

Waste Referral Response

| | |
|--|--|
| Application Number: | DA2022/0596 |
| Proposed Development: | Construction of a mixed use development comprising retail and 'Co-living housing' over part basement parking |
| Date: | 08/05/2023 |
| To: | Alex Keller |
| Land to be developed (Address): | Lot CP SP 35989 , 29 - 37 Dobroyd Road BALGOWLAH HEIGHTS NSW 2093 |

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
Supported with conditions including:

Residential bin room access

The carpark security door (roller grille) must be relocated further inside the building driveway ramp to allow Council's waste collection staff free and direct access to the residential bin room. The external bin room door must open outwards, be able to be latched in the open position and unobstructed by any locks or security devices.

Details are to be shown on the Construction Certificate plans to the satisfaction of the Certifying Authority and must be in compliance with the Northern Beaches Waste Management Guidelines.

Reason: To ensure adequate and appropriate waste and recycling facilities are provided for Council's service requirements.

Waste Management Assessment - Amended Plans dated Feb 2023

Specifically:

- Access to the bin room door is impeded by the underbuilding car park security door.

The carpark security door will need to be moved further inside the building to allow unimpeded access to the bin room door. Otherwise, the size and location of the bin room are acceptable.

Planning Comment:

This issue is addressed by appropriate condition to adjust the position of the carpark roller grille to be marginally further within the site clear of the bin room doorway to allow ease of waste bin removal.

Waste Services Assessment (2022)

The waste facilities in the amended plans are identical to the original plans which were previously assessed, thus no waste issues have been resolved and the referral comments below are retained.

As this is a multiple occupancy proposal, Council will be providing a “wheel out / wheel in” service for the residential bins from Dobroyd Road. The owners corporation / building occupants are not to place the bins at the kerbside for collection. The bin storage facility is to be provided in accordance with Councils design guidelines. Specifically:

Access to Residential Bin Storage Room

- Council does not service Commercial Lane, as it is inaccessible to waste collection vehicles. Access to the bin storage room must be within 12 metres of the property boundary with Dobroyd Road. (Please note that the distance is normally 6.5m. Due to site constraints Waste Services will allow up to 12m).
- The Waste Storage Area must have direct and convenient access for the residents from inside the property. Occupants must not have to leave the property and walk along the footpath to access the bin storage area.
- Service access pathway for collection staff to be 1.2m wide, have a flat, smooth, non-slip surface with no steps or ramps steeper than a gradient of 1 in 8.
- Any doors fitted on the waste storage area, pathway and access to the street must be:
 - Able to be latched in an open position for servicing without obstructing access and manoeuvring of bins
 - Unobstructed by any locks and security devices
 - Minimum 1.2 metres wide
 - Openable in an outward direction.

Bin Storage and Bin allocation

- The residential waste storage area must be able to accommodate 12 x 240 litre residential waste and recycling bin (for 12 residential units): 4 x garbage, 3 x paper recycling, 3 container recycling bins and 2 x vegetation bins.
- The dimensions for each bin are: · Depth: 750mm · Width: 600mm · Height: 1080m
- Any isles within the bin storage room must be a minimum of 1m wide.

Commercial Bin Storage Room

A separate bin store must be provided for the commercial premises. It is unclear from the plans if a separate commercial bin store has been provided.

Not supported.

Waste Services Assessment

As this is a multiple occupancy proposal, Council will be providing a “wheel out / wheel in” service for the residential bins from Dobroyd Road. The owners corporation / building occupants are not to place the bins at the kerbside for collection.

The bin storage facility is to be provided in accordance with Councils design guidelines.

Specifically:

Access to Residential Bin Storage Room

- Council does not service Commercial Lane, as it is inaccessible to waste collection vehicles. Access to the bin storage room must be within 12 metres of the property boundary with Dobroyd Road. (Please note that the distance is normally 6.5m. Due to site constraints Waste Services will allow up to 12m).
- The Waste Storage Area must have direct and convenient access for the residents from inside the property. Occupants must not have to leave the property and walk along the footpath to access the bin storage area.
- Service access pathway for collection staff to be 1.2m wide, have a flat, smooth, non-slip surface with no steps or ramps steeper than a gradient of 1 in 8.
- Any doors fitted on the waste storage area, pathway and access to the street must be:
 - Able to be latched in an open position for servicing without obstructing access and manoeuvring of bins
 - Unobstructed by any locks and security devices
 - Minimum 1.2 metres wide
 - Openable in an outward direction.

Bin Storage and Bin allocation

- The residential waste storage area must be able to accommodate 12 x 240 litre residential waste and recycling bin (for 12 residential units): 4 x garbage, 3 x paper recycling, 3 container recycling bins and 2 x vegetation bins.
- The dimensions for each bin are: · Depth: 750mm · Width: 600mm · Height: 1080mm
- Any isles within the bin storage room must be a minimum of 1m wide.

Commercial Bin Storage Room

A separate bin store must be provided for the commercial premises. It is unclear from the plans if a separate commercial bin store has been provided.

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 SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Residential bin room access

The carpark security door (roller grille) must be relocated further inside the building driveway ramp to allow the Council's waste bin collection staff free and direct access to the residential bin room. The external bin room door must open outwards, be able to be latched in the open position and unobstructed by any locks or security devices.

Details are to be shown on the Construction Certificate plans to the satisfaction of the Certifying Authority and must be in compliance with the *Northern Beaches Waste Management Guidelines*.

Reason: To ensure adequate and appropriate waste and recycling facilities are provided for Council's service requirements.

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.

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.

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.