

Waste Referral Response

Application Number:	DA2021/1841
Date:	20/10/2021
To:	Anne-Marie Young
Land to be developed (Address):	Lot 35 DP 25446 , 8 Coronation Street MONA VALE NSW 2103 Lot 34 DP 25446 , 7 Coronation Street MONA VALE NSW 2103

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

As this is a multiple occupancy proposal, Council will be providing a “wheel out / wheel in” service from Coronation Street. 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:

Residential waste storage room design and access

Service access for Council waste collection staff must be via a pathway that is separate to the vehicular driveway. Waste collection staff should not have to walk on the driveway to service the bins, nor should residents/visitors accessing the building. This will be resolved if the pathway to the building entrance leads directly to the property boundary.

The gate providing access the waste storage area must be:

- a) Able to be latched in an open position to the wall for servicing without obstructing access and maneuvering of bins
- b) Unobstructed by any locks and security devices
- c) Minimum 1.2 metres wide

It is not clear if there is a roof covering all of the bins in the Waste Storage Area. An external Waste Storage Area must: a) Have a minimum wall height of 1600mm. b) Be roofed with a minimum ceiling height of 2100mm throughout and clear of any obstructions. Please provide Council with detailed plan and section showing the roof on the Waste Storage Area.

Bin allocation

The residential waste storage area must be able to accommodate 9 x 240 litre residential bins: 3 x garbage, 2 x paper recycling, 2 container recycling bins, 2 x vegetation bin. The dimensions for each bin are: · Depth: 750mm · Width: 600mm · Height: 1080mm

Bin room facilities

A tap for washing out the waste storage room is to be provided.

The tap must not obstruct access ways and placement of bins.

Wash water to be drained to the garden or sewer.

The Waste storage area must not be used to store any other items including bulky goods and can't be used for any other infrastructure including gas meters, water meters, air con plant, etc.

Waste Management requires clarification of the following:

- Is the bin storage area level with the pedestrian pathway to the building or is there a kerb above which the bins are stored? (To comply with Council requirements access to the bin storage area must have no steps or gradients steeper than 1 in 8).

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.