

Waste Referral Response

Application Number:	DA2023/0669
Proposed Development:	Demolition work and the construction of 28 dwellings, infrastructure, roadworks, tree removal, landscaping, community title subdivision and the dedication of the creekline corridor to Council.
Date:	20/06/2023
To:	Alex Keller
Land to be developed (Address):	Lot 4 DP 553816 , 16 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

Specifically:

1) The proposed waste collection arrangement described below is entirely unacceptable to Council and all future owners/occupiers of Lot 10.

"The night before collections the residents will present their bins on the kerbside adjacent to each dwelling except for lots 2-8 where the bins are to be presented to the kerbside adjacent to Lot 10".

A total of 21 bins would need to be presented at this location along with the bins from lot 10. This would require a kerb length of approximately 24 metres to present all the bins. The width of lot 10 is only 13 metres (including the driveway!) and Council does not permit bins to be double or triple stacked for collection.

The standing of bins from other lots in front of Lot 10, particularly if for an extended time, along with overflowing bins and spilt materials would be a source constant irritation for the occupants of Lot 10.

Would you want this eyesore in front of your house every week?

Similarly the proposal to collect bulky goods via the same scenario is unacceptable.

Access will need to be provided for the waste collection vehicles to all lots so residents can place their waste bins and other materials in front of their own dwelling for collection.

2) Bin storage within each dwelling.

Most dwelling type plans only show storage for 3 bins.

Council requires storage for 4 bins. An area of 750mm x 2120mm is required. Please show compliance with this requirement on updated plans.

3) Swept Path Analysis for Waste Collection Vehicles

The swept path analysis only shows the vehicle travelling in one direction through the property. The vehicle will be required to travel in both directions through the property and perform a 180 degree turn at the Brands Lane roundabout.

Please provide swept path analysis that shows the vehicle:

- can traverse the roadway in both directions
- can travel south along Brands Lane, complete a 180 degree turn at the roundabout to then travel north on Brands Lane
- can exit the private road onto Brands Lane roundabout, complete a 180 degree turn on the roundabout and then re-enter the private road

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.