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1105 – 1107 Barrenjoey Road NSW 2231
Addressing Council Waste Management Issues
29 August 2022

Purpose of Report

AusWide Consulting prepared a Waste Management Plan for a proposed shop top housing development at 1105-1107 Barrenjoey Road Palm Beach. The Northern Beaches Council has identified some issues with the proposed waste solutions. This report proposes solutions to the issues raised by Council.

Specific Issues Raised and Proposed Responses

Council has indicated that three waste solutions at the proposed development at 1105-1107 Barrenjoey Road Palm Beach in the Waste Management Plan prepared by AusWide Consulting are unacceptable and requirement amendments. These are:

- a) *The residential and commercial waste must be stored in separate rooms. Each room must have its own separate door. Proprietors of commercial units must not be able to access the residential waste storage room.*
- b) *Service access to the bin room must not be via the driveway. A pathway separate from the driveway must be provided to the bin storage area.*
- c) *Under no circumstances are bins to be presented to the kerbside for collection. Council will provide a “wheel-out, wheel-in” service for the residential garage [sic] recycling bins. Commercial bins are required to arrange their own service.*

These points have been assessed and the following proposed amendments to the Waste Management Plan will be address these issues.

A) Separation of Residential and Commercial (Retail) Waste Rooms

As shown in the extract from the *Ground Floor Plan – Draft for Submission, PBD Architects, Revised 29/08/2022* (Figure 1 below), the waste rooms are separated into residential and retail commercial rooms with an access corridor between the two rooms. There are multiple double doors on the plan enclosing the residential waste room, which will be locked with keys issued only to residents to

prevent any use of the Residential bins by the operators of the commercial retail units. at the entrance to the retail commercial waste room.

Similarly, the retail commercial waste room has double doors that will be locked and keys only supplied to retail unit operators to prevent any use by occupants of the residential units.

B) Service access to bin room separated from the driveway

The architectural plans for the development (Figure 1) have been amended to provide for a separate sealed path for bins to travel to and from the concrete footpath on Iluka Road away from the driveway. This bin path is marked in orange.

C) No presentation of the bins for kerbside collection

The residential waste bins will now be retained in the residential waste storage area, and the Council will provide a “wheel-out, wheel-in” service for these bins off Iluka Road. Council waste collectors will be provided with a key to the residential waste storage area.

The retail commercial waste bins will be collected by a commercial waste collector organised by building management using a similar “wheel-out, wheel-in” service off Iluka Road, taking care that the commercial collection does not interfere with the Council residential waste collection times.

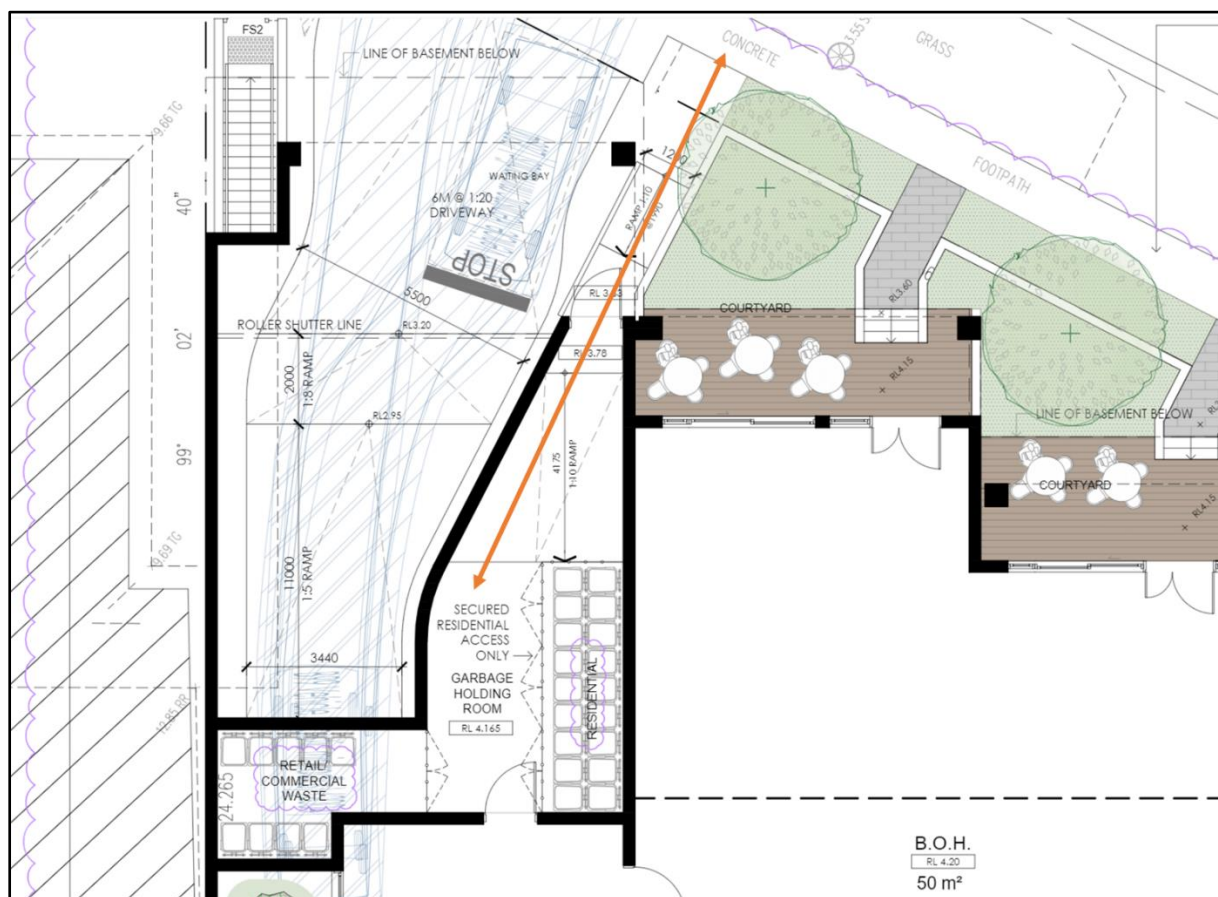


Figure 1: Ground Floor Plan – Draft for Submission, 1105 to 1107 Barrenjoey Road Palm Beach, PBD Architects, Revised 29/08/2022 (Bin Path – Orange Arrow)

Conclusion

The proposed responses address the waste management issues raised by Northern Beaches Council for the proposed shop top housing development at 1105-1107 Barrenjoey Road, Palm Beach.

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