

## Waste Referral Response

<b>Application Number:</b>	DA2024/1684
<b>Proposed Development:</b>	Alterations and additions to an approved shop top housing development
<b>Date:</b>	19/06/2025
<b>To:</b>	Thomas Burns
<b>Land to be developed (Address):</b>	Lot 1 DP 1001963 , 638 Pittwater Road BROOKVALE NSW 2100

### 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 Referral Comments 18/6/2025

Updated Waste Management Prepared by Apex Engineers June 2025 and Amended plans (2025/419185 A05A and A03B)

Residential Bin Storage Room 1 (Off Orchard Road) and Residential Bin Storage Room 2 (Off Charlton Lane) are satisfactory.

For collection:

Bins are not to be presented at kerbside. Council provides a wheel out/wheel in service, and it must be demonstrated that councils waste HRV (10.5m long, 2.5m wide and 3.7m travel height) is able to park adjacent to or within 6.5m of the bin storage rooms entrances to perform service on Orchard Road and Charlton Lane in a dedicated service bay. Provision of a dedicated truck loading bay adjacent to the bin storage rooms will be conditioned.

Commercial Bin Storage Room is satisfactory and commercial collection contractor to be engaged.

Bulky goods storage area. The proposed 60 dwellings require 24m<sup>3</sup> of bulky goods storage area. The WMP indicates that provision has been made for separate storage spaces within the basement parking level. The plans examined (2025/419185 A03B) show one bulky waste storage cage of 29.4m<sup>3</sup> which is satisfactory. The development will need to designate an accessible collection point for bulky waste.

Proposed mixed use, multi unit development at 638 Pittwater Rd. Bound by 3 roads – Pittwater Rd which is major arterial route, Orchard Rd with parking on street and Charlton Lane which is a narrow lane to the rear.

Proposed development includes:

60 residential units made up of 39 x 1 bed, 15 x 2 bed and 6 x 3 bed.

8 commercial units totaling 794 m<sup>2</sup>

3 retail units totaling 1030 m<sup>2</sup>

152 parking spaces accessed from Charlton Lane.

2 service vehicle Bays at ground level accessed from Orchard Lane

### **All Waste Storage Areas including Bulky Waste Storage Room will:**

Have a practical layout, be free of obstructions and have only 90 degree angle corners.

Minimum ceiling height 2.1m throughout with minimum door width of 1.2m able to be latched in an open position and opening outwards.

Be at street level and permit easy, direct and convenient access for the residents, Council and Council's waste contractors. Bulky goods must not be placed on the kerbside so the storage room or suitable holding area must be accessible for council's waste contractors to service from the kerbside. Be clear of any obstructions and security devices.

Be clear of any entry points to stormwater systems and prevent wastewater from entering any stormwater system.

The commercial waste storage room should be square or rectangular with only 90o angles, not rhomboid.

### **Domestic waste bin allocation by Council will be:-**

20 x 240L Red Lid waste bins

13 x 240L Yellow Lid container recycling bins

13 x 240L Blue Lid paper recycling bins

Landscaping and vegetation will be managed by a contractor so no green lid bins required.

### **Pathway, access and door requirements**

A minimum width of 1.2m opening outwards and able to be latched open.

### **Bulky goods waste storage area requirements**

The bulky goods storage room must be provided according to the following:-

Have a volume of 4m<sup>3</sup> per 10 units or part thereof.

Be square or rectangular with only 90o corners.

Have a floor area that allows for materials to be stacked to a maximum height of 2m.

It must be incorporated entirely within the site boundary and not visible to the public

Minimum ceiling height 2.1m throughout with minimum door width of 1.2m

For this development which constitutes 60 units, a bulky goods waste storage room or caged area separate from the waste storage room of minimum 24m<sup>3</sup> with a ceiling height of 2.1m and doors with minimum width of 1.2m opening outwards must be provided that is accessible for Councils Waste Contractor. Items cannot be placed at kerbside on Pittwater or Orchard St or Charlton Lane.

The space indicated on the plans does not satisfy these requirements

The plans provided with the Waste Management Plan should show path to the waste storage rooms

for residents, path for collection and exact dimensions including ceiling heights and door widths opening outwards.

### **Waste collection requirements (wheel in wheel out)**

As this is a multi-development proposal, Council provides a “wheel in/wheel out” service for the residential bins. The site management/building manager or occupants are not required or instructed to place the bins at the kerbside for collection.

Residential waste bins will be collected from Waste Storage Room 1 on Orchard and Waste Storage Room 2 on Charlton. The pathway between the residential bin storage and the property boundary must be a maximum distance of 6.5m.

Service access for Council’s waste collection staff must be via a pathway that is separate to any vehicular driveway and is to have a flat smooth nonslip surface with a maximum gradient of 1:8 and contain no steps.

### **Commercial Waste Service**

Council does not provide commercial waste collection services. The commercial and retail waste will need to be completed by a private waste contractor. Bin configuration and frequency of collection will depend on the retail and commercial use and the service provider selected.

The plans show access for service vehicles 3.6m x 6.4m with a height clearance of 3.5m. The standard Heavy Rigid Vehicle used for waste services is typically 10.5m long, 2.5m wide with a service height of 4.5m and a travel height of 3.7m. Vehicle weight is 22.5T with a turning circle of 19m.

The clearance height of 3.5m will limit truck movement in and out.

Vehicles must be able to enter and exit the development in a forward direction using a maximum of a 3-point turn. The use of a turn table is not acceptable.

Bins in the commercial waste storage room must not be stacked at any time and must provide opportunities for retail and commercial tenancies to recycle appropriately.

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 prepared by Apex Engineers dated June 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**

### **Provision and Signposting of a Waste Truck Loading Bay**

An indented waste truck loading bay is to be provided at kerbside adjacent to (or within 6.5m of) the both of the street level bin storage rooms and are to be signposted to be only to be used for the servicing of waste bins and the removal of bulky goods from the property on collection days.

The parking of vehicles within the waste truck loading bay is prohibited.

Reason: To ensure ongoing waste truck access to the site for the collection of bins and removal of bulky goods.

### **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****Use of Waste Truck Loading Bay**

The truck loading bays are to be reserved for the servicing of waste bins and the removal of bulky goods from the property on service day.

Reason: To ensure ongoing waste truck access to the site for the collection of bins and removal of bulky goods

**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.