

Waste Referral Response

Application Number:	Mod2023/0617
Proposed Development:	Modification of Development Consent DA2021/0212 granted for demolition works and construction of a mixed development, comprising seniors housing, commercial uses, carparking, landscaping and stratum subdivision.
Date:	11/06/2024
To:	Jordan Davies
Land to be developed (Address):	Lot 11 DP 1258355 , 5 Skyline Place FRENCHS FOREST NSW 2086

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 - Correspondence from Platino Properties 6/6/24 - waste servicing.
Supported - subject to conditions

Waste Management Assessment

Unsupported - the proposal is unacceptable.

For the reasons previously listed (response below) this proposal remains unsupported.

This is a large proposal with 104 dwellings and 3 commercial spaces.

Closing the exit ramp from the basement carpark for substantial periods of time on two days per week for the purpose of transferring bins out of, and then back into, the basement is unacceptable. Also, on one day every five weeks the ramp will need to be periodically closed for the presentation of bulky goods for collection.

Additionally, the transfer of commercial bins from and to the basement will need to be undertaken on at least one day per week.

A return to the earlier proposals for a waste bin lift or waste bin ramp/s will be required.

Waste Management Assessment

Unsupported - the proposal is unacceptable.

Specifically:

The current proposal has now removed both the waste bin lift and the waste ramp access to/from the basement.

The vehicular driveways are not to be used for the process of transferring bins between the basement rooms and street level bin servicing area.

The potential conflict between vehicles exiting the basement and the operation of a bin tug on the driveway ramp is unacceptable.

For the bin tug the access the waste servicing area it would be required to perform a 180 degree turn on the public footpath/road outside the property. This is also unacceptable.

As the driveway ramp adjacent to the waste servicing area is shown as "exit only" please advise how the bins will be returned to the basement rooms. It is Councils' expectation that the public road and footpath not be used for this purpose. All bin movements are to be contained within the property.

As garbage and recycling bins are serviced twice per week considerable time will be required to transfer all the bins on two days per week.

Bulky goods are collected on 5 week schedule. Therefore a third day per week will be required for transferring bulky goods waste to the servicing area every five weeks.

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 submitted Waste Management Plan dated January 2021.

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

Presentation of Waste and Recycling Bins in the Street Level Holding Bay

Bins must be stacked in the street level holding bay in a manner that allows collection staff unimpeded access to each material type separately.

Reason: To allow for efficient servicing of waste and recycling bins.

Use of Street Level Bin Holding Bay and Waste Loading Bay

The street bin level holding bay is only to be used for the presentation of bins and bulky goods for collection.

It is not to be used for the storage of goods and other materials at any time.

The waste loading bay is only to be used for the purpose of presentation and collection of bins and bulky goods.

It is not to be used for the storage of goods and other materials at any time.

It is not to be used for the parking of vehicles at any time.

Reason: To ensure access to the bins for collection staff is not obstructed.

Transfer of bins between the basement bin rooms 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 days of collection.

Bins are to be transferred from the basement bin rooms to the street level holding bay no earlier than 4.00pm on the day prior to collection.

Bins are to be transferred from the street level holding bay to the basement bin rooms as soon as possible after collection but no later 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.

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.