

## Waste Referral Response

<b>Application Number:</b>	DA2023/1869
<b>Proposed Development:</b>	Demolition works and construction of a Residential Flat Building including the consolidation of 3 lots into 1
<b>Date:</b>	03/07/2024
<b>To:</b>	Thomas Prosser
<b>Land to be developed (Address):</b>	Lot 5B DP 158658 , 58 Beaconsfield Street NEWPORT NSW 2106 Lot 6 DP 1096088 , 56 Beaconsfield Street NEWPORT NSW 2106 Lot 7B DP 162021 , 54 Beaconsfield Street NEWPORT NSW 2106

### 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 2/7/24)

Supported - subject to conditions

Waste Management Assessment - amended plans (submitted 8/5/24)

Unsupported - the proposal is unacceptable.

#### 1) Street Level Holding Bay:

The location of, access to, and size of this bay now complies with Council design requirements. - acceptable

#### 2) Bulky Goods Storage Room:

Access to this room does not comply with Council requirements.

Access to the room is via the bin storage room - this is unacceptable.

This room must have a separate access.

It is suggested that the bin room and bulky goods room be swapped.

The bulky goods room can be made smaller than the current proposal.

This would then allow the creation of two rooms with an aisle between. The large room adjacent to the lift for bins and the smaller room adjacent to the stairs for bulky goods.

3) Transfer of Bins between the Basement Bin Room and Street Level Holding Bay:

The proposal to transfer bins to street level via the resident lift, whilst a technical compliance with the requirements, is a very poor outcome for the building owners/occupants. The placing of dirty, smelly, wet bins in the resident lift and then wheeling them through the foyer and through the security door is not a procedure that future owners will find palatable.

A pathway that is separate to the vehicular driveway must be provided for the transfer of bins.

4) Basement Bin Storage Room:

Please see notes in point 2) regarding bulky goods room..

Waste Management Assessment

Unsupported - the proposal is unacceptable.

Specifically:

The proposal requires the provision of 14 x 240 litre bins.

1) Street Level Holding Bay:

The location of, and access to, this bay complies with Council design requirements.

The size of this bay does not comply with Council requirements.

The bin storage area will need to be enlarged to contain 14 x 240 litre bins - 2 rows of 7 bins.

This bin storage area will need to have minimum internal dimension of 4.2 metres long at the narrowest point.

Increasing the length of the bay must not impact on the width of the service access path - minimum 1.2 metres.

2) Bulky Goods Storage Room:

The location and size of this room comply with Council design requirements.

Access to this room does not comply with Council requirements.

The doors must open outwards from the room.

If using a split door, the larger door must open away from the direction of travel for residents entering and leaving the room.

3) Transfer of Bins between the Basement Bin Room and Street Level Holding Bay:

The proposed method does not comply with Council requirements.

To avoid conflict between vehicles and pedestrians bins must not be wheeled on the vehicular driveway.

A pathway that is separate to the vehicular driveway must be provided for the transfer of bins.

4) Basement Bin Storage Room:

The location and size of this room comply with Council design requirements.

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 Waste Management Plan submitted on 16/12/2023.

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. A Compliance Certificate, issued by the Certifying Authority, 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 holding bay**

Bins are to be available for collection from the street level holding bay between 6.00am and 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.