

Waste Referral Response

Application Number:	DA2019/1280
To:	Lashta Haidari
Land to be developed (Address):	<p>Lot 3B DP 164259 , 62 Beaconsfield Street NEWPORT NSW 2106</p> <p>Lot 4A DP 159498 , 11 Queens Parade NEWPORT NSW 2106</p> <p>Lot 3A DP 164259 , 9 Queens Parade NEWPORT NSW 2106</p> <p>Lot 2 DP 209106 , 7 Queens Parade NEWPORT NSW 2106</p> <p>Lot 5A DP 158658 , 13 Queens Parade NEWPORT NSW 2106</p> <p>Lot 4B DP 159498 , 60 Beaconsfield Street NEWPORT NSW 2106</p>

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

Recommendation

Refusal. There is insufficient information in the waste management plan to support application.

Waste Services Referral

The applicant has not complied with the Northern Beaches Council Waste Management Guidelines as follows. A redesign and further information in the waste management plan is required to ensure compliance.

The applicant is to ensure there is a bin room at street level to facilitate a wheel out and return service by Council and/or its agents. The bin room is to be able to accommodate 15 x 240L bins in a single stack for the 18 dwellings. Plans should show all bins in position in the storage room and collection bay. Bin dimension for plans are width – 600mm and depth- 750mm.

The bin room is to be located within 6500mm of the front property boundary. with the pathway and access between the Waste Storage Area and Collection Point will be: a) Solid, concrete, continuous, non-slip and clear of any obstructions and steps. b) A maximum ramp gradient of 1 in 8. c) Hazard free and not via a pathway with vehicular traffic. d) A minimum width of 1200mm.

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) Openable in an outward direction.

Information on the waste chute operation and bin bay shown on plan 10798_DA005 is required to support the application

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.