

## Waste Referral Response

<b>Application Number:</b>	DA2024/1847
<b>Proposed Development:</b>	Subdivision of a proposed lot into nine (9) lots and construction of two (2) semi-detached dwellings and seven (7) dwellings across two attached housing buildings
<b>Date:</b>	28/01/2025
<b>To:</b>	Phil Lane
<b>Land to be developed (Address):</b>	Lot 3 DP 1115877 , 53 B 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

Subdivision is for 9 individual lots and relates to previous DA2024/1079.

Waste Management Report - Ongoing waste management needs to be completed (these are individual dwellings) and plans to show waste storage location for ongoing use. Residents must be able to wheel and place bins ready for collection – bins are not to be left on the roadway. (Note bins are 750mm from front to back when standing vertically). Please show path for individual properties on plans. Demolition and Construction Waste management details comprehensive for all stages of project.

A swept path diagram to confirm council's HRV collection trucks - 3 axle HRV has access and can turn around where required.

Kerb and the property boundaries on the western side of Road 1 must be minimum 1.5m width.

Design would be supported subject to the above items being provided and deemed suitable and Community Management Statement with regard to Council Waste Collection and Positive Covenant for Waste Services requested in prior application being addressed by the applicant.

Additional Information regarding community accessway:

- The road pavement and any infrastructure place under the pavement must be designed and constructed to allow for the operation of a 23 tonne waste collection vehicle without failure.
- A height clearance of 4.5 metres must be maintained above the road pavement to allow for the operation of the waste collection vehicle. Please consider appropriate tree plantings (location & species) to meet this requirement into the future.
- Parking restrictions are to be placed on the western side of the community road - 6.00am to 6.00 pm on the scheduled day of waste collections. A clause must be placed in the Community Management Statement enforcing the required parking restrictions.

Other standard conditions with regard to indemnity and the Community Management Statement when entering private property for waste collection will be also need to be applied to any development.

Waste Referral Response to DA2024/1079 in September 2024 requested the following:

#### 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 subject 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/ nature strip 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, 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.

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Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

### **Recommended Waste Conditions:**

Nil.