

Waste Referral Response

Application Number:	DA2019/1157
Date:	01/04/2020
To:	Claire Ryan
Land to be developed (Address):	Lot 66 DP 6248 , 353 Barrenjoey Road NEWPORT NSW 2106 Lot 65 DP 6248 , 351 Barrenjoey Road NEWPORT NSW 2106 Lot 64 DP 1090224 , 351 Barrenjoey Road 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 1/4/2020

Recommendation:

Refusal

The bins are double stacked in the room.

The second or back row of bins is inaccessible to residents wanting to dispose of waste.

It is unacceptable to expect the building occupants to rotate the full/empty bins around as they fill up.

It is unacceptable for the waste collection staff to have to shuffle bins around to access the bins needed for collection.

The room will need to be designed so that there is an isle a minimum of 1 metre wide between each row of bins or between a single row of bins and a wall. Essentially the room will need to be made larger the comply with this design requirement.

Recommendation

Refusal.

Waste Services Referral

The applicant has not complied with the Northern Beaches Council Waste Management Guidelines as follows. A redesign is required to ensure compliance.

Residential waste storage area design and location

The waste storage area is to be able to accommodate 12 x 240L bins required for the 14 dwellings.

Increase size to accommodate 12 x 240L bins.

The waste storage area is to be located within 6500mm of the front property boundary and access unobstructed and unrestricted with a minimum path of 1200mm wide. Any doors fitted on the Waste Storage Area, pathway and access will be: a) A minimum width of 1200mm. b) Able to be latched in an open position. c) Unobstructed by any locks and security devices. d) Open in an outward direction.

The pathway and access between the Waste Storage Area and Collection Point will be: a) A maximum ramp gradient of 1 in 8. b) A minimum width of 1200mm.

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.