

Waste Referral Response

Application Number:	DA2025/0675
Proposed Development:	Subdivision of one (1) lot into eight (8) Torrens Title lots and construction of eight (8) dwelling houses and associated landscaping
Date:	19/06/2025
To:	Anne-Marie Young
Land to be developed (Address):	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

Dwellings – Onsite Bin Storage Requirements

Within each lot an area is indicated for the storage of the four waste bins provided by Council. Bins must be obscured from view from the roadway.

The following bins will be provided by Council to each dwelling:

- 1 x 80 litre garbage bin – 450mm wide, 510mm wide & 840mm high (lid shut)
- 1 x 140 litre paper recycle bin – 535mm wide, 615mm deep & 915mm high (lid shut)
- 1 x 140 litre container recycle bin – 535mm wide, 615mm deep & 915mm high (lid shut)
- 1 x 240 litre vegetation bin – 600mm wide, 750mm deep & 1060mm high (lid shut)

Bin & Bulky Goods Presentation

A 2.5-metre-wide footpath/nature strip has been provided which will allow for the presentation of bins and bulky waste.

Bins and bulky goods must be presented above the kerb. No materials or bins to be placed on the road pavement. Sufficient space is to be provided above the kerb in front of each property for 3 bins / 3 cu metres bulky goods.

Road Requirements

Waste collection is undertaken by three axle, 10.5 metre long, side-arm heavy rigid vehicle with the bin lifter on the left hand side only.

The 7.5 metre wide road pavement proposed is acceptable to Waste Services.

Swept path analysis must be provided to demonstrate turning of trucks at the end of Road 1 and the ability of the side arm truck to perform service. Reversing back along these roads by heavy vehicles will be unacceptable from a safety perspective.

The ability for turning of trucks at the junction of Road 2 and Pheasant Place may also be required given the current lack of rights of carriageway for Council over Pheasant Place.

Positive Covenant and Community Management Statement and access for waste collection vehicles on Pheasant Place

Council currently does not have right of access over Pheasant Place for the collection of waste. The applicant is to approach the Pheasant Place Community Association with a view to having Council's legal requirements fulfilled to allow access by the waste collection vehicles.

This would benefit both the applicant and the residents of Pheasant Place who currently present their bins on Warriewood Road.

A positive covenant must be placed on the community roadway (usually Lot 1) of the property to allow Council access to collect waste. Wording as per Appendix D and Appendix E, Northern Beaches Council Waste Management Guidelines.

There is currently no Council approved Community Management Statement for waste services placed on the Pheasant Place Community Roadway.

The use of Pheasant Place for waste collection services by Council is integral to this proposal as it allows trucks to circulate through the proposed subdivision in both directions.

Under Road Infrastructure

Waste collection trucks weigh 23 tonnes. The truck has 3 axles.

All under road infrastructure (e.g. osd tanks, pipes) must be capable of withstanding the load exerted by the waste collection vehicles.

Overhead Clearance.

Waste collection vehicles require a working clearance of 4.5 metres above the road pavement.

Swept path analysis and a positive covenant on Road 1 and Road 2 and an agreement to enter into a Community Management Statement for Waste Services for the development and Pheasant Place are integral to this project being supported.

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.