

Waste Referral Response

Application Number:	DA2023/0976
Proposed Development:	Demolition works, civil and infrastructure works, subdivision into 53 lots and one community title road, the construction of 53 dwellings and associated works.
Date:	02/08/2023
To:	Thomas Prosser
Land to be developed (Address):	Lot 1 DP 592091 , 20 - 22 Macpherson Street 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.

Specifically:

Waste Collection Vehicles - information

Councils uses a fleet of heavy rigid waste collection vehicles NOT medium rigid vehicles as stated in the Traffic Assessment.

The vehicles are 10.5 metres long, have three axles and weight 23 tonnes when fully loaded.

Road Circulation - Unacceptable

The proposal is for an anti-clockwise road circulation.

This is the wrong direction for use with Council's fleet of side-arm waste collection vehicles.

The road circulation must be changed to either clockwise or, preferably, two directional.

A two directional road will allow for all bins to be collection from in front of each property.

A clockwise road will allow for more than 80% of bins to be collected from in front of the allocated property. (Properties 48 thru to 57 may need to present on opposite side of road 02 - at least this is not in front of any other dwellings).

Road Design - Unacceptable

The internal roads must be designed to accommodate Councils fleet of heavy rigid vehicles.

Swept path analysis is to be provided demonstrating entry/egress to/from Macpherson Street and the property in both directions for HR vehicle.

Swept path analysis for all corners and truck manoeuvres within the property to be provided for HR vehicle.

All infrastructure placed under the road pavement (pipes, OSD tanks etc) must be able to support a 23

tonne waste collection vehicle.

A 4.5 metre clearance is required above the road pavement and bin presentation area to allow for operation of the bin lifting mechanism.

(The landscape plans show a considerable amount of vegetation overhanging the road pavement which will potentially interfere with bin emptying operations).

Road pavements must be a minimum of 6.0 metres wide where on-street parking is not provided and a minimum of 7.5 metres wide where on-street parking is provided.

For waste collection purposes access roads 04 and 05 must have the pavement widened to 6.0 metres to meet the minimum requirement.

On Street Parking - unacceptable

The proposal for on-street parking on 6 metre wide road pavements does not comply with Council's road design requirements.

The expectation that vehicles will not park on the road pavement on nominated waste collection days is unrealistic.

As the proposal is for a community titled roadway Council will have no jurisdiction to enforce parking restrictions and have offending vehicles moved.

Please refer to the "Road Design" comments for road pavement width requirements for on-street parking.

Bin Presentation - unacceptable

The proposal that residents present their bins in front of another property, with some residents being required to drag their bins more than 30 metres, is entirely unacceptable to Council and all future occupants of the property.

The proposal also shows a large number of bins being presented behind nominated on-street parking spaces.

Bins must be able to be emptied from in front of the property to which they are allocated.

A clockwise road rotation or two directional road will allow this to happen.

An area must be provided for the presentation of up to 3 wheelie bins at the kerbside in front of each dwelling.

The road pavement cannot be used for this purpose.

The photo montages show extensive garden beds and trees between the road kerb and the footpath or property boundary. The location of these gardens and trees will need to be reviewed in order to ensure bins can be placed at the kerbside immediately adjacent to the road pavement. It would be acceptable to replace the garden beds with turf.

Bin Storage within the Property - acceptable

Bin storage within the garage is shown on the plans for all property types except A1 & A2.

Bin storage arrangements for property types A1 & A2 is shown to be in garden.

These arrangements are acceptable.

Bulky Goods Presentation - information

An area must be available for the presentation of up to 3 cubic metres of bulky waste at the kerbside in front of each dwelling.

The road pavement cannot be used for this purpose.

The 0.75 metre verges provided on roads 03, 04 & 05 will not be suitable for this purpose and must be widened.

The photo montages show extensive garden beds and trees between the road kerb and the footpath or property boundary. The location of these gardens and trees will need to be reviewed in order to ensure the bulky goods items can be placed at the kerbside immediately adjacent to the road pavement. It would be acceptable to replace the garden beds with turf.

Community Management Statement (CMS)- information

The CMS must contain standard wording provided by Council with regards to access by waste collection vehicles.

Wording for the CMS will be provided by Council.

The CMS standard wording can be downloaded from Councils' website.

Positive Covenant for Waste Collection Services - information

A positive covenant is required to be placed on the community lot containing the roadway to ensure ongoing access for waste collection services.

Wording for the covenant will be provided by Council.

The positive covenant wording can be downloaded from Councils' website.

Information

I am available to discuss any of these matters with the applicant.

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.