

Waste Referral Response

Application Number:	DA2024/0460
Proposed Development:	Demolition works and construction of shoptop housing
Date:	20/03/2025
To:	Adam Croft
Land to be developed (Address):	Lot 188 DP 16719 , 3 Gondola Road NORTH NARRABEEN NSW 2101 Lot 187 DP 16719 , 1 Gondola Road NORTH NARRABEEN 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 20 March 2025

Developer has provided all information requested on amended WMP including providing plans showing waste storage areas and paths for moving bins and management of same. Development is supported by waste referral officer.

Waste Management Assessment 17 February 2025

Further clarification required and if satisfactory the application would be supported

Updated Waste Management Report 2025/084131 February 2025 addresses waste storage design requirements and pathway, access and door requirements. The amended report shows waste rooms compliant and clarifies how the Building Manager will transport bins between the residential holding area and the residential bin room. However, traffic management measures to be in place for all bin movements.

Bulky waste room acceptable **BUT** doors must open outwards and clarification required on how materials will be presented for collection and path to collection point, Similarly, traffic management measures to be in place for movement of bulky goods to collection point.

Waste Management Assessment January 2025

Unsupported - The proposal is unacceptable.

Waste Management Plan (WMP).

Amended WMP December 2024

Page 9 of this report indicates that waste storage design requirements (Ch 4.2) and pathway, access and door requirements are complete (Ch 4.4). This is not the case.

Residential Bin Room

Waste storage design requirements are not compliant. The height of the floor is shown to 2030 at the door and 2120 at the rear of the bin room. Minimum ceiling clearance height must be a consistent 2100. Door openings now comply.

Bulky Goods Room - Point of clarification required.

Minimum ceiling clearance height 2100 must be consistent throughout and door to open outwards.

Pathway and access not shown on plans for bins or bulky goods.

Who will manage bin movements and how will temporary bin holding area be managed and who is it for? Please show on plans how bins will be managed for domestic and commercial users and confirm collection will be on Minarto Lane. Plans show area on Minato as landscaped with flowering natives. Where will bins be presented for collection?

Previous comments

Residential Bin Room - access to bin room for residents and path of transfer for bins to kerbside for collection. Room must be minimum 2.1m height throughout. Commercial spaces must not have access to residential waste rooms. The plan shows doors opening along the front (external) wall of the building. This design would limit access for residents and allow any materials, particularly liquids, and any wash water from the bin room, to flow out onto the footpath and then into the street gutter. Entry of putrescible material into the storm water system is not permitted. The bin room must have a floor waste connected to the sewer and be bunded to prevent materials escaping and entering the storm water system.

Commercial Bin Room - access to bin room for tenants and path of transfer to commercial collection point. Room must be minimum 2.1m height throughout. The plan shows doors opening along the front (external) wall of the building. This design would limit access for residents and allow any materials, particularly liquids, and any wash water from the bin room, to flow out onto the footpath and then into the street gutter. Entry of putrescible material into the storm water system is not permitted. The bin room must have a floor waste connected to the sewer and be bunded to prevent materials escaping and entering the storm water system.

Bin Holding area - who is this for and how would bins be moved from here to the bin room.

Bulky Waste Room

Minimum ceiling clearance must be 2.1 metres throughout.

All doors to waste rooms must be minimum 2.1m width able to be opened outwards within the building.

Specifically:

1) Waste Management Plan (WMP).

The applicant must fully complete the Councils' WMP document and submit to Council for assessment as part of this DA.

This document is available to download from Councils' website.

2) Residential Bin Room

The height of the floor is shown to 2030 at the door and 2120 at the rear of the bin room.

The plan shows "openings in wall" along the front (external) wall of the bin room.

This design would allow any materials, particularly liquids, and any wash water from the bin room, to flow out onto the footpath and then into the street gutter. Entry of putrescible material into the storm water system is not permitted. The bin room must have a floor waste connected to the sewer and be bunded to prevent materials escaping and entering the storm water system.

3) Bulky Goods Room - Point of clarification required.

The bulky goods room appears to be partially under the vehicular ramp between the basement and ground floor levels.

Does this affect the ceiling clearance within the room?

Minimum ceiling clearance must be 2.1 metres.

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 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 October 2024 including updated plans by Mackenzie Architects dated 14/03/2025

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.

ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES

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.