

## Waste Referral Response

<b>Application Number:</b>	DA2021/1341
<b>Date:</b>	10/02/2022
<b>To:</b>	Adam Croft
<b>Land to be developed (Address):</b>	Lot 17 DP 6040 , 3 Brookvale Avenue BROOKVALE NSW 2100

### 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 Services Referral (amended plans received through Adam Croft 7 February 2022) Recommendation – Refusal**

It is not clear from the amended plans that the bin storage area has a roof that meets council's requirements.

- The Bin Storage Area must have a roof with 2.1 metre ceiling clearance that provides cover for people using the bins with a minimum 1m walkway in front of the bins.

As the entrance gate adequately screens the bins from view from the street, the sliding door on the bin storage area is optional. If sliding doors to access the bin storage area are included, the doors must be robust and fit for purpose and must not be locked.

#### **Waste Services Referral Recommendation – Refusal**

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.

The bin storage facility is to be provided in accordance with Councils design guidelines.

Specifically:

- Access to the bin storage facility does not comply with Council requirements. Access for collection staff must not contain steps or ramps steeper than a gradient of 1 in 8. A separate and unobstructed 1200mm wide pedestrian path with a maximum gradient of 1 in 8 between the Waste Storage Area and Collection Point at the kerb is required.
- Bin Storage Area must have a roof with 2.1 metre ceiling clearance.
- The gate from the street to the bin storage area must not open in the path of pedestrians accessing the bin storage area.
- To provide unobstructed access between the Residential Bin Storage area and the Collection Point any doors fitted on the waste storage area, pathway and access to the street must be:

-Unobstructed by any locks and security devices

-Minimum 1.2 metres wide

-Latched in the open position

- In this proposed location the bins would be adequately screened from the street, thus the sliding doors on the bin storage area is optional. If sliding doors to access waste storage area are included, the doors must be robust and fit for purpose and must not be locked.

To improve access and safety, the applicant may choose to:

- Replace the approximately 1500mm wide double entry gate that accesses the bin storage area with a single 1200mm wide door that can be latched in the open position on the opposite side to the bins providing unobstructed access to service staff needing to manoeuvre bins.

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.