

Waste Referral Response

Application Number:	DA2022/2181
Proposed Development:	Demolition works and construction of a seniors housing development
Date:	09/01/2023
To:	Maxwell Duncan
Land to be developed (Address):	Lot 1 DP 208183 , 69 Melwood Avenue FORESTVILLE NSW 2087

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.

Specifically:

- The bin storage area does not have a roof - unacceptable.

The bin storage area must have a roof with a minimum ceiling clearance of 2.1 metres.

- The access door to the bin storage area swings inwards - unacceptable.

This door must swing outwards and away from the direction of travel between the bin storage area and the street.

This door must be able to be latched in the open position.

This door must remain unlocked.

- Access to the bin storage area for servicing staff is via stepping stones and turf - unacceptable.

Access for service staff must be via a flat smooth pathway (generally concrete) 1200mm wide with a maximum gradient of 1 in 8 and with no steps.

- Access doors at the front property boundary - advice.

These doors must be able to be latched in the open position and remain unlocked from 6.00am to 6.00pm on the scheduled day of collection.

Should these doors be required to be locked then use of a timer lock to open them on collection day will be required.

- Applicant is to demonstrate that bin storage area meets accessibility (wheelchair access) requirements.

Additional Notes

- The location and size of the bin storage area complies with Council's design requirements.
- Council will provide a "wheel out/wheel in" service for the bins from the bin storage area. Under no circumstances is the owners corporation to arrange for bins to be placed at the kerb for collection.
- Access from the front property boundary to the kerb for collection staff must be via a flat smooth concrete path with a maximum gradient of 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.