

Waste Referral Response

Application Number:	DA2020/0393
Date:	14/07/2020
To:	Tony Collier
Land to be developed (Address):	Lot 1 DP 1199795 , 28 Lockwood Avenue BELROSE NSW 2085

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 - Refusal

1)
Council does not support the use of turntables for the provision of "forward in / forward out" maneuvering of waste collection vehicles.
Council waste collection services in the Belrose area are provided from the kerbside via the use of heavy rigid side arm waste collection vehicles.
A reconfiguration of the residential binroom, bulky goods room, commercial bin and retail units layout would allow for the collection of waste from the kerbside on either Glenrose Place or Lockwood Avenue.

2)
There are twelve small bin rooms spread out through the four levels of residential units. These twelve rooms would require the provision of an additional 36 x 240 litre bins to ensure bin capacity is always available to the residents to dispose of their waste (as proposed in the Ongoing Waste Management Plan).
The standard number of bins delivered to 51 units is 39 x 240 litre bins. The proposed arrangement would require Council to supply almost double the amount of bins to this development. Council cannot support this proposal.
A single bin room on the ground floor level accessible to the occupants of the residential units and the waste collection contractor would be the preferred outcome. All other multi-unit dwellings of a comparable size on the Northern Beaches use this arrangement to manage their waste.
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.