

## Waste Referral Response

Application Number:	DA2020/0272
Date:	02/10/2020
To:	Lashta Haidari
Land to be developed (Address):	Lot 1 DP 166322 , 691 Pittwater Road DEE WHY NSW 2099

### 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 24/9/20  
Recommendation - Refusal

I have reviewed the amended plans and the waste report dated 22/9/2020.

#### Pittwater Road Collection

My previous comments stand. This arrangement is acceptable to Council until such time as the rear laneway is activated.

#### Rear Laneway Collection.

Garbage and recycling is currently collected from 701 Pittwater Road by Council.

The waste is collected from the loading dock accessed from the laneway off St David Avenue.

This is done via the use of medium rigid vehicles reversing into the loading dock. The waste collection staff retrieve the bins from the bin room, empty them into the truck and return them to the binroom.

The bins from 701 Pittwater Road are not presented on the kerbside of either Pittwater Road or St David Avenue for collection.

The vehicles used to provide this service are 7.190m long, 2.755m high and 2.340 m wide.

This vehicle meets the length requirement stated in the TEF consultants report (page 3 of 5 clause "d") *"These vehicles are typically 6.4 m to 7.7 m in length"* and *"This is consistent with the Terms of the ROW which limit the length of the vehicle to 8.8 m"*.

It is Council's expectation that all properties that will be accessible from the rear laneway be capable of receiving their waste collection service via the use of this sized vehicle.

Council has clearly stated at previous meetings that it would be providing waste collection services to properties along the laneway via the use of the MRV vehicle described above - NOT by using the standard HRV described in the consultants report.

#### Boarding House Waste

Council provides waste collection services to boarding houses within the Northern Beaches LGA.

These properties provide residential accommodation, and whilst they may be operated as a commercial enterprise, the waste generation profile is residential. The design of the waste storage facilities at the property must meet Council's requirements including accessibility for servicing staff.

General Information for the applicant and TEF Consulting.

Waste Collections

There are no residential waste collections along the western side of Pittwater Road between Fisher Road and The Kingsway, hence nothing observed during the survey. I clearly stated this was the case at a recent meeting.

Waste is collected twice per week from 701 Pittwater Road by vehicles reversing into the loading dock, hence "no bins in sight on the street". The bins are serviced later in the day as there is no requirement to be collected early in the day due to traffic concerns.

Ray Creer

Waste Services Officer

Waste Management Assessment.

Recommendation - Refusal

There are two waste collection arrangements that need to be considered with regards to this application.

These being, waste collection from Pittwater Road and waste collection from the proposed privately owned laneway at the rear of the building.

Waste collection will be undertaken from the rear of the building once the laneway has been constructed across all subject properties.

Pittwater Road Collection

Waste collection (both bins and bulky goods) will be undertaken from Pittwater Road until such time as the laneway is completed.

Whilst the bin storage room is more than 6.5 metres walking distance from the Pittwater Road this is acceptable considering the ultimate collection arrangement is from the rear laneway.

Council will provide a "wheel out / wheel in service" for the bins. Under no circumstances are bins to be placed on the footpath by the boarding house manager.

Rear Laneway Collection.

This is unacceptable. Specifically:

- A loading dock or bay arrangement must be provided so that the waste collection truck does not block vehicle access along the laneway whilst servicing bins.
- The proposed car parking arrangement completely blocks service access to the binroom and bulky goods room from the laneway.
- Access to the bulky goods room must not be via the bin room.

Additionally

- Please provide ceiling clearance dimensions for the bin servicing area.
- Waste will be collected via the use of an MR vehicle. Please provide swept path analysis detailing access to the rear of the building for waste truck access.
- Please provide internal dimensions for the proposed bin room.
- Collection will be via the use of 240 litre bins.
- Twice weekly waste collection is acceptable to Council.

Ray Creer

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:**

Nil.