

Waste Referral Response

Application Number:	DA2019/1190
Date:	28/04/2020
To:	Daniel Milliken
Land to be developed (Address):	Lot 1 DP 651395 , 9999 Pittwater Road BROOKVALE NSW 2100 Lot 1 DP 784268 , 9999 Pittwater Road BROOKVALE NSW 2100 Lot B DP 966128 , 9999 Pittwater Road BROOKVALE NSW 2100 Lot 6 DP 785409 , 9999 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 Management Assessment - Amended Plans
Recommendation - Refusal

Councils position on waste storage and disposal from this proposal is as follows:-

- The new grand stand - Council will manage all waste generated by spectators on game days from this facility.
- Centre of Excellence - Waste from this facility will be managed by the CoE management. Waste will be stored in a separate location from game day grounds waste and removed under a contract put in place by CoE management.

The following issues identified in this proposal need to be addressed:

1) Waste collection truck access.

Access is required for waste collection at the existing location on the eastern side of the bin shed.

Council contractors use a 3 axle heavy rigid vehicle that is 12 metres long to service the bins.

The applicant must demonstrate that this size of vehicle can enter and leave the area between the new grandstand/centre of excellence and the bin shed in a forward motion. That is, drive in forwards, turn around using only one reverse motion, and leave in a forward motion. Please provide appropriate swept path analysis to demonstrate compliance.

2) Access to plant/machinery storage compound.

There is a secure storage area for trailers, mowers etc between the bin shed, basket ball court, cricket nets and the northern perimeter fence of the Brookvale Oval grounds.

The newly proposed CoE waste storage area is located in front of the gate to this storage compound. The applicant is to demonstrate that vehicles still have suitable access to this compound. Particularly with regards to reversing trailers from the landing area into the compound.

3) Access to the concourse/pitch level from the bin shed.

A ramp needs to be provided to allow cleansing staff to wheel bins to and from the bin shed to the concourse/pitch level. The gradient of the ramp is to be greater than 1 in 8.

4) Design of the CoE Waste Storage Facility.

Is this a room or a bay? does it have a roof?

Council requires this facility to be a secure room with floor waste connected to the sewer, suitably ventilated and vermin proof.

Ray Creer

Waste Services Officer

Recommendation

Refusal

Comments in regard to the waste referral:

- Waste storage room design
 - o Require a bin layout plan showing the required number of bins.
 - o Show doors with dimension- minimum width is 1200mm
 - o Pathway to collection point to waste store room. Pathway width is minimum 1200mm and 6.5m in distance.
 - o Gradient of path is 1: 8
- Anticipated bins numbers for the projected waste figures as detailed in the SEE are:
 - o Ideally we need more information on proposed events and activities in the centre as these may generate significant amounts of waste. Number of bins may increase or frequency of service.
 - o Red general waste bins= 4 x 660L or 11 x 240L bins
 - o Blue Paper recycling bins = 4x 240L bins
 - o Yellow Container recycling bins= 3x 240L bins
 - o Total is 18 x 240L bins 7x 240L and 4x 660L bins

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.