

Waste Referral Response

Application Number:	Mod2020/0655
Date:	16/02/2021
To:	Kye Miles
Land to be developed (Address):	Lot 2 DP 589654 , 197 Sydney Road FAIRLIGHT NSW 2094 Lot 87 DP 1729 , 195 Sydney Road FAIRLIGHT NSW 2094

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

This proposal does not comply with Council's waste management design guidelines. The applicant has still not addressed the comments raised during pre lodgement, PLM2020/0178, which is one of the major reasons for the refusal of DA2018/1708 by the Waste Management Officer. That being - service access to the bin storage room.

Specifically:

Residential waste storage room design, access and location

- A separate and unobstructed 1200mm wide pedestrian path between the Waste Storage Area and Collection Point at the kerb that is separate to vehicle access must be constructed to allow Council and its agents safe passage and unrestricted access.
- Part of this path, includes the area immediately outside the bin room door leading to the street, which requires service staff to manoeuvre the bins 90 degrees in an area that is less than 1200mm wide making the bin room difficult to access and service. The entire pathway between the Waste Storage Area and Collection Point at the kerb must be 1200mm wide.
- The opening width of the doorway to the waste storage room from the street is less than the required width. Any doors fitted on the Residential Waste Storage Area, pathway and access must be:

- a. A minimum opening width of 1200mm.
 - b. Must open outwards and be able to be latched in an open position
 - c. Unobstructed by any locks and security devices.
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- The door from the street to the garbage room must not be in the path of the door providing pedestrian access to the staircase. This is a Work Health and Safety issue.
 - The resident access door from the basement to the Waste Storage room is to remain locked with only residents having key access. This is to ensure only residents and those authorised have access to the secure building.
 - No plant or infrastructure such as utility meters, pumps, air conditioning compressors etc is permitted to be located in the bin room.

Bin Storage and Bin allocation

Council no longer provides 660L bins. 240L bins will be provided.

Council will provide a twice weekly service. Therefore the residential waste storage room must accommodate 31 x 240 litre waste bins for 75 dwellings – 13 x garbage, 8 x paper recycling, 8 container recycling bins, 2 x vegetation.

The dimensions for each bin are: · Depth: 750mm · Width: 600mm · Height: 1080mm

The room can be designed so that there is an aisle a minimum of 1m wide between each row of bins or between a single row of bins and a wall.

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 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.