

Waste Referral Response

Application Number:	DA2020/0579
Date:	26/08/2020
To:	Tony Collier
Land to be developed (Address):	Lot 29 DP 5464 , 27 Warriewood Road WARRIEWOOD NSW 2102 Lot 28 DP 5464 , 25 Warriewood Road 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

Waste Management Assessment - Amended Plans
Recommendation - Unacceptable

Whilst considerable improvement has been made, there are still two issues that have not been addressed that were raised in the previous assessment (below).

- 1) The doors on the waste bin holding room swing outwards blocking access along the pathway for service staff when open. *This is unacceptable and will need a redesign.*
- 2) The route between the two internal binrooms and the holding room involves the use of public footpath to transfer the bins. - *unacceptable. The bins must be able to be transferred between the two locations without leaving the private property.*

Additional Information

- 1) Bulky Goods Storeroom - *acceptable*
- 2) Semi-detached dwellings bin stores - *acceptable*
- 3) Residential flat building binrooms x 2 - *acceptable*

Ray Creer
Waste Services Officer

Waste Management Assessment
Recommendation - Unacceptable.

General Comments

TTM, the consultants used to prepare the Ongoing Waste Management Plan, have assumed incorrect waste generation rates and bin configurations for use within Northern Beaches LGA. Changes will need

to be made to the proposal to accommodate the required number of bins. These will be detailed below.

Waste collection services will be delivered from the two adjoining public roads - Lorikeet Drive & Warriewood Road - as detailed in the proposal.

Should any changes be proposed that will require waste collection to be undertaken from the private laneway, then the laneway engineering specifications will need to be upgraded to allow for the use of heavy rigid waste collection vehicles.

Please refer to Councils Guidelines for Residential Waste Facilities for all design requirements.

Semi Detached Dwellings and House.

Each dwelling will be issued with a set of four waste bins (not two as stated in the WMP provided). These being - 1 x 80 litre garbage bin, 1 x 140 litre paper recycling bin, 1 x 140 litre container recycling bin and 1 x 240 litre vegetation bin.

The bin enclosure at each dwelling will need to be redesigned to accommodate the required bins detailed above.

The occupants of each dwelling will be required to present the bins at the kerbside on Warriewood Road for collection.

Residential Flat Building.

Council will be providing a total of 27 x 240 litre bins to this property.

- The basement binroom.

This room is to be large enough to accommodate the full complement of 27 bins.

Isles between rows of bins or the wall and a row of bins should be a minimum of 1 metre wide.

Door/s to this room must swing outwards and be able to be latched in the open position.

- The bin holding room on Lorikeet Grove.

This room is to be large enough to accommodate the full complement of 27 bins.

Each type of bin (lid colour) must be accessible to servicing staff without having to move other bins.

This holding area must screen bins from view from street and have a roof.

The doors to this room, whilst correctly shown swinging outwards, also block access along the pathway when open. This is unacceptable and will need a redesign.

- Bin transfer process.

The applicant proposes that the owners corporation employ a care taker to rotate bins between the basement binroom and the holding bay on an "as required" basis.

This proposal is unacceptable.

Specifically:

1) This imposes an ongoing financial burden on the building owners. - *The basement binroom and holding room should be large enough to accommodate the full complement of bins so that the care taker is only required to transfer bins once per week.*

2) The care taker will be required to use a bin tug on the steep vehicular driveway to retrieve bins from the basement. - *A path that is separate to the vehicular driveway to be provided for the purpose of manoeuvring bins.*

3) The route between the basement binroom and holding room involves the use of over 100 metres of public footpath to transfer the bins. - *The bins must be able to be transferred between the two locations without leaving the private property.*

- Bulky Goods Storage Room

There is no bulky goods storage room shown on the plans. - *A room is required that meets Council requirements.*

Ray Creer
Waste Services Officer

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.