

## Waste Referral Response

<b>Application Number:</b>	DA2021/2034
<b>Date:</b>	11/11/2021
<b>To:</b>	Adam Croft
<b>Land to be developed (Address):</b>	Lot 50 DP 705739 , 30 Fairlight Street FAIRLIGHT NSW 2094

### 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

The proposal does not meet Councils requirements. Specifically:

- The bin storage room is located in a secure basement carpark.

### Residential waste storage room design and access

As this is a multiple occupancy proposal Council will be providing a “wheel out / wheel in” service for the bins. The owners corporation / building occupants are not to place the bins at the kerbside for collection.

Any doors fitted on the waste storage area, pathway and access must be:

- a) Able to be latched in an open position for servicing without obstructing access and manoeuvring of bins

- b) Unobstructed by any locks and security devices
- c) Openable in an outward direction of travel when taking bins to the truck for emptying

To prevent access from the bin storage area to the secure basement carpark, the applicant may choose to:

- Include a solid wall between the bin room and carpark including a resident access door from the carpark that can be locked from the inside of the bin room. Residents could then access to the bin storage room via a key or swipe from the carpark to avoid any allegations towards collection staff having access to secure parts of the building.
- The proposed resident access door must open into the carpark, not into the passageway used for bin access.

To improve access to the bin storage area, the applicant may choose to:

- Replace the double doors that access the bin storage area with a single 1200mm wide door hinged on the RHS and opening outwards. This door could then be latched against the proposed wall.

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.