

Waste Referral Response

Application Number:	DA2024/0374
Proposed Development:	Demolition works and construction of shop top housing
Date:	26/04/2024
To:	Claire Ryan
Land to be developed (Address):	Lot 28 DP 394337 , 142 - 146 Pitt Road NORTH CURL CURL NSW 2099 Lot 29 DP 394337 , 142 - 146 Pitt Road NORTH CURL CURL NSW 2099 Lot 30 DP 394337 , 142 - 146 Pitt Road NORTH CURL CURL NSW 2099 Lot 262 DP 1028346 , 142 - 146 Pitt Road NORTH CURL CURL 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
Unsupported, the proposal is unacceptable.

Specifically:

Waste Management Plan (WMP)

The WMP proved by Dickens Solutions (December 23) contains a number of errors and incorrect assumptions with regards to Councils' waste collection services.

The WMP provided as part of the DA will need to be amended/updated to correct the following errors:

- Northern Beaches Council will provide all residential waste collection services. All references to residential waste being collected by a private contractor are to be removed or replaced with Northern Beaches Council - e.g. Part 4, clause 4.2 (7). This error also occurs in the S.oE.E.
- Incorrect waste generation rates and collection frequencies have been used. This has resulted in an incorrect number of bins needing to be stored on the property. The correct number of bins and collection frequency for 11 residential units is as follows:
 - 4 x 240 litre garbage bins serviced weekly
 - 3 x 240 litre paper recycle bins serviced weekly
 - 2 x 240 litre container recycle bins serviced weekly

- 1 x 240 litre vegetation bin serviced fortnightly

The storage requirement for residential bins is 10 x 240 litre bins.

The WMP must be amended to reflect the correct number of bins and collection frequency.

- Commercial Waste Storage Room. The WMP states that there is a commercial waste room on the ground floor but the location is not highlighted on the submitted plans.

Residential Bin Storage Room (information)

Due to the use of incorrect waste generation rates and service frequencies the residential bin room is larger than is required by Council.

The proposed residential bin room can be retained as is or can be made smaller to accommodate the required 10 x 240 litre bins.

The bin room service door and path leading to the truck parking bay must be a minimum of 1200mm wide.

Access to the residential bin room for service staff must not be impeded by any locked doors or gates. If the service door is required to be locked the only acceptable outcome is via the installation of a timer lock set to open from 6am to 6pm on the scheduled day of collection.

There must be no interconnecting door between the residential and commercial bin storage rooms.

Commercial Waste Storage Room

A commercial waste storage must be provided and highlighted as such on the plans.

This room must be completely separate from the residential bin storage room and designed in such a way that commercial proprietors do not have access to the residential bin room.

Residential Bulky Goods Room

A suitable room has been provided in the basement for this purpose.

This room is larger than Council requires for 11 residential units. The room can remain as is or can be made smaller (by half).

The door to this room must open outwards and be a minimum of 1200mm wide.

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.