

Waste Referral Response

Application Number:	DA2019/0081
To:	Benjamin Price
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

• Proposal is unacceptable,
-The proposal fails to comply with Northern Beaches Council Waste Management Guidelines and does not provide adequate information.
In particular

- Waste storage space is inadequate to contain the allocated number and size of waste containers
- Inadequate detail provided of height and covering of waste storage areas as per the guidelines ie
 - 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.
- Council would prefer one waste storage area adjacent to Boyle St to allow 'wheel out-wheel in' service by contractors.
- The storage area shown adjacent to Sydney Road will not be accessed by contractors. Wheel out-wheel in service only provided to shared 240 litre containers servicing 3 or more dwellings
- Waste storage areas access for pedestrians and collection staff should not be via a vehicular access.

Referral Body Recommendation

Recommended for refusal

Refusal comments**Recommended Waste Conditions:**

Nil.