

Waste Referral Response

Application Number:	DA2021/1426
Date:	13/05/2022
To:	Adam Mitchell
Land to be developed (Address):	Lot 2 DP 528120 , 51 Kalang Road ELANORA HEIGHTS NSW 2101

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 dated 13 May 2022)

Proposal is approved with conditions

Waste Management Assessment (Amended plans dated 21 April 2022)

Recommendation - Refusal

This proposal does not comply with Northern Beaches Council's Waste Management Design Guidelines.

Specifically:

An external permanent residential Waste Storage Area must:

- a) Be roofed with a minimum ceiling height of 2100mm throughout and clear of any obstructions with walls from floor to ceiling to screen the bins from view from the street.
- b) Be a secure room that residents can access with a code, card or key.
- c) Any doors fitted on the waste storage area must be unobstructed by any locks and security

devices on the nominated collection day - and be able to be latched in the open position. We request a timer lock to be fitted to the residential waste room door providing access to the street to be open from 6am-6pm on collection day.

Waste Management Assessment

Recommendation - Refusal

This proposal does not comply with Northern Beaches Council's Waste Management Design Guidelines.

Specifically:

Transfer of Waste Bins between the Basement Bin room and the Holding Bay

Transferring the bins between the basement binroom and the holding bay requires the use of the vehicular driveway - unacceptable.

Access to the basement has a gradient of 1 in 4.3 - Maximum gradient for wheeling bins is 1 in 8, or else this will require the use of a bin tug to negotiate when take full bins up to the holding bay.

If there are no persons onsite prepared to transfer the bins, this arrangement will create an ongoing financial burden for the owners.

A pathway for wheeling bins that is separate from the driveway is required.

Alternatively transferring the bins between the basement binroom and the holding bay using the lift then requires occupants to leave the property and walk along the footpath to reach the bin holding bay - unacceptable.

The transfer of bins must take place entirely within the property.

To improve access and safety, the applicant may choose to use the holding bay as a permanent bin storage area removing the need for a residential bin room in the basement.

An external permanent Waste Storage Area must:

- a) Have a minimum wall height of 1600mm
- b) Be roofed with a minimum ceiling height of 2100mm throughout and clear of any obstructions.
- c) Have a path for the residents to use that is within the property.

I am available to discuss bin room design with the applicant/architect if they wish.

Waste Management Assessment

Recommendation – Refusal

The proposal does not meet Councils requirements. Specifically:

- The waste bin storage area is too far from the property boundary with the street.
- The bin room in the basement is only accessible via the lift or the driveway and appears to have secure access.
- A Residential Waste Room separate to the Commercial Waste Room must be provided.

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

Council will be providing 6 x 240 litre residential bins: 2 x garbage, 2 x paper recycling, 1 container recycling bins, 1 x vegetation bin. The dimensions for each bin are: · Depth: 750mm · Width: 600mm · Height: 1080mm

A suitably located bin storage room will need to be provided that complies with Council’s requirements.

- Within 12 metres of the property boundary with the street. (Please note: the distance is normally 6.5 metres. Due to site constraints Waste Services will allow up to 12 metres).
- Service access for Council waste collection staff must be via a pathway that is separate to the vehicular driveway.
- Service access pathway to have a flat, smooth non-slip surface with no steps or ramps with a gradient steeper than 1 in 8 and 1.2m wide.
- Access to the bin storage area must not be obstructed by locked doors.
- Doors must be able to be latched in an open position, openable in an outward direction and be a minimum 1.2 metres wide.

Please be advised that if there is a holding bay at street level that meets Council's location and access requirements, it is possible for the bins to be stored in a basement bin room. It would be the responsibility of the owners corporation to transfer the bins between the basement bin room and the holding bay. Please note that the vehicular driveway must not be used to transfer the bins between the basement binroom and the holding bay. A viable alternative must be provided that meets WHS requirements e.g. no stairs and no ramps steeper than 1 in 8.

Commercial waste storage room

A commercial waste storage room has not been provided. The residential bin room is required to be separate from the commercial bin room. Please show as separate rooms on the proposed plan.

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 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 titled dated 5 May 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, covered 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

Access to the Residential Bin Storage Room

- The door to the residential bin room must be unobstructed by any locks and security devices on the nominated collection day - and be able to be latched in the open position. We request a timer lock to be fitted to the residential waste room door providing access to the street to be open from 6am-6pm on collection day.
- The residential bin room doors are to remain locked at all other times with only residents having key/card/code access. Commercial operators are not to have access to the residential bin storage room.

Reason: To ensure ongoing clear access to empty the residential bins.

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.