

Waste Referral Response

Application Number:	DA2021/1426
Date:	09/05/2022
To:	Adam Mitchell
Land to be developed (Address):	Lot 2 DP 528120 , 51 Kalang Road ELANORA HEIGHTS NSW 2101

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 dated 21 April 2022)

Recommendation - Refusal

This proposal does not comply with Northern Beaches Council's Waste Management Design Guidelines.

Specifically:

An external permanent residential Waste Storage Area must:

- a) Be roofed with a minimum ceiling height of 2100mm throughout and clear of any obstructions with walls from floor to ceiling to screen the bins from view from the street.
- b) Be a secure room that residents can access with a code, card or key.
- c) Any doors fitted on the waste storage area must be unobstructed by any locks and security devices on the nominated collection day - and be able to be latched in the open position. We request a timer lock to be fitted to the residential waste room door providing access to the street to be open from 6am-6pm on collection day.

Waste Management Assessment

Recommendation - Refusal

This proposal does not comply with Northern Beaches Council's Waste Management Design Guidelines.

Specifically:

Transfer of Waste Bins between the Basement Bin room and the Holding Bay

Transferring the bins between the basement binroom and the holding bay requires the use of the vehicular driveway - unacceptable.

Access to the basement has a gradient of 1 in 4.3 - Maximum gradient for wheeling bins is 1 in 8, or else this will require the use of a bin tug to negotiate when take full bins up to the holding bay.

If there are no persons onsite prepared to transfer the bins, this arrangement will create an ongoing financial burden for the owners.

A pathway for wheeling bins that is separate from the driveway is required.

Alternatively transferring the bins between the basement binroom and the holding bay using the lift then requires occupants to leave the property and walk along the footpath to reach the bin holding bay - unacceptable.

The transfer of bins must take place entirely within the property.

To improve access and safety, the applicant may choose to use the holding bay as a permanent bin storage area removing the need for a residential bin room in the basement.

An external permanent 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.
- c) Have a path for the residents to use that is within the property.

I am available to discuss bin room design with the applicant/architect if they wish.

Waste Management Assessment

Recommendation – Refusal

The proposal does not meet Council's requirements. Specifically:

- The waste bin storage area is too far from the property boundary with the street.
- The bin room in the basement is only accessible via the lift or the driveway and appears to have secure access.
- A Residential Waste Room separate to the Commercial Waste Room must be provided.

As this is a multiple occupancy proposal, Council will be providing a “wheel out / wheel in” service from Kalang Road for the residential bins. The owners corporation / building occupants are not to place the bins at the kerbside for collection.

Council will be providing 6 x 240 litre residential bins: 2 x garbage, 2 x paper recycling, 1 container recycling bins, 1 x vegetation bin. The dimensions for each bin are: · Depth: 750mm · Width: 600mm · Height: 1080mm

A suitably located bin storage room will need to be provided that complies with Council's requirements.

- Within 12 metres of the property boundary with the street. (Please note: the distance is normally 6.5 metres. Due to site constraints Waste Services will allow up to 12 metres).
- Service access for Council waste collection staff must be via a pathway that is separate to the vehicular driveway.
- Service access pathway to have a flat, smooth non-slip surface with no steps or ramps with a gradient steeper than 1 in 8 and 1.2m wide.
- Access to the bin storage area must not be obstructed by locked doors.
- Doors must be able to be latched in an open position, openable in an outward direction and be a minimum 1.2 metres wide.

Please be advised that if there is a holding bay at street level that meets Council's location and access requirements, it is possible for the bins to be stored in a basement bin room. It would be the responsibility of the owners corporation to transfer the bins between the basement bin room and the holding bay. Please note that the vehicular driveway must not be used to transfer the bins between the basement binroom and the holding bay. A viable alternative must be provided that meets WHS

requirements e.g. no stairs and no ramps steeper than 1 in 8.

Commercial waste storage room

A commercial waste storage room has not been provided. The residential bin room is required to be separate from the commercial bin room. Please show as separate rooms on the proposed plan.

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.