

Waste Referral Response

Application Number:	DA2022/0596
Proposed Development:	Construction of a mixed use development comprising retail and 'Co-living housing' over part basement parking
Date:	02/05/2023
To:	Alex Keller
Land to be developed (Address):	Lot CP SP 35989 , 29 - 37 Dobroyd Road BALGOWLAH HEIGHTS NSW 2093

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 - Amended Plans dated Feb 2023
Not supported

Specifically:

- Access to the bin room door is impeded by the underbuilding car park security door.

The carpark security door will need to be moved further inside the building to allow unimpeded access to the bin room door.

Otherwise, the size and location of the bin room are acceptable.

Waste Services Assessment (2022)

The waste facilities in the amended plans are identical to the original plans which were previously assessed, thus no waste issues have been resolved and the referral comments below are retained.

As this is a multiple occupancy proposal, Council will be providing a "wheel out / wheel in" service for

the residential bins from Dobroyd Road. The owners corporation / building occupants are not to place the bins at the kerbside for collection. The bin storage facility is to be provided in accordance with Councils design guidelines. Specifically:

Access to Residential Bin Storage Room

- Council does not service Commercial Lane, as it is inaccessible to waste collection vehicles. Access to the bin storage room must be within 12 metres of the property boundary with Dobroyd Road. (Please note that the distance is normally 6.5m. Due to site constraints Waste Services will allow up to 12m).
- The Waste Storage Area must have direct and convenient access for the residents from inside the property. Occupants must not have to leave the property and walk along the footpath to access the bin storage area.
- Service access pathway for collection staff to be 1.2m wide, have a flat, smooth, non-slip surface with no steps or ramps steeper than a gradient of 1 in 8.
- Any doors fitted on the waste storage area, pathway and access to the street must be:
 - Able to be latched in an open position for servicing without obstructing access and manoeuvring of bins
 - Unobstructed by any locks and security devices
 - Minimum 1.2 metres wide
 - Openable in an outward direction.

Bin Storage and Bin allocation

- The residential waste storage area must be able to accommodate 12 x 240 litre residential waste and recycling bin (for 12 residential units): 4 x garbage, 3 x paper recycling, 3 container recycling bins and 2 x vegetation bins.
- The dimensions for each bin are: · Depth: 750mm · Width: 600mm · Height: 1080m
- Any isles within the bin storage room must be a minimum of 1m wide.

Commercial Bin Storage Room

A separate bin store must be provided for the commercial premises. It is unclear from the plans if a separate commercial bin store has been provided.

Not supported.

Waste Services Assessment

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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.