

COFFS HARBOUR DEVELOPMENT CONTROL PLAN 2013

COMPONENT C7 WASTE MANAGEMENT REQUIREMENTS

Applies to

All of the following developments / activities undertaken within the Coffs Harbour Local Government Area:

- residential development, including tourist accommodation;
- commercial and industrial development
- public buildings.

Note that Local Environmental Plan 2013 has been deferred in some locations of the Local Government Area. This Development Control Plan does not apply to those deferred locations.

Date adopted by Council

13 December 2012

Effective Date

2 October 2013

Amendments

8 August 2013

Disclaimer

The hyperlinks to various State or Federal Government legislation have been included in this Development Control Plan in good faith and were current at the time that this document was prepared.

Applicants, landowners and any person(s) using the hyperlinks should ensure that the relevant legislation or policy is the most up-to-date version. This information may be obtained from the relevant government authority administering the legislation.

This Component provides the design considerations for waste management in the Coffs Harbour Local Government Area.

C7.1 DESIGN CONTROLS

C7.1.1 Objectives

1. To minimise waste generation and disposal to landfill.
2. To avoid the generation of waste through design, material selection and building practices.
3. To plan for the types, amount and disposal of waste to be generated during demolition, excavation and construction of development.
4. To ensure efficient storage and collection of waste and quality design of facilities.

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C7.1.2 General

a) Waste Separation

- i) All development is to provide for three stream waste separation.

b) Site Waste Minimisation and Management Plan

- i) A Site Waste Minimisation and Management Plan (SWMMP) must be prepared and submitted with development applications (DA) for the following types of development:
 - residential development, including tourist accommodation (excluding single dwellings);
 - commercial and industrial development; and
 - public buildings.
- ii) A SWMMP outlines measures to minimise and manage waste generating during:
 - demolition;
 - construction; and
 - ongoing use of the site/premises.

In doing so, the SWMMP nominates:

- volume and type of waste and recyclables to be generated;
- storage and treatment of waste and recyclables on site;
- disposal of residual waste and recyclables; and
- operational procedures for ongoing waste management once the development is complete.

The SWMMP highlights the method of recycling or disposal and the waste management service provider.

c) Submission Requirements

- i) The following are to accompany DAs:
 - a completed SWMMP; and
 - a site analysis plan (at scale 1:200) which is to include the following:
 - location of bin storage areas; and
 - details of design for bin storage facilities including floor plan, elevation, cross-sections, screening, dimensions and drainage.

d) Bin Options

- i) Council's garbage collection service provides a three stream waste service to all residential, commercial and industrial serviced properties.
- ii) Bins chosen should suit the type of development proposed:
 - 240 litre yellow-lidded bin for recycling (collected on alternate fortnights).
 - 240 litre red-lidded bins for residual garbage (collected on alternate fortnights).
 - 240 litre lime green-lidded bin for organics (greenwaste and food waste) (collected weekly).
 - 660 litre sized bulk red- and yellow-lidded bins (collected weekly). Only available for multi-unit dwellings with at least six units, or commercial and/or industrial operations.
 - 1,100 litre sized bulk red- and yellow-lidded bins (collected weekly). Only available for multi-unit dwellings with at least 10 units, or commercial and/or industrial operations.

Note:

Sharing MGBs is dependant upon the space available at kerbside for the number of bins allocated. When shared bins are chosen responsibility for the transfer of bins to and from the kerb, and maintaining the bin storage area rests with Strata Management Body Corporate/Property Owner.

e) Waste Generation Rates

- i) Waste generation rates must be considered when determining the number and types of bins required. Consideration must be given to the following variables by applicants, when determining bin configurations for both residential premises and commercial operations:
- the number of occupants;
 - size of dwellings;
 - nature of business
 - nature of wastes being generated;
 - frequency of collections; and
 - holiday period changes to volumes, etc.

Refer to the following web page for more information on waste generation rates
<http://www.environment.nsw.gov.au/warr/BetterPracticeMUD.htm>.

Residential and Commercial premises – allowable waste entitlement rate (volume) per week (through Domestic Waste Collection Service)	
Waste Stream	Volume per Week per Premises
Recycling	120 litres
Organics (greenwaste and food scraps)	240 litres
Garbage	120 litres
Total Weekly Waste Entitlement	480 litres
Hotels/Motels	10 litres per bed per day (add restaurant factor for each waste stream where necessary)

Notes:

1. *While greenwaste generation is dependent upon the size of the property, amount of garden/greenspace and seasonal variation, or have greenwaste removed by contractors. All properties produce some organic waste from kitchens, lunch rooms, or cleaning.*
2. *There is some variation in the amount of recycling, garbage and organics produced, dependent on the number of bedrooms in each dwelling. Dwellings designed for single/elderly persons generally generate less than the average amounts of waste. Council will accept a site/design specific SWMMP for these specialist multi-unit developments.*

f) Prohibited Waste Equipment

- i) The following equipment is not to be used:
 - chutes for the transfer of waste are not permitted in the Coffs Harbour Local Government Area (LGA); and
 - food waste disposal units or in-sink-erators are not permitted for use in the Coffs Harbour LGA.

C7.1.3 Residential (including Tourist Residential), Commercial Premises and Public Buildings

a) Bin Storage/Wash Area

- i) Communal bin storage/wash areas are required where bulk bins are used and/or mobile garbage bins (MGB) are shared.
- ii) The following controls must be implemented when designing the bin storage/wash area:
 - Dimensions:
 - adequate size to accommodate required number of bins, to service number of dwellings/units proposed and amount of waste generated from these;
 - maximum height to underside of roof 2.4 metres
 - area to be located a minimum of two metres from neighbouring properties (to mitigate odour, allow for screen planting, etc);
 - area to be roofed (with 100mm overhang), bunded and graded to prevent ingress of stormwater/ rainwater.

- Design/Materials:
 - structurally adequate construction;
 - where the facility is in front of the six metre building setback, the design and the materials used are to be compatible with existing or proposed buildings - specify materials and design on plan;
 - suitably landscaped;
 - provision of a visual screen from public view;
- to be drained to sewer, with a concrete floor graded and drained to a dry basket arrestor – prior to draining to sewer ([Liquid Trade Waste Guidelines 2005](#));
- area to be bunded must allow ease of movement of bins as well as access to the area by persons with a disability (as per Premises Standards);
- bin carting grade must not exceed 1:14; and
- security – install anti-vandal tap with hose fitting for washing bins.

b) Location and Access

- i) Residential bulk bins are serviced from the communal garbage bin storage area. This area therefore needs to be easily accessible (within a reasonable distance) from the service road. A maximum grade of 1:14 must also be observed in the design.
- ii) The following must be observed:
 - **Access to bulk bin storage areas** – If entry to the property is proposed, large collection vehicles will need to be able to access the bin storage area. Large collection vehicles require large turning circles and minimum pavement strengths to ensure no damage to property.

- **A [Section 88b Instrument](#) or an appropriate Clause** in a Neighbourhood Management Statement/Strata Bylaws will be required where collection vehicles are required to traverse private property/roads (see an example of both the Management Statement and 88b Instrument in Appendix 2 of this Component).
 - **Kerbside Collection Point** – Where MGB's are chosen/required kerbside collection is required, no MGB's placed at the kerb are to encroach onto the frontage of any neighbouring property, including driveway access.
 - **Convenience for residents/users of facility** - If communal bin areas are to be used, consider placing bin storage area near letter boxes or car parking for ease of use. Communal facilities must be easily accessible from each dwelling/unit (as well as the usual kerbside collection point).
 - **Odour, noise and visual amenity** are to be considered when locating bin storage areas so as not to disturb other residents/units (communal or individual units). Consider proximity to adjoining properties, on-site dwellings and recreational areas. Noise should not affect neighbours due to use of area – selective location and screen planting can help ameliorate noise.
- iii) Where possible, the location and design of communal facilities/screened enclosures must be out of public view from the road, public walkways, adjacent properties or on-site visitor car parking. Where this requirement can not be practically achieved, the enclosure should complement the streetscape.
- c) **Commercial Waste**
- i) Where commercial waste will be associated with the activity, facilities are to be provided to meet the waste needs generated on the premises.
 - ii) Even where the predominant waste is “commercial waste”, provision must always be made for the three ‘domestic’ waste streams to maximise resource recovery.
- d) **Construction Waste Management**
- i) Waste generated from construction sites is subject to the following requirements during construction:
 - footpaths, public reserves, street gutters are not used as places to store demolition waste or materials of any kind without Council approval;
 - any material moved off-site is transported in accordance with the requirements of the [Protection of the Environment Operations Act \(1997\)](#);
 - waste is only transported to a place that can lawfully be used as a waste facility;
 - generation, storage, treatment and disposal of hazardous waste and special waste (including asbestos) is conducted in accordance with relevant waste legislation administered by the [Environment Protection Authority](#) and relevant Occupational Health and Safety legislation administered by [WorkCover NSW](#);
 - evidence such as weighbridge dockets and invoices for waste disposal or recycling services are to be retained;

- provision is to be made for the adequate storage of all waste on the construction site in such a manner to prevent litter, particularly wind blown litter from leaving the site; and
- the work site must be left clear of waste and debris at the completion of the works.

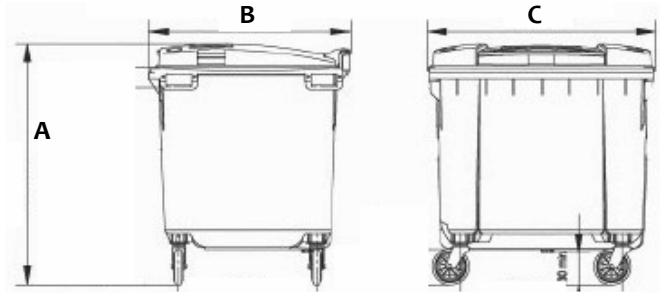
Bin Dimensions	Bulky Bin Types		
	240L	660L	1100L
Height (A)	1060mm	1230mm	1260mm
Depth (B)	740mm	800mm	1080mm
Width (C)	580mm	1220mm	1210mm

e) Bin Design Requirements

- The bin storage area must be designed to accommodate future service options.

Note: Commercial service operators may have different bin sizes available than those detailed below.

Bulk Bin



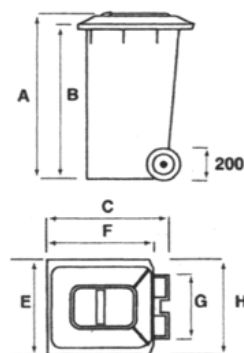
f) Bin Dimensions

Bin Dimensions	Mobile Garbage Bin Types	
	12L kitchen organics bin	240L wheelie bin
Height (A)	300mm	1060mm
Depth (C)	280mm	740mm
Width (H)	210mm	580mm

Kitchen Organics Bin



240L Wheelie Bin



a) Recommended Design Guidelines for Bin Wash/Storage Areas

Design guidelines for bin wash / storage areas are shown in figures A and B below:

FIGURE A – EXAMPLE ONLY MGB STORAGE AREA (8 MGBS)

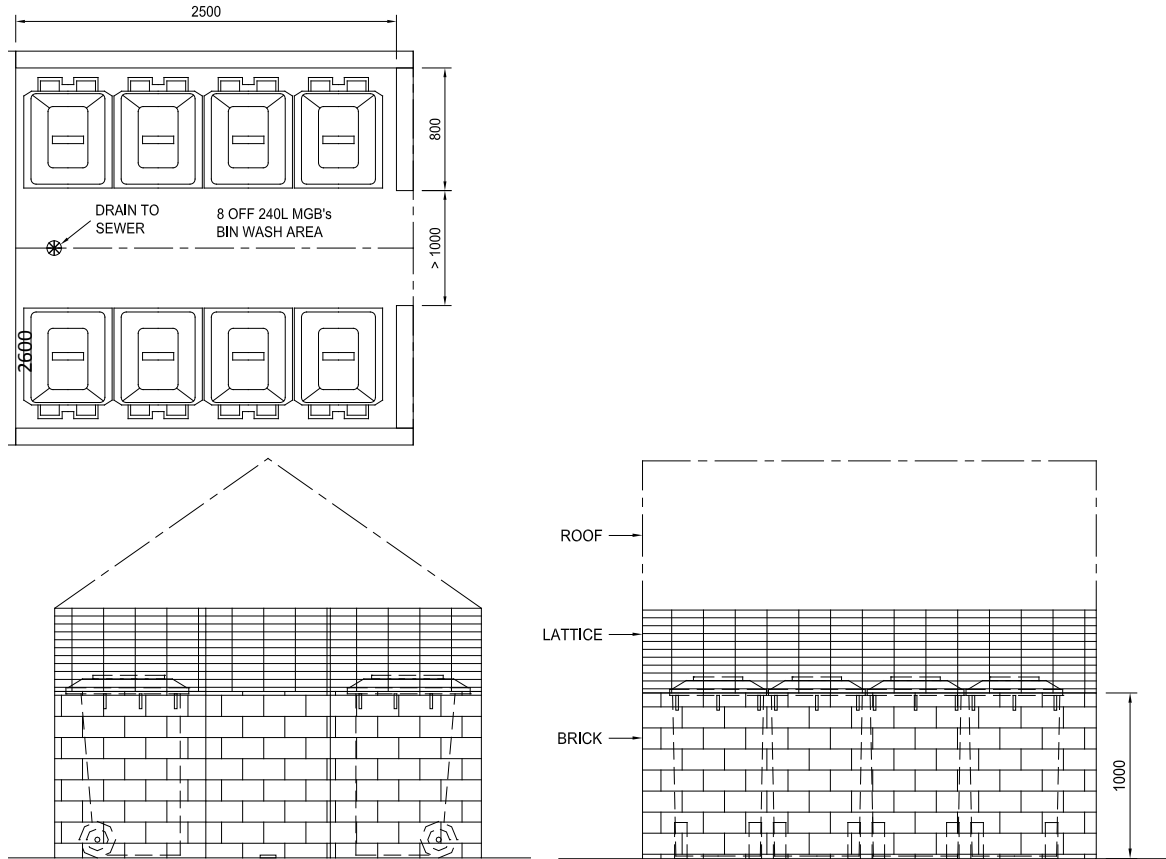
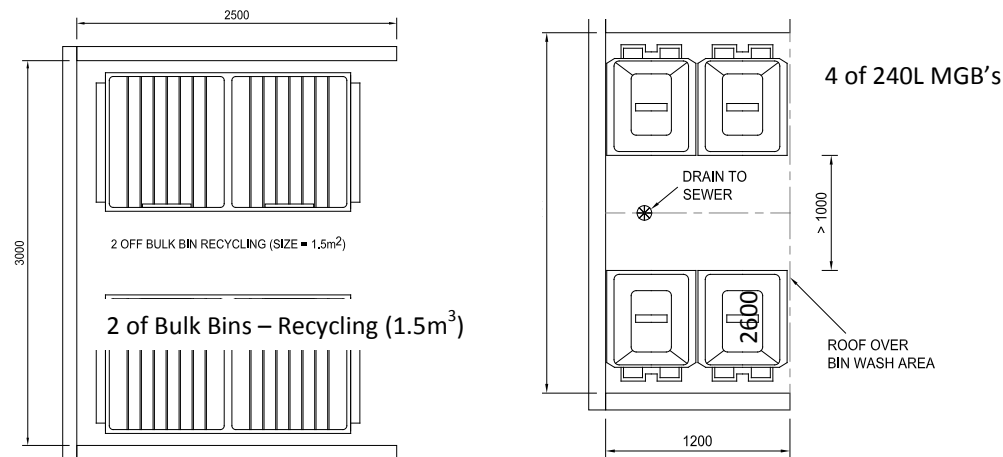


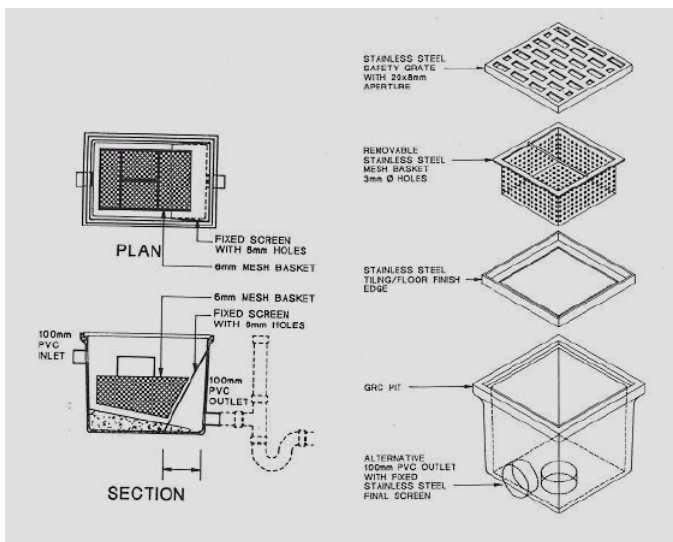
FIGURE B – EXAMPLE ONLY BULK BIN STORAGE AREAS (2 X 1.5 M³ AND 4 X MGBS)



C7.1.4 Bin Storage/Wash Area – Requirements when Draining to Sewer

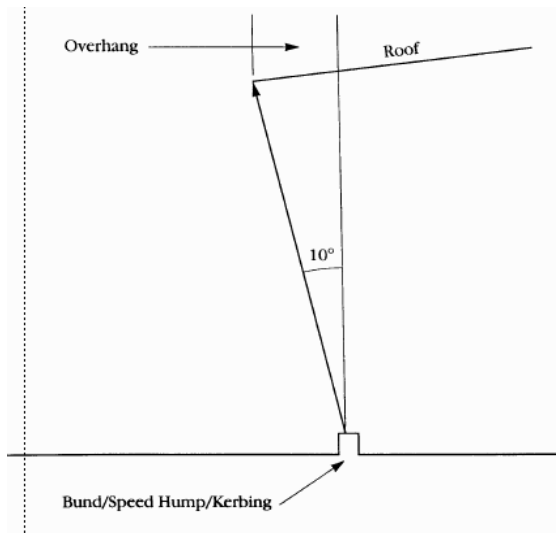
a) Dry Basket Arrestor

- i) The waste storage area must include a dry basket arrestor with fixed screens to any associated drain/s.



Source DEUS Liquid Trade Waste Management Guidelines 2005, Appendix F page 280

b) Roofing of Bin Storage Areas



Source DEUS Liquid Trade Waste Management Guidelines 2005, Appendix F page 300

- i) A bund/speed hump at least 50mm high, constructed around the bin storage / wash area is required to ensure that no surface stormwater can flow into the area.
- ii) The overall surface water flow across the site has to be considered and the height of the bund/speed hump may have to be increased to prevent stormwater flow into the bin storage/ wash area.
- iii) Where one or more sides of the enclosure structure are open to the weather, 10 degrees from the vertical of overhang of the roofing is the minimum acceptable cover.

C7.1.5 Bin Storage Areas - Ongoing Management

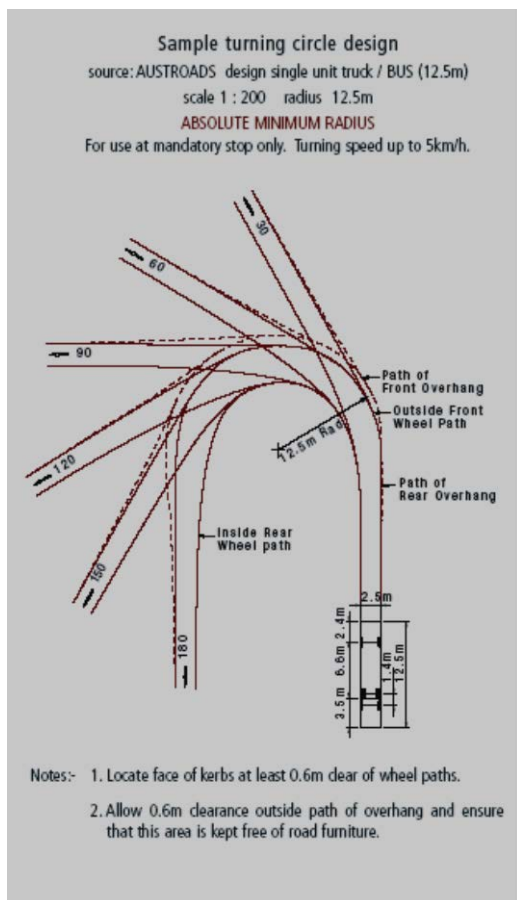
- i) Bin storage areas must not cause nuisance to residents or neighbouring properties.
- ii) The dry basket arrestor is to be cleaned and maintained regularly by the landowner to prevent odour nuisance and health risks.
- iii) Clear signage is to be displayed which depicts the correct use of bins within the storage/wash area. Signage is to include name and contact details for Complex Management OR person responsible for bin transfer/storage area maintenance.
- iv) A hose with a trigger nozzle, or high pressure cleaner should be used to wash bins (if high pressure cleaner is used, then consider noise impacts on residents and neighbours when carrying out cleaning).
- v) Ongoing management of a shared bin area is required within residential developments to ensure compliance with Schedule 1 - Model By-laws for residential schemes under the [Strata Schemes Management Regulation 2005 \(SSMR\)](#), and this Development Control Plan (DCP).

- vi) Within larger developments, a caretaker may be responsible for transferring waste for collection. The responsibility for waste management on a property ultimately rests with the owner, Body Corporate or managing agent (as per [SSMR](#)).
- vii) Appropriate signage for use of the waste facilities on the property must be provided and is the responsibility of the Body Corporate, owner or managing agent (refer <http://www.environment.nsw.gov.au/warr/R recyclingSigns.htm> to download signs).

C7.1.6 Collection Vehicles

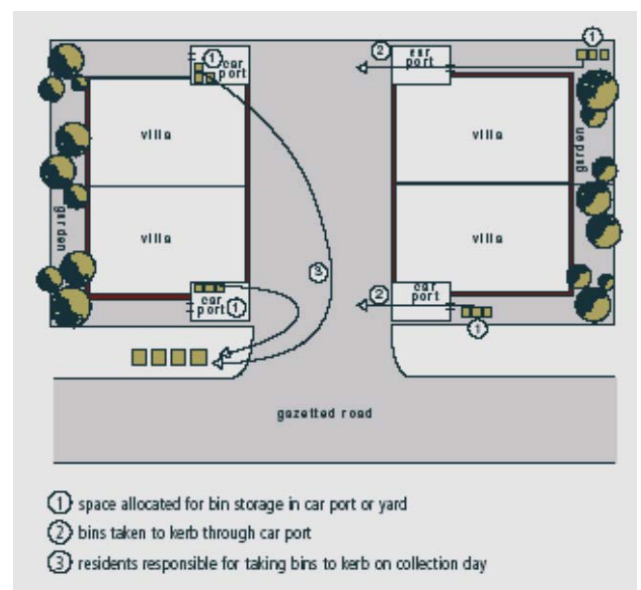
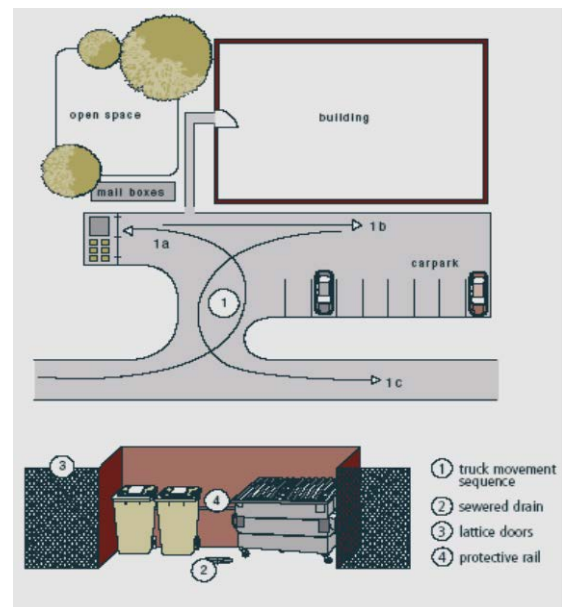
a) Types and Size of Collection Vehicles

- i) Waste collection vehicles may be side loading, rear or front-end loading. The size of the vehicles varies according to the area or collection service. Consult the service provider regarding the type of vehicle that may be used for collection.



b) Road Geometry

- i) The road geometry design parameters that must be complied with include:
 - a maximum desirable gradient of 10% for turning heads;
 - a maximum longitudinal road gradient of 20%;
 - a minimum kerb radius of 8.5 metres at the outside of turn;
 - an industrial strength pavement is to be installed, designed for a maximum wheel loading of seven tonnes per axle in order to accommodate collection trucks.



c) Vehicle Access/Turning Circles

(Source: *Better Practice Guide for Waste Management in Multi-Unit Dwellings Resource NSW*)

- i) Best practice design for collection vehicle access to and from a development requires a separate entrance and exit to allow the collection vehicle to travel in a forward direction at all times. Where there is a requirement for the collection vehicle to turn at a cul-de-sac head within a development, the design should incorporate either a bowl; 'T' or 'Y' shaped arrangement. The design aspects to consider include:
- placement of MGBs at the kerbside for collection;
 - parked cars on access roads;
 - trucks should only be expected to make a three-point turn to complete a U-turn;
 - allow for collection vehicle overhang and possible interference with bins and road furniture;
 - roads to be negotiated by collection vehicle are to be a minimum radius of 11.25 metre and a minimum width of four metres; and
 - if bulk bins are to be retrieved from within the building, a minimum ceiling height of six metres is required.

APPENDIX 1 – SITE WASTE MINIMISATION AND MANAGEMENT PLAN FORM

Please complete and submit this Plan, or similar with no less information, in accordance with controls as outlined in this component of the DCP, AND include the design and location of bin storage / wash areas on plans submitted with your DA.

Description of Development					
Type of development (please tick as appropriate)	Residential <input type="checkbox"/>	House <input type="checkbox"/>			
		Multi-unit <input type="checkbox"/>	No. of units	Bedrooms per unit:	
		Villa / townhouse <input type="checkbox"/>	No. of dwellings	Bedrooms per unit:	
	Commercial <input type="checkbox"/> (including public building / tourist accommodation)	Detail			
	Construction / demolition <input type="checkbox"/>				
			Tick	Yes	No
Option selected	Option A. Individual MGBs (3 x each premise)				
	Option B. Shared MGBs				
	Option C. Shared Bulk bins				
	Option D. Individual Bulk Bins (commercial)				

Please complete the table for each element of the waste management system design. Place a tick in the Yes OR No column to indicate where you feel you stand on meeting the guideline requirements.

Storage – space and location (Option A only)				
Location of bin storage / wash area is shown in plans and satisfies the following requirements:		Tick	Yes	No
	Requirements			
	Bins are not visible from the street.			
	Area available at each dwelling for storage of bins = 1.8 x 0.8m			

Storage – space and location (Options B, C and D)				
Service requirements (bin type and access) have been discussed with the collection service provider.	Name of Contact:			
		Tick	Size	Freq.
Total number and size of bins and frequency of collection (See Recommended Bin Options in Component C7 Waste Management Requirements).	Recycling - eg. 1,100L weekly			
	Organics – eg. 2 x 240L weekly			
	Garbage – eg. 1,100L weekly			

Space				
		Tick	Yes	No
Appropriate bin storage areas designed and cross-section with detail provided in plans satisfying the following requirements (See Bin Storage Areas in Component C7 Waste Management Requirements):	Requirements			
	Bin storage and wash area -			
	Roofed to prevent ingress of stormwater into sewer			
	Concrete floor graded and drained to sewer			
	Drain to dry basket arrestor (as per Liquid Trade Waste Guidelines 2005)			
	Anti-vandal tap with hose fitting for washing bins			
	Made with materials to match main building			
	Concrete graded floor with speed hump type ramp between area and outside path / driveway – no steps			
	Disabled access requirements fulfilled			

Location				
		Tick	Yes	No
Location of bin storage area is shown in plans and satisfies the following requirements:	Requirements			
	Bins are conveniently located for access by all users e.g. near car park.			
	Bin storage area located within 6m of property boundary (unless access conditions satisfied)*.			
	Bins are not visible from the street.			
	Noise and security have been considered in locating the bin storage area in relation to neighbouring properties.			

Internal Storage (residential and commercial only)				
		Tick	Yes	No
Waste cupboard space provided in each unit and shown on plans (See Internal Storage Space in Component C7 Waste Management Requirements).				
Option C - If >3 storeys or >18 units waste storage facilities may be provided on each floor or an internal collection service may be operated at the expense of the owners. Describe in detail and show on plans.				

Access – for Caretaker/ Residents				
		Tick	Yes	No
Distance – MGBs do not need to be wheeled more that 75m (50m maximum for aged persons or persons with a disability.)				
Slope – bin-carting grade is at a maximum of 1:14 – disabled access requirements have been met (where they differ from this requirement).				
MGBs do not have to be wheeled over steps to get them from where they are stored, to the kerbside.				

Access – for Waste Collectors				
		Tick	Yes	No
<p>MGBs – Sufficient space is available for collection at kerbside (i.e. space provided = number of bins to be placed at kerb for collection x 0.9m). <u>No encroachment outside property boundary is permitted</u></p>	<p>Maximum Number of bins to be collected on any day =</p> <p>Space at Kerb = metres</p>			
<p>MGBs – The location will not pose a traffic hazard? (i.e. wheeled bins are not placed near intersections, roundabouts, slow points, and along busy arterial roads.) On one-way streets bins are placed on the side of the road in the direction of traffic.</p>				
<p>Access roads – If access is via a private road the collection service provider has been consulted regarding access conditions (NB. An 88B instrument or similar may apply – see attached example).</p>	<p>Contact:</p>			
<p>88B Instrument applies (or equivalent community management statement inclusion)</p>				
<p>Option C Bulk Bins – Driveway access is suitable for the collection vehicle in terms of its strength and geometric design as per technical specifications (See Access in Component C7 Waste Management Requirements)</p>				
<p>Option C Bulk Bins – Bulk bins must be able to be moved across a flat surface at a reasonable distance for collection and the point of collection must be a flat, even surface.</p>				
<p>Option C Bulk Bins – The need for reversing of collection vehicles is eliminated or limited.</p>				



Demolition Schedule – complete all items that apply below				
		Tick	Yes	No
Identify which waste streams will be collected				
Name of Licenced Asbestos removalist				
Licence No.				
Identify which waste streams will be collected (tick yes or no in column on right)	Name of Facility / company collecting for disposal (if yes marked in column on right)			
Recyclables (glass, plastics 1-5, paper / cardboard, aluminium cans, steel cans)				
Organics / greenwaste				
Concrete / surplus pour				
Cement / bricks / masonry				
Contaminated fill				
Clean fill				
Paper / cardboard (if not with mixed recyclables)				
Wood / timber				
Metals - aluminium, zinc, copper, steel, lead (pipes, roofing, guttering strapping)				
Plastics (pipes and gutters)				
Insulation materials				
Plasterboard (clean)				
Tiles / roof tiles				
Windows / doors				
Glass unbroken				
Fixtures / fittings				
Carpet / underlay				
Vinyl floor covering / lino				
Sundry waste (paint tins, glue cartridges, plastic drums)				
Hazardous waste (more than 10 fire alarms, chemicals)				
Asbestos				
General waste				
Plan attached with location of temporary on-site waste storage				

Submit this Waste Management Plan with your Development Application.

APPENDIX 2 – EXAMPLES OF EASEMENT REQUIREMENTS AND COMMUNITY MANAGEMENT STATEMENT

Example 1 – Section 88b

NOTES ON EASEMENTS

Developments proposing internal collection points, waste storage and recycling facilities and garbage and recycling rooms should provide convenient access and a truck turning area to enable the collection of the receptacles from within the property.

EASEMENT REQUIREMENTS:

An easement entitling the Council, its servants and agents and persons authorised by it, to enter upon the subject land and to operate thereon vehicles and other equipment for the purpose of garbage and recycling collection, shall be granted to the Council by the owner of the subject land at the cost of the applicant, prior to occupation of the development and prior to registration of any plan of subdivision or strata subdivision of the subject land.

Such easement shall be in a form acceptable to the Council and shall include covenants to the effect that in the absence of negligence on the part of the Council, its servants, agents and those authorised by the Council to enter the subject property, they will not be liable for any damage caused to the subject land or any part thereof, or to any property located therein or thereon by reason of the operation thereon of any vehicle or other equipment used in connection with the collection of the garbage and recycling and to the effect that the owner for the time being of the subject land shall indemnify the Council, its servants, agents and persons authorised by it, to collect garbage and recycling against liability in respect of such claims made by any person whomsoever.

Documentation for the provision of the easement is to be submitted with the Subdivision or Strata Application.

NOTE: An 88(b) instrument is an acceptable form of easement subject to the area effected by the easement not requiring renewal upon sale or transfer at any time.

Example 2 – Clause for Management Statement/Strata Bylaws

- a) Council, its servants and agents have the full and free right at all times to enter upon Neighbourhood Property and to operate vehicles and other equipment for the purpose of garbage and recycling collection, and to repair and maintain the statutory services and statutory service lines.
- b) Council, its servants or agents shall not be liable for any damage caused to the Neighbourhood Property arising from the operation of any vehicle or other equipment as envisaged by Clause 5.2(a) except where such damage is caused by the negligence or recklessness of Council, its servants or agents.
- c) The terms of this Clause 5.2 may not be varied except with the prior written agreement from Council from time to time, or the successor of Council.