

Waste Referral Response

Application Number:	DA2019/1190
Date:	29/05/2020
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 - Additional Information - 29/5/2020

Recommendation - Approved subject to conditions.

Applicant has provided suitable responses to Waste Mgt concerns.

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 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 [INSERT] and dated [INSERT].

Reason: To ensure waste is minimised and adequate and appropriate waste and recycling facilities are provided. (DACWTE01)

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. (DACWTE02)

CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

Garbage and Recycling Facilities

All internal walls of the storage area shall be rendered to a smooth surface, covered at the floor/wall intersection, graded and appropriately drained to the sewer with a tap in close proximity to facilitate cleaning.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any interim / final Occupation Certificate.

Reason: To prevent pollution of the environment and to protect the amenity of the area.(DACPLF03)

Waste/Recycling Compliance Documentation

Evidence of disposal for recycling from the construction/demolition works shall be submitted to the Certifying Authority prior to the issue of any interim / final Occupation Certificate.

Reason: To ensure waste is minimised and recycled. (DACWTF02)