

## Waste Referral Response

<b>Application Number:</b>	Mod2012/0262
<b>To:</b>	Kevin Short
<b>Land to be developed (Address):</b>	Lot CP SP 4129 48 A Queenscliff Road QUEENSCLIFF NSW 2096

### 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

The application is for the modification of an existing residential flat building that contains 16 units. Council currently provides 12 x 240L bins and services them from the nature strip. The modification application of interest to Waste Management is the proposal to build a temporary waste bin holding area at the entrance of the property. The applicant has advised that the bins will be wheeled out by the care taker from the property and left in the temporary waste bin holding area the night before collection and returned back onto the property once it has been emptied. This arrangement is considered an improvement from the current practice -- which is the care taker wheels the bins out onto the nature strip and left there until the bins are emptied. The proposed application will allow for Council's contractors to empty the bins from the temporary waste bin holding area -- the main benefit of this practise is that the bins are not presented on the nature strip which can cause both aesthetics and safety issues for both pedestrians utilising the footpath and cars on the road.

To ensure the temporary waste storage area ('Area') complies with Council's requirements, the following must be adhered to:

- The Area must be of sufficient size to accomodate for 12 x 240L bins (dimension of a 240L bin is approx. 60cm x 75cm x 110cm);
- A path must be provided from the Area to the collection point (where the truck will idle to empty the bins) that must be continous with no steps/obstructions and a non slip surface. In addition, the clearly marked footpath min. 1.2m wide; and
- The Area must not be locked, and all doors/gates must open outwards, be capable of being fixed in the open position, and close fitting.

In addition, the applicant is to complete a construction and demolition plan that is consisten with the Warringah Waste Management Plan section 2.

**Referral Body Recommendation**

Recommended for approval, subject to conditions

**Recommended Waste Conditions:****CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION  
CERTIFICATE****Waste/Recycling Requirements to comply with Policy**

Details demonstrating compliance with Warringah Council's Policy Number PL 850 – Waste, including the required 'Waste Management Plan' are to be submitted to the Certifying Authority prior to the issue of any Construction Certificate.

Note: If the proposal, when compliant with Warringah Council's Policy Number PL 850 – Waste, 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****Waste/Recycling Certificate of Compliance with Policy**

The proposal shall be constructed in accordance with Warringah Council's Policy Number PL 850 – Waste

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 lodgment 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)