

Waste Referral Response

Application Number:	DA2023/1869
Proposed Development:	Demolition works and construction of a Residential Flat Building including the consolidation of 3 lots into 1
Date:	13/05/2024
To:	Gareth David
Land to be developed (Address):	Lot 5B DP 158658 , 58 Beaconsfield Street NEWPORT NSW 2106 Lot 6 DP 1096088 , 56 Beaconsfield Street NEWPORT NSW 2106 Lot 7B DP 162021 , 54 Beaconsfield Street NEWPORT NSW 2106

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 - amended plans (submitted 8/5/24)

Unsupported - the proposal is unacceptable.

1) Street Level Holding Bay:

The location of, access to, and size of this bay now complies with Council design requirements. - acceptable

2) Bulky Goods Storage Room:

Access to this room does not comply with Council requirements.

Access to the room is via the bin storage room - this is unacceptable.

This room must have a separate access.

It is suggested that the bin room and bulky goods room be swapped.

The bulky goods room can be made smaller than the current proposal.

This would then allow the creation of two rooms with an aisle between. The large room adjacent to the lift for bins and the smaller room adjacent to the stairs for bulky goods.

3) Transfer of Bins between the Basement Bin Room and Street Level Holding Bay:

The proposal to transfer bins to street level via the resident lift, whilst a technical compliance with the requirements, is a very poor outcome for the building owners/occupants. The placing of dirty, smelly,

wet bins in the resident lift and then wheeling them through the foyer and through the security door is not a procedure that future owners will find palatable.

A pathway that is separate to the vehicular driveway must be provided for the transfer of bins.

4) Basement Bin Storage Room:

Please see notes in point 2) regarding bulky goods room..

Waste Management Assessment

Unsupported - the proposal is unacceptable.

Specifically:

The proposal requires the provision of 14 x 240 litre bins.

1) Street Level Holding Bay:

The location of, and access to, this bay complies with Council design requirements.

The size of this bay does not comply with Council requirements.

The bin storage area will need to be enlarged to contain 14 x 240 litre bins - 2 rows of 7 bins.

This bin storage area will need to have minimum internal dimension of 4.2 metres long at the narrowest point.

Increasing the length of the bay must not impact on the width of the service access path - minimum 1.2 metres.

2) Bulky Goods Storage Room:

The location and size of this room comply with Council design requirements.

Access to this room does not comply with Council requirements.

The doors must open outwards from the room.

If using a split door, the larger door must open away from the direction of travel for residents entering and leaving the room.

3) Transfer of Bins between the Basement Bin Room and Street Level Holding Bay:

The proposed method does not comply with Council requirements.

To avoid conflict between vehicles and pedestrians bins must not be wheeled on the vehicular driveway.

A pathway that is separate to the vehicular driveway must be provided for the transfer of bins.

4) Basement Bin Storage Room:

The location and size of this room comply with Council design requirements.

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.