

Waste Referral Response

Application Number:	DA2024/1079
Proposed Development:	Community title subdivision into five (5) lots and civil works
Date:	02/09/2024
To:	Stephanie Gelder
Land to be developed (Address):	Lot 3 DP 1115877 , 53 B Warriewood Road WARRIEWOOD NSW 2102 Lot 3 DP 942319 , 53 Warriewood Road WARRIEWOOD NSW 2102 Lot 2 DP 1115877 , 53 A Warriewood Road 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

Waste Management Assessment
Unsupported - the proposal is unacceptable

Advice on Legal Requirements

Council Waste Services cannot support this proposal until such time as it can be demonstrated or proven that the legal requirements (positive covenant and Community Management Statement) have been agreed to and placed upon the community road lot of Pheasant Place, Warriewood.

A positive covenant will also be required to be placed upon 14 Pheasant Place as this proposal includes a dead end section of road to be located within this property. The placement of the positive covenant upon this property will need to be demonstrated or proven to Council Waste Services for support of this proposal.

Without the placement of the Positive Covenant for Waste Services upon the above two properties the proposed truck circulation for waste collection becomes unworkable.

The Positive Covenant for Waste Services is required to be placed upon the community road lot of this proposal.

Community Management Statement (CMS)

The CMS must contain the clauses provided by Council with regards to "Council Waste Collection".

Proposed Road Design

The proposed road pavement width of 7.5 metres is compliant with Council waste requirements

The proposed footpath/ naturestrip widths are compliant with Council waste requirements.

The proposed swept path diagrams show compliance with Council waste requirements.

It is noted that the applicant has indicated that the road pavement, and any under road infrastructure, is able to withstand the forces exerted by a 23 tonne waste collection vehicle.

It is noted that the applicant has indicated that the required clearance above the road pavement for waste collection will be adhered to.

Conclusion

The road design is fully compliant with Waste Design Requirements.

Approval from Waste Services is conditional upon the Positive Covenants for Waste Services being placed upon the community road lot of Pheasant Place and 14 Pheasant Place Warriewood. It is suggested that this be done as a priority as refusal to proceed with placement of the positive covenant from either property owner/s will result in the proposal being unworkable for waste collection purposes.

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.