

Waste Referral Response

Application Number:	DA2022/0919
Date:	08/07/2022
To:	Adam Susko
Land to be developed (Address):	Lot 188 DP 16719 , 3 Gondola Road NORTH 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

Waste Management Assessment
Recommendation - Unacceptable.

The proposed residential waste storage binroom does not comply with Councils' design guidelines.

Council provides a "wheel out/wheel in" service for all bins from multiple occupancy properties. The placement of bins at the kerbside for collection is not permitted.

A suitably sized, located and accessible binroom must be provided in accordance with Councils' Design Guidelines for Waste Storage Facilities.

Specific non-compliances with this proposal:

- The binroom is too far from the property boundary with the street. - *Unacceptable. Maximum permitted distance is 6.5 metres. (A variance to this distance may be considered for constrained sites).*
- Access to the bin room is via the vehicular driveway. *Unacceptable. Access to the bin room must be via a pathway that is separate from the vehicular driveway. This pathway must be 1200mm wide, have a maximum gradient of 1 in 8 and contain no steps or kerbs.*
- Access to the bin room is blocked by a security door. *Unacceptable. Access for servicing the bins must be unimpeded by locked doors, security grills etc.*
- Access doors to all binrooms and passageways used to move bins must be 1200mm wide.

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.