

Waste Referral Response

Application Number:	DA2024/1089
Proposed Development:	Alterations and additions to a dwelling house to create a residential flat building comprising of three (3) units.
Date:	14/01/2025
To:	Thomas Burns
Land to be developed (Address):	Lot 1 DP 951859 , 1289 Pittwater Road NARRABEEN NSW 2101

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

January 2025 Waste Referral Response

Applicant has completed the Waste Management Plan for one or two dwellings. The application is for alterations and additions to a dwelling house to create a residential flat building comprising of three (3) units. An updated Waste Management Plan should be completed.

Increasing the property from two dwellings to three dwellings will result in the property changing from having individual bins presented for collection by the occupants to communal bins serviced by Council via a "wheel out/wheel in" service.

The waste bin storage facility shown on the plans is still too far from the property boundary with the street and access is blocked by a security gate.

A suitably sized and located bin enclosure must be provided that complies with Councils' Waste Management Design guidelines.

The bin enclosure must:

- be large enough to contain 5 x 240 litre bins.
- be within 6.5 metres of the property boundary with the street.
- provide unimpeded access for Councils' collection staff (no locked gate, security door etc) from 5.30am to 6.00pm on the scheduled day of collection.
- not be accessed via the vehicular driveway.
- not have steps or ramps steeper than 1 in 8 as part of the service access.
- No closer than 3m from any dwelling openings.

- Clear of any entry points to stormwater systems and prevent waste water from entering any stormwater system

Waste Storage Area location requirements The Waste Storage Area must be:

Additional requirements for external Waste Storage Areas

Where Waste Storage Areas are external to the building, they must be housed in an enclosure that has:

- a) Have a minimum wall height of 1600mm.
- b) Be roofed with a minimum ceiling height of 2100mm throughout and clear of any obstructions.
- c) Be screened from the street frontage in a manner that improves the streetscape appearance of the facility

Waste Management Assessment

Unsupported - the proposal is unacceptable.

The waste bin storage facility shown on the plans is too far from the property boundary with the street and access is blocked by a security gate.

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- not have steps or ramps steeper than 1 in 8 as part of the service access.

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.