

## Waste Referral Response

<b>Application Number:</b>	DA2024/0044
<b>Proposed Development:</b>	Demolition works and construction of Seniors Housing with basement parking
<b>Date:</b>	22/07/2024
<b>To:</b>	Thomas Prosser
<b>Land to be developed (Address):</b>	Lot 11 DP 12435 , 27 Kevin Avenue AVALON BEACH NSW 2107 Lot 10 DP 12435 , 25 Kevin Avenue AVALON BEACH NSW 2107

### 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 - provided to Council 25/6/24.  
Supported - subject to conditions.

Proposed arrangement for bin holding bay at front of property with permanent bin bay in basement acceptable to Waste Services.

The only issue that needs to be addressed is the door to the bulky goods room:

- The door must open outwards (currently opens inwards).
- The door must be 1200mm wide.

I will condition the above design requirements for the bulky goods room door.

Waste Management Assessment  
Unsupported. The proposal is unacceptable.

Specifically:

The waste bin storage room is too far from the property boundary with the street.

The maximum distance Council permits is 6.5 metres.

Council may vary this distance for severely constrained sites.

As this site is not constrained, going beyond 20 metre walking distance, as with this application, will not be accepted.

There is ample opportunity to locate a bin storage room at the front of the property adjacent to the entrance pavilion (which has a roof) or between the stairs and the path leading to the basement.

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**

#### **Access to Bulky Goods Store Room**

The approved plans must clearly show that the door to the bulky goods store room must:

- swing open outwards.
- be 1200mm wide.
- be able to be latched in the open position.

Reason: To provide suitable access to the room and allow for easy manoeuvring of items into, out of and within the room.

#### **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 22/1/2024.

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**

### **Use of Street Level Bin Holding Bay**

The street level bin holding bay is only to be used for the presentation of bins for collection. It is not to be used for the storage of goods and other materials at any time.

Reason: To ensure the appropriate presentation of bins for collection. To ensure access to the bins by collection staff is not obstructed.

### **Presentation of Waste and Recycling Bins for Collection**

It is the responsibility of the owners' corporation to transfer the waste bins between the basement bin room and the street level holding bay.

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

Bins are to be transferred from the basement bin room to the holding bay no earlier than the evening prior to the scheduled day of collection and returned from the holding bay to the basement bin room no later than the evening of the scheduled 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.