

Waste Referral Response

Application Number:	Mod2023/0716
Proposed Development:	Modification of Development Consent DA2019/0081 granted for Demolition Works and construction of residential accommodation
Date:	08/02/2024
To:	Jordan Davies
Land to be developed (Address):	Lot 1 DP 115705 , 12 Boyle Street BALGOWLAH NSW 2093 Lot D DP 335027 , 307 Sydney Road BALGOWLAH NSW 2093

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

Council will provide a wheel out - wheel in waste service to shared bins. Council will supply 8 x 240 litre bins for the purpose. The individual bin dimensions are 600mm wide x 750mm front to back. The plans need to show appropriately dimensioned waste storage areas.

Council would prefer a single waste storage area however may accept the separated storage areas as shown on the plans if both comply with the requirements of the Northern Beaches Waste Management Guidelines - available here, <https://www.northernbeaches.nsw.gov.au/services/rubbish-and-recycling/building-waste>

Including

Inadequate detail is provided of height and covering of waste storage areas as per the guidelines chapter 4.2.2.

- Additional requirements for external Waste Storage Areas
- Where Waste Storage Areas are external to the building, they 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.

These details should be included on the plans.

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.