

Waste Referral Response

Application Number:	DA2020/0431
Date:	27/07/2020
To:	Thomas Prosser
Land to be developed (Address):	Lot 4 DP 7445 , 1129 Pittwater Road COLLAROY NSW 2097

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
Recommendation - The proposal is unacceptable.

Specifically:

The applicant proposes that waste be collected from the rear of the building via the use of a privately owned right of carriageway across the adjoining property (1125-1127 Pittwater Road). Unacceptable. *This would require the placing of several positive covenants (via 88B instrument) on the property (1125-1127 Pittwater Rd) to indemnify Council and the contractor and to ensure ongoing unimpeded access for waste collection purposes. The owner/s of the property is not obliged to do so and may refuse to have the covenants placed on the title of the property.*

Waste collection is done via the use of heavy rigid vehicles. These vehicles would need to enter and leave the property in a forward direction. This does not appear possible.

Council's preference to service the bins from Pittwater Road.

This would require a redesign/rearrangement of the residential bin room, bulky goods room and toilets to allow for access to the residential bin room from the pedestrian ROW easement. The residential bin room should be brought as close as possible to the rear of retail unit 2. Council will provide a wheel out/ wheel in service from this location.

2) There is no bin room for the commercial units. Unacceptable.

Reason: A bin room separate from the residential bin room is required.

Ray Creer.

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.