

Waste Referral Response

Application Number:	DA2023/0669
Proposed Development:	Demolition work and the construction of 28 dwellings, infrastructure, roadworks, tree removal, landscaping, community title subdivision and the dedication of the creekline corridor to Council.
Date:	16/09/2024
To:	Alex Keller
Land to be developed (Address):	Lot 4 DP 553816 , 16 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

Supported with conditions

Waste Management - LEC amended plans

Conditions without Prejudice as requested.

Required Waste Conditions of Consent have been selected in the "conditions" tab.

Supplementary information

The supplementary information provided addresses Council's concerns with access for waste collection vehicles and presentation of bins.

The Schedule of Amendments prepared by Warrimac PTY LTD (TRIM2023/554804) states the following:

"Subject to confirmation from Council that this letter adequately addresses waste vehicle circulation, we will proceed with updating the Operational Waste Management Plan, subdivision plan and architectural plans to reflect bin collection locations for Lots 2-8 adjacent to each dwelling and storage for 4 bins within each lot".

The Supplementary Information provided by CJP Consulting Engineering (TRIM2023/554797) addresses the issues raised in the above paragraph.

The swept path analysis provided demonstrates to Councils' satisfaction that HR waste collection vehicles can traverse the road network within the property for the collection of bins from the front of

each property.

Please provide updated OWMP, subdivision plan and architectural plans for assessment. Conditions of consent will be provided once the assessment has been completed.

Original Waste Management Assessment

Unsupported

Specifically:

1) The proposed waste collection arrangement described below is entirely unacceptable to Council and all future owners/occupiers of Lot 10.

"The night before collections the residents will present their bins on the kerbside adjacent to each dwelling except for lots 2-8 where the bins are to be presented to the kerbside adjacent to Lot 10".

A total of 21 bins would need to be presented at this location along with the bins from lot 10. This would require a kerb length of approximately 24 metres to present all the bins. The width of lot 10 is only 13 metres (including the driveway!) and Council does not permit bins to be double or triple stacked for collection.

The standing of bins from other lots in front of Lot 10, particularly if for an extended time, along with overflowing bins and spilt materials would be a source constant irritation for the occupants of Lot 10. Would you want this eyesore in front of your house every week?

Similarly the proposal to collect bulky goods via the same scenario is unacceptable.

Access will need to be provided for the waste collection vehicles to all lots so residents can place their waste bins and other materials in front of their own dwelling for collection.

2) Bin storage within each dwelling.

Most dwelling type plans only show storage for 3 bins.

Council requires storage for 4 bins. An area of 750mm x 2120mm is required.

Please show compliance with this requirement on updated plans.

3) Swept Path Analysis for Waste Collection Vehicles

The swept path analysis only shows the vehicle travelling in one direction through the property.

The vehicle will be required to travel in both directions through the property and perform a 180 degree turn at the Brands Lane roundabout.

Please provide swept path analysis that shows the vehicle:

- can traverse the roadway in both directions
- can travel south along Brands Lane, complete a 180 degree turn at the roundabout to then travel north on Brands Lane
- can exit the private road onto Brands Lane roundabout, complete a 180 degree turn on the roundabout and then re-enter the private road

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

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 Waste Management Plan submitted on 2/6/2023.

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

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.