulky goods. 16 Units requires a minimum of 6.4m³
- A room or caged area separate from the Waste Storage Area

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 Warringah Development Control Plan – Part C9 Waste Management, including the required Warringah 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 Warringah 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 titled [INSERT] and dated [INSERT].

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, coved 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 Warringah 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 Warringah Council), at the applicant's expense and endorsed by Council prior to lodgement with the Department of Lands. Warringah 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)

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

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. (DACPLG19)