

## Waste Referral Response

<b>Application Number:</b>	DA2023/0976
<b>Proposed Development:</b>	Demolition works, subdivision into 53 lots and one community title lot, construction of 53 dwellings, including internal roadways, stormwater, creekline rehabilitation and landscape works
<b>Date:</b>	04/12/2024
<b>To:</b>	Thomas Prosser
<b>Land to be developed (Address):</b>	Lot 1 DP 592091 , 20 - 22 Macpherson Street WARRIEWOOD NSW 2102

### 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

#### NOT SUPPORTED

##### Waste Management Assessment

The proposal is unacceptable.

Specifically:

##### Waste Collection Vehicles - information

Councils uses a fleet of heavy rigid waste collection vehicles NOT medium rigid vehicles as stated in the Traffic Assessment.

The vehicles are 10.5 metres long, have three axles and weight 23 tonnes when fully loaded.

##### Road Circulation - Unacceptable

The proposal is for an anti-clockwise road circulation.

This is the wrong direction for use with Council's fleet of side-arm waste collection vehicles.

The road circulation must be changed to either clockwise or, preferably, two directional.

A two directional road will allow for all bins to be collection from in front of each property.

A clockwise road will allow for more than 80% of bins to be collected from in front of the allocated property. (Properties 48 thru to 57 may need to present on opposite side of road 02 - at least this is not in front of any other dwellings).

##### Road Design - Unacceptable

The internal roads must be designed to accommodate Council's fleet of heavy rigid vehicles.

Swept path analysis is to be provided demonstrating entry/egress to/from Macpherson Street and the property in both directions for HR vehicle.

Swept path analysis for all corners and truck manoeuvres within the property to be provided for HR vehicle.

All infrastructure placed under the road pavement (pipes, OSD tanks etc) must be able to support a 23 tonne waste collection vehicle.

A 4.5 metre clearance is required above the road pavement and bin presentation area to allow for operation of the bin lifting mechanism.

(The landscape plans show a considerable amount of vegetation overhanging the road pavement which will potentially interfere with bin emptying operations).

Road pavements must be a minimum of 6.0 metres wide where on-street parking is not provided and a minimum of 7.5 metres wide where on-street parking is provided.

For waste collection purposes access roads 04 and 05 must have the pavement widened to 6.0 metres to meet the minimum requirement.

#### On Street Parking - unacceptable

The proposal for on-street parking on 6 metre wide road pavements does not comply with Council's road design requirements.

The expectation that vehicles will not park on the road pavement on nominated waste collection days is unrealistic.

As the proposal is for a community titled roadway Council will have no jurisdiction to enforce parking restrictions and have offending vehicles moved.

Please refer to the "Road Design" comments for road pavement width requirements for on-street parking.

#### Bin Presentation - unacceptable

The proposal that residents present their bins in front of another property, with some residents being required to drag their bins more than 30 metres, is entirely unacceptable to Council and all future occupants of the property.

The proposal also shows a large number of bins being presented behind nominated on-street parking spaces.

Bins must be able to be emptied from in front of the property to which they are allocated.

A clockwise road rotation or two directional road will allow this to happen.

An area must be provided for the presentation of up to 3 wheelie bins at the kerbside in front of each dwelling.

The road pavement cannot be used for this purpose.

The photo montages show extensive garden beds and trees between the road kerb and the footpath or property boundary. The location of these gardens and trees will need to be reviewed in order to ensure bins can be placed at the kerbside immediately adjacent to the road pavement. It would be acceptable to replace the garden beds with turf.

#### Bin Storage within the Property - acceptable

Bin storage within the garage is shown on the plans for all property types except A1 & A2.

Bin storage arrangements for property types A1 & A2 is shown to be in garden.

These arrangements are acceptable.

#### Bulky Goods Presentation - information

An area must be available for the presentation of up to 3 cubic metres of bulky waste at the kerbside in front of each dwelling.

The road pavement cannot be used for this purpose.

The 0.75 metre verges provided on roads 03, 04 & 05 will not be suitable for this purpose and must be widened.

The photo montages show extensive garden beds and trees between the road kerb and the footpath or property boundary. The location of these gardens and trees will need to be reviewed in order to ensure the bulky goods items can be placed at the kerbside immediately adjacent to the road pavement. It would be acceptable to replace the garden beds with turf.

#### Community Management Statement (CMS)- information

The CMS must contain standard wording provided by Council with regards to access by waste collection vehicles.

Wording for the CMS will be provided by Council.

The CMS standard wording can be downloaded from Councils' website.

#### Positive Covenant for Waste Collection Services - information

A positive covenant is required to be placed on the community lot containing the roadway to ensure ongoing access for waste collection services.

Wording for the covenant will be provided by Council.

The positive covenant wording can be downloaded from Councils' website.

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**

#### **Plans must demonstrate location and adequate depth under road infrastructure to support waste truck collection service**

Plans must demonstrate that infrastructure proposed to be placed under the road pavement (pipes, OSD tanks etc) is able to support a 23-tonne waste collection vehicle.

Reason: To support ongoing waste truck collections on this private road network.

#### **Revised Landscape Plan to be submitted to demonstrate adequate bin and household bulky goods presentation areas**

A revised landscape plan must be submitted to Council for approval demonstrating adequate bin and bulky goods presentation areas to all Lots in this development, vegetation to be replaced with a smooth flat surface (grass deemed suitable) for residential bins and household bulky goods up to 3 cubic metres per dwelling to be presented for collection, a space of 1.6m long x .75m deep per Lot is required for up to 3 x bins per week.

A clearance height of 4.5m is required above the road pavement and bin presentation area to allow for the operation of the bin lifting mechanism.

Reason: To ensure adequate flat areas and waste truck functionality and maneuverability required for collection of bins and household bulky goods by council.

### **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 titled dated [INSERT].

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 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.

## **ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES**

### **Use of a Janitor for presenting bins for Lots 109-113 & Lots 122-126**

As shown on the bin presentation and collection plans and a binding condition to be documented in the plan of management stipulating an ongoing maintenance requirement performed by a Janitor engaged by the strata committee in perpetuity to ensure that the above arrangement remains in force throughout the life of the development that-

the residential bins for lots 109-113 & 122-126 will be left by the residents in front of the respective garages on the morning of the scheduled bin collection day and the Janitor employed by the Body Corporate will transport the bins to the nominated area along Road N°1 where the bins will be emptied by Council's waste trucks.

After collection, on the same day, the Janitor will then transport the bins back in front of the garages of the relevant lots for the residents to place the bins back in the bin storage area within each Lot no later than the evening of the scheduled service day.

Reason: To allow for efficient servicing of waste bins and preserve the public amenity of the area by ensuring waste bins are not left on the nature strip for collection.

### **Presentation of Bulky Goods for Collection**

It is the responsibility of the owners to present bulky goods materials at the nominated kerbside location as shown on plans for collection in accordance with Council's requirements.

Reason: To preserve the public amenity by minimising the time bulky goods materials are presented at the kerbside.

### **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.

## **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.

**Neighbourhood Management Statement for Waste Services**

Where a development proposes the creation of a neighbourhood scheme, the Neighbourhood Management Statement shall include wording in relation to the provision of waste services in accordance with Appendix D of Northern Beaches Council Waste Management Guidelines

Reason: To ensure ongoing access for servicing of waste facilities.