

Waste Referral Response

Application Number:	DA2022/1510
Date:	05/10/2022
To:	Adam Susko
Land to be developed (Address):	Part Lot 28 DP 7413 , 9 Francis Street DEE WHY NSW 2099 Part Lot 28 DP 7413 , 28 Fisher Road DEE WHY NSW 2099 Part Lot 28 DP 7413 , 28 Fisher Road DEE WHY NSW 2099

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 - Not Supported

Specifically

1) The residential bin room is not large enough to contain the required number of bins.

The room must be large enough to contain 42 x 240 litre bins.

Each row of bins must be separated by an aisle a minimum of 1 metre wide.

2) The bins are triple stacked in the room. This results in the back two rows being inaccessible for residents use.

Each row of bins must be separated by an aisle a minimum of 1 metre wide.

3) The residential bin room is 20 metres from the property boundary with the street.

The maximum permitted distance is 6.5 metres.

Special consideration for more than 6.5 metres may be given in exceptional circumstances.

4) The service pathway between the street and the residential binroom contains two 90 degree corners. The two inside corners are to be bevelled at 45 degrees to allow for easier manoeuvring of the bins.

5) There is no dedicated bin storage room for the cafe and church.

Waste from these activities must be kept separate from the residential waste.

6) Bulky goods storage room.

There are two separate locations marked "bulky goods" on the plans.

Please have the applicant nominate which location is to be the bulky goods storage room and demonstrate how that location complies with the design guidelines.

For a 52 room boarding house the bulky goods room will need a volume of 21 cu metres, with a floor area of 10.5 sq metres and a minimum ceiling height of 2.1 metres. The room must be square or rectangular in shape.

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.