

Waste Referral Response

Application Number:	DA2024/1219
Proposed Development:	Demolition and construction of mixed use development with residential and senior living housing, shops and basement
Date:	16/09/2024
To:	Claire Ryan
Land to be developed (Address):	Lot 28 DP 394337 , 142 - 146 Pitt Road NORTH CURL CURL NSW 2099 Lot 29 DP 394337 , 142 - 146 Pitt Road NORTH CURL CURL NSW 2099 Lot 30 DP 394337 , 142 - 146 Pitt Road NORTH CURL CURL NSW 2099 Lot 262 DP 1028346 , 142 - 146 Pitt Road NORTH CURL CURL NSW 2099

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

Unsupported - the proposal is unacceptable.

There are multiple issues and non-compliances with this proposal.

Commercial Bin Room

The Waste Management Plan (WMP) states that the commercial units will be serviced by using 4 x 1100 litre bins (2 x garbage & 2 x recycling).

It is not possible to fit 4 x 1100 litre bins in the proposed room let alone gain access to the bins to place materials in them.

Bins must be accessible individually for placement of waste and removal from the room for emptying.

An aisle must be provided down the middle of the room with bins on either side. The aisle must be wider than an 1100 litre bin.

Residential Bin Room

Whilst the residential waste room is large enough to contain the required number of bins it is an odd shape that contains a lot of wasted space.

The service door to this room must be 1200mm wide (one piece door), open outwards away from the direction of travel to the street.

Residential Bulky Goods Room

This room is only accessible via the residential bin room. This is unacceptable.

This room must be accessible via a door that does not open into any other bin room.

The access door must be 1200 mm wide (preferably one piece), open outwards from the room and away from the direction of travel to the street.

For 11 residential units the minimum floor area required is 4.4 sq metres.

Access to Bin Rooms

Access to the bin rooms is via the bicycle parking/storage room. This is unacceptable.

With the doors to the bin rooms open there is insufficient room to wheel the bins between the bicycles and the open doors. Particularly the large 1100 litre bins.

The potential to obstruct access to the waste bins for collection staff with bicycles and other items left in this room is unacceptable.

Bin room access and bicycle storage must be separated from each other.

Waste Management Plan

Part 4 - Ongoing Use of Building

4.2 Assumptions

Clause 7

This clause still states that all residential waste will be collected by a private waste and recycling collection contractor.

This is incorrect.

Residential waste and recycling will be collected by Northern Beaches Council (as is correctly stated elsewhere in the WMP).

Please make the necessary changes to this clause.

Conclusion

The layout of the four rooms - commercial bin room, residential bin room, bulky goods room and bicycle storage room - need to be reviewed and altered to comply with requirements contained within Council's Waste Management Design Guidelines.

The use of 240 litre bins for the commercial units waste service may assist in achieving the desired design outcome.

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.