

Waste Referral Response

Application Number:	DA2024/1684
Proposed Development:	Alterations and additions to an approved mixed use development
Date:	03/01/2025
To:	Thomas Burns
Land to be developed (Address):	Lot 1 DP 1001963 , 638 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

Proposed mixed use, multi unit development at 638 Pittwater Rd. Bound by 3 roads – Pittwater Rd which is major arterial route, Orchard Rd with parking on street and Charlton Lane which is a narrow lane to the rear.

Proposed development includes:

60 residential units made up of 39 x 1 bed, 15 x 2 bed and 6 x 3 bed.

8 commercial units totaling 794 m2

3 retail units totaling 1030 m2

152 parking spaces accessed from Charlton Lane.

2 service vehicle Bays at ground level accessed from Orchard Lane

All Waste Storage Areas including Bulky Waste Storage Room will:

Have a practical layout, be free of obstructions and have only 90 degree angle corners.

Minimum ceiling height 2.1m throughout with minimum door width of 1.2m able to be latched in an open position and opening outwards.

Be at street level and permit easy, direct and convenient access for the residents, Council and Council's waste contractors. Bulky goods must not be placed on the kerbside so the storage room or suitable holding area must be accessible for council's waste contractors to service from the kerbside.

Be clear of any obstructions and security devices.

Be clear of any entry points to stormwater systems and prevent wastewater from entering any stormwater system.

The commercial waste storage room should be square or rectangular with only 90o angles, not rhomboid.

Domestic waste bin allocation by Council will be:-

20 x 240L Red Lid waste bins

13 x 240L Yellow Lid container recycling bins

13 x 240L Blue Lid paper recycling bins

Landscaping and vegetation will be managed by a contractor so no green lid bins required.

Pathway, access and door requirements

A minimum width of 1.2m opening outwards and able to be latched open.

Bulky goods waste storage area requirements

The bulky goods storage room must be provided according to the following:-

Have a volume of 4m³ per 10 units or part thereof.

Be square or rectangular with only 90o corners.

Have a floor area that allows for materials to be stacked to a maximum height of 2m.

It must be incorporated entirely within the site boundary and not visible to the public

Minimum ceiling height 2.1m throughout with minimum door width of 1.2m

For this development which constitutes 60 units, a bulky goods waste storage room or caged area separate from the waste storage room of minimum 24m³ with a ceiling height of 2.1m and doors with minimum width of 1.2m opening outwards must be provided that is accessible for Councils Waste Contractor. Items cannot be placed at kerbside on Pittwater or Orchard St or Charlton Lane.

The space indicated on the plans does not satisfy these requirements

The plans provided with the Waste Management Plan should show path to the waste storage rooms for residents, path for collection and exact dimensions including ceiling heights and door widths opening outwards.

Waste collection requirements (wheel in wheel out)

As this is a multi-development proposal, Council provides a “wheel in/wheel out” service for the residential bins. The site management/building manager or occupants are not required or instructed to place the bins at the kerbside for collection.

Residential waste bins will be collected from Waste Storage Room 1 on Orchard and Waste Storage Room 2 on Charlton. The pathway between the residential bin storage and the property boundary must be a maximum distance of 6.5m.

Service access for Council's waste collection staff must be via a pathway that is separate to any vehicular driveway and is to have a flat smooth nonslip surface with a maximum gradient of 1:8 and contain no steps.

Commercial Waste Service

Council does not provide commercial waste collection services. The commercial and retail waste will need to be completed by a private waste contractor. Bin configuration and frequency of collection will depend on the retail and commercial use and the service provider selected.

The plans show access for service vehicles 3.6m x 6.4m with a height clearance of 3.5m. The standard Heavy Rigid Vehicle used for waste services is typically 10.5m long, 2.5m wide with a service

height of 4.5m and a travel height of 3.7m. Vehicle weight is 22.5T with a turning circle of 19m.

The clearance height of 3.5m will limit truck movement in and out.

Vehicles must be able to enter and exit the development in a forward direction using a maximum of a 3-point turn. The use of a turn table is not acceptable.

Bins in the commercial waste storage room must not be stacked at any time and must provide opportunities for retail and commercial tenancies to recycle appropriately.

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.