

Waste Referral Response

Application Number:	DA2020/1425
Date:	29/03/2021
To:	Rebecca Englund
Land to be developed (Address):	Lot C DP 39108 , 1 Kenneth Road MANLY NSW 2095 Lot 3 DP 975160 , 265 Condamine Street MANLY VALE 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
Recommendation - Refusal

Please be advised that the bin room and bulky goods room size and location complies with Council's requirements - it is only access to the rooms for residents and service staff that needs to be addressed.

Specifically:

Bulky Goods Room

- The door is too narrow - *the door must be a minimum of 1200mm wide.*
- The door opens inwards - *the door must open outwards and away from the direction of travel when entering and leaving the room.*

Bin Storage Room

- As stated previously, service access from Kenneth Rd to the binroom is through two doors, one immediately behind the other. - *Is it possible to remove one of the doors OR provide an explanation as to why two doors are needed.*
- The service access door/s leading to Kenneth Rd are too narrow - *the door/s must be a minimum of 1200mm wide.*
- The Condamine Street binroom and bulky goods room have been deleted from the amended plans. This leaves the occupants of the tower fronting Condamine St with a rather "onerous journey" to reach the binroom. Done their lift, across the full length of the underground carpark and up another lift. - *Can this be improved to provide easier access?*

Ray Creer
Waste Services Officer

Waste Management Assessment
Recommendation - refusal

Specifically:

- The applicant has not provided a waste management plan.
- Kenneth Road Binroom - Service access from Kenneth Rd to the binroom is through two doors, one immediately behind the other. Is it possible to remove one of the doors.
- All service access doors from both Kenneth Rd and Condamine street are to remain unlocked from 6.00am to 6.00pm on the day of collection. If the doors are not be open on a permanent basis it is suggested that a timer lock be fitted.
- All service access doors must be able to be latched in the open position. Please review the proposal to ensure that fire escape doors, that are not permitted to be latched open, are not used as binroom access doors.

Please be advised that the bin room and bulky goods room size and location complies with Council's requirements.

Ray Creer
Waste Services Officer

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.