

Waste Referral Response

Application Number:	DA2022/2152
Proposed Development:	Demolition works and subdivision of land into 9 lots including tree removal and infrastructure work
Date:	13/11/2023
To:	Adam Croft
Land to be developed (Address):	<p>Lot 295 DP 820302 , 122 A Crescent Road NEWPORT NSW 2106</p> <p>Lot 111 DP 556902 , 124 Crescent Road NEWPORT NSW 2106</p> <p>Lot 3 DP 210342 , 128 Crescent Road NEWPORT NSW 2106</p> <p>Lot 21 DP 545339 , 57 The Avenue NEWPORT NSW 2106</p> <p>Lot LIC 407538 , 57 The Avenue NEWPORT NSW 2106</p> <p>Lot LIC 460612 , 57 The Avenue NEWPORT NSW 2106</p> <p>Lot 1 DP 503390 , 126 Crescent Road NEWPORT NSW 2106</p> <p>Lot 2 DP 210342 , 55 The Avenue NEWPORT NSW 2106</p> <p>Lot 111 DP 556902 , 122 Crescent Road NEWPORT NSW 2106</p> <p>Lot 112 DP 556902 , 122 Crescent Road NEWPORT NSW 2106</p> <p>Lot LIC 188424 , 122 Crescent Road NEWPORT NSW 2106</p> <p>Lot 295 DP 820302 , 122 Crescent Road NEWPORT NSW 2106</p> <p>Lot 295 DP 820302 , 122 Crescent Road NEWPORT NSW 2106</p>

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 Services Assessment - Amended engineering plans 2023/724272

Supported subject to conditions

The access for waste collection , also assessed by Councils traffic officers appears to be suitable for

waste collection vehicles to collect waste from adjacent to the new accessway to the properties. As previously advised, waste collection procedure will be as follows and conditioned. Council will support the proposal for kerbside collection from each property via the use of individual bin sets according to the following:

- Lot 1 - bins collected from either Crescent Road or The Avenue.
- Lots 2, 3, & 4 - bins collected from Crescent Road
- Lots 5, 6, 7, & 8 - bins collected from The Avenue adjacent to the site access road entry.
- Lot 9 - bins collected from The Avenue

Lots 1, 2, 3, 4 & 9 will not be permitted to place their bins adjacent to the site access road entry for collection. There are too many bins for the available kerbside space. A suitably sized and located area must be nominated within each lot for the storage of the 4 bins provided by Council. For lots 2, 3 & 4 this area must be adjacent to Crescent Road.

Prior Waste Services advice

Waste Services Assessment - plans Swept Path & Proposed Sign Posting (submitted 12/10/2023)

Not Supported

The swept path diagrams do not show the driveway crossing.

Please provide diagrams showing full dimensions of the driveway crossing overlaid by the swept path diagrams.

The sign posting plan shows "no stopping" zones on the northern side of The Avenue and the southern side of The Avenue east of the private road way access into the property. Both of these are acceptable to Waste Services.

There is no "no stopping" zone for the the southern side of The Avenue west of the private road way access into the property. This may be required to allow the truck to reverse into the the driveway crossing.

Waste Services Assessment - amended plans (submitted 9/10/2023)

Not Supported

The issue regarding bin collection locations has been addressed.

The amended plans show alternative access to the proposed properties from The Crescent (lots 1,2,3 &4).

The issue regarding waste truck manoeuvring in The Avenue has not been addressed.

Discussions were had that resulted in an proposal that the waste trucks would use the new driveway crossing from The Avenue and the first several metres of the private property to complete a three point turning manoeuvre - reverse in, forward out.

The amended plans show the driveway crossing and private road to have a carriageway width of only 3.25 metres.

This is not wide enough to allow for a 10.5 metre long, three axle, heavy rigid truck to perform the three point turn.

The applicant is to provide swept path analysis demonstrating the waste truck movements in and out of the proposed new driveway crossing.

The width and length of the driveway crossing are to be clearly marked on the plans.

Also, parking restrictions will be required on The Avenue on either side of, and directly opposite, the driveway crossing to allow the waste trucks to complete the turning manoeuvre. The parking restrictions are to form part of the proposal and be shown on the plans.

Waste Services Assessment

Not Supported

Specifically:

Clarification is required regarding roadworks to be undertaken in The Avenue to allow for the waste collection vehicles to turn around in front of lot 9.

There are no details provided in the plans that have been submitted.

Waste Collection Procedure

Council will support the proposal for kerbside collection from each property via the use of individual bin sets according to the following:

- Lot 1 - bins collected from either Crescent Road or The Avenue.
- Lots 2, 3, & 4 - bins collected from Crescent Road
- Lots 5, 6, 7, & 8 - bins collected from The Avenue adjacent to the site access road entry.
- Lot 9 - bins collected from The Avenue

Lots 1, 2, 3, 4 & 9 will not be permitted to place their bins adjacent to the site access road entry for collection. There are too many bins for the available kerbside space.

A suitably sized and located area must be nominated within each lot for the storage of the 4 bins provided by Council. For lots 2, 3 & 4 this area must be adjacent to Crescent Road.

Waste Services Assessment Not Supported

Access for waste collection vehicles:

The private road needs to meet the requirements of a roadway in the DCP, which is a minimum width of 6m with no on street parking permitted. This allows 10.5m waste collection truck to turn the corners and use the arm on the left to service each dwelling.

The collection vehicle is a 3 axle heavy rigid vehicle. The vehicle specifications are in Appendix B of Waste Management Guidelines.

A private road is required to meet the waste management requirements in the Waste DCP - chapter 7 of the Waste Management Guidelines

Specifically:

- The road must be wide enough to allow a minimum 6m wide carriageway that is clear at all times of on-street parking or any other obstructions. If there is on street parking, the carriageway needs to be a minimum of 7.5m kerb to kerb.

- A swept path analysis is required to demonstrate that the collection vehicles can negotiate any corners as well as the entry/exit points in both directions.

- The plans need to demonstrate that the collection vehicles can enter and leave the property in a forward direction. The waste vehicle should only be expected to make a 3 point turn to complete a u turn.
- The road's longitudinal gradient must not exceed 16%.
- The desired maximum turning head gradient is 10%.
- The shape of the cul-de-sac head is to be either a bowl, 'T' or 'Y' shaped arrangement to allow collection vehicles (Heavy Rigid Vehicle) to turn.
- A turning bowl must have a minimum 19m diameter.
- The nature strip (including the footpath, if there is one) must be a minimum of 1.5m wide and higher than the road level to allow space for residents to present their bins and bulky goods for collection.
- Roadways must be free from obstructions such as street furniture, vegetation and poles
- If there is an OSD tank under the road, the road must be able to support a 23 tonne waste collection vehicle.
- A minimum working clearance of 4.5m above the road pavement must be provided for aerial cabling, street lightning, trees etc.

Indemnity Requirements

The applicant will need to indemnify Council and its contractor/s from and against all claims, actions, costs, expenses, loss or damage while providing the waste service. See appendix E for Indemnity templates (Positive Covenant). The template/s that must be completed will be included as a condition of consent in the approved DA.

Please include Council Waste Collection clauses in the Community Management Statements. These clauses are contained in Appendix D of the Waste Management Guidelines.

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 titled dated 18/8/2022.

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

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

Positive Covenant for Council and Contractor Indemnity

A positive covenant shall be created on the title of the land prior to the issue of a Subdivision 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.

Waste Services - Waste removal management

Council provided waste bins must be presented on the public roadways for collection as detailed below, and in accordance with Council's ongoing waste collection services schedule

- Lot 1 - bins collected from either Crescent Road or The Avenue.
- Lots 2, 3, & 4 - bins collected from Crescent Road

- Lots 5, 6, 7, & 8 - bins collected from The Avenue adjacent to the site access road entry.
- Lot 9 - bins collected from The Avenue

A suitably sized and located area must be nominated within each lot for the storage of the 4 bins provided by Council for each lot.

For lots 2, 3 & 4 this area must be adjacent to Crescent Road.

Bins must not remain in the public road reserve after they have been emptied each week.

Reason: To ensure the efficient removal of waste and the ongoing amenity of the area

CONDITIONS THAT MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF ANY STRATA SUBDIVISION OR SUBDIVISION CERTIFICATE

Authorisation of Legal Documentation Required for Waste Services

The original completed request form (NSW Land Registry Services standard form 13PC) must be submitted to Council for authorisation prior to the issue of the Subdivision 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.