

Waste Referral Response

Application Number:	DA2023/0987
Proposed Development:	Demolition and construction of a shop top housing development with basement parking
Date:	29/02/2024
To:	Maxwell Duncan
Land to be developed (Address):	Lot 1 SP 14133 , 39 Belgrave Street MANLY NSW 2095 Lot 2 SP 14133 , 38 Belgrave Street MANLY NSW 2095 Lot 3 SP 14133 , 36 Belgrave Street MANLY NSW 2095 Lot 4 SP 14133 , 35 Belgrave Street MANLY NSW 2095 Lot 5 SP 14133 , 1 / 37 Belgrave Street MANLY NSW 2095 Lot 6 SP 14133 , 2 / 37 Belgrave Street MANLY NSW 2095 Lot 7 SP 14133 , 3 / 37 Belgrave Street MANLY NSW 2095 Lot 1 DP 100633 , 40 Belgrave Street MANLY NSW 2095 Lot 1 DP 104766 , 41 Belgrave Street MANLY NSW 2095 Lot 1 DP 34395 , 42 Belgrave Street MANLY NSW 2095 Lot 1 DP 719821 , 43 Belgrave Street MANLY NSW 2095 Lot CP SP 14133 , 35 - 39 Belgrave Street MANLY NSW 2095

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

Updated Waste Management Assessment

The plans submitted 21/12 2023 address the concerns raised previously by Waste Services. (Waste Referral response 2023/479399) and below.

The double banked bins in the residential bin storage room will be accepted as residents will not access this room to dispose of waste. A condition will be included to ensure the bins are stored by waste type so that one bin/waste type is not stored behind a bin of a different waste type. This is to ensure contractors do not have to move bins around to empty them but can access all bins of one waste type without moving other bins as different trucks/staff will arrive at different times.

Waste Management Assessment

Unsupported - The proposal is unacceptable.

Specifically:

Bin Allocation

The Waste Management consultant has understated the number of residential units in the proposal and therefore the number of bins required to be accommodated within the property.

The proposed 25 residential units will require 23 x 240 litre bins and an additional 2 x 240 litre bins to be left under the chute openings.

The consultant quoted 20 x 240 litre bins and the architect showed 18 x 240 litre bins stored in the bin room.

Council will also provide an additional 4 x 240 litre bins for rotation within the recycling cupboards on each residential level in the building.

The residential bin room will need to be sized appropriately to store 25 x 240 litre bins.

Bin Rotation Procedures

Garbage & Recycling Chutes -

The waste management plan states that linear bin slides or rotating bin carousels will not be used under the chute openings in the residential bin room. Ensuring that the bins under the chute opening would not overflow by exchanging full for empty bins would require someone (building manager, cleaner ???) to attend to this task several times a day, seven days a week. It may also involve cleaning up any spilled material/liquids from overflowing bins.

This was not addressed in the "Roles & Responsibilities" section of the Waste Management Plan.

Please advise procedure and include as part of Plan of Management for building.

Recycling Cupboards -

Only one recycling bin is provided on each residential level of the building.

This is insufficient capacity for 7 units for one week of recycling disposal. Full for empty bins will need to be rotated mid week.

This operation requirement was not addressed in the "Roles & Responsibilities" section of the Waste Management Plan.

Please advise procedure and include as part of Plan of Management for building

Residential Bin Room

The bin room will need to be appropriately sized to accommodate the required number of bins including 1 metre wide aisles between rows of bins.

Should the current proposal for no bin slides or carousels proceed then a separate room will be required for the bins under the chutes. This is to ensure that any spilled materials do not cause slip/trip hazards for collection staff in the bin room.

Bulky Goods Room

Access to the bulky goods room is through the residential bin room. This is unacceptable.

A separate door will be required to access the bulky goods room.

The door must be 1200mm wide and open in an outward direction away from the direction of travel to the street.

For the proposed 25 residential units a bulky goods room of 10 cu metres is required. This will require a floor area of 5 sq metres.

Commercial Bin Room

The commercial bin room complies with Council requirements.

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 submitted 21/12/2023.

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

Residential Waste and Recycling Storage

Residential waste bins will be stored according to waste type, so that a bin containing one waste type (eg garbage) is not stored behind a bin of a different waste type (eg paper /cardboard). Collection staff must be able to access and remove for emptying all bins of one particular waste type without needing to move bins of other waste types in order to access the waste type they are servicing, as different trucks arrive at different times to service each waste type.

Reason: To promote safe and efficient waste removal.

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.