

Waste Referral Response

Application Number:	DA2020/0302
Date:	22/05/2020
To:	Claire Ryan
Land to be developed (Address):	Lot 6 DP 3742 , 41 Upper Clifford Avenue FAIRLIGHT NSW 2094

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 Services Updated Referral (Proposed plans received 15 May 2020 through Claire Ryan)

Proposal is approved with conditions.

Waste Services Referral

Recommendation – Refusal

A Northern Beaches Council Waste Management Plan is required.

The duplex accessible from Lauderdale Street, Fairlight meets the Northern Beaches Waste Management Guidelines.

However, the applicant has not complied with the Northern Beaches Waste Management Guidelines with regard to Unit 1 which is accessible from Upper Clifford Avenue, Fairlight. The following is required to ensure compliance:

The Waste Storage Area must have:

- a) Direct and convenient access for the residents from inside the property. Occupants must not have to leave the property and walk along the footpath to access the bin storage area.
- b) Have a minimum area for 4 containers (waste and recycling bins) per dwelling. The quantities and dimensions for each container are

1 x 80L: · Depth: 500mm · Width: 450mm · Height: 850mm

2 x 140L: · Depth: 650mm · Width: 550mm · Height: 920mm

1 x 240L: · Depth: 750mm · Width: 600mm · Height: 1080mm

Each individual dwelling will receive own set of bins and be required to present at kerbside on Upper Clifford Avenue or Lauderdale Street for collection.

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:

Waste and Recycling Requirements

Details demonstrating compliance with Northern Beaches Development Control Plan – Part C9 Waste Management, including the required Northern Beaches Waste Management Plan, 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 Northern Beaches Development Control Plan – Part C9 Waste Management, 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 received 15 May 2020.

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 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)