

Waste Referral Response

Application Number:	DA2020/0511
Date:	22/07/2020
To:	Claire Ryan
Land to be developed (Address):	Lot B DP 415552 , 89 Iris Street BEACON HILL NSW 2100 Lot A DP 415552 , 87 Iris Street BEACON HILL NSW 2100

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
Recommendation - Refusal.

The bin room is located in the basement car park. There are two possible service access points for this bin room. Both of which are unacceptable.

1) Internal Access Door

Specifically:

- Access to the bin room is further than 6.5 metres walking distance from front property boundary with the street.

Unacceptable. Maximum permitted walking distance is 6.5 metres.

- Access to the bin storage room is via the vehicular driveway.

Unacceptable. Access to bin storage rooms cannot be via the vehicular driveway. A separate pathway is required.

- Access to the bin storage room is obstructed by a security door at the entrance to the basement.

Unacceptable. Access to bin storage rooms must remain unimpeded for collection staff.

2) External Access Door.

- Access to the bin storage room from the street is via stepping stones.

Unacceptable. Access for service staff must be via a flat, smooth pathway with a non-slip surface and a maximum gradient of 1 in 8.

- Access to the bin storage room is possibly obstructed by a fence or gate.

Unacceptable. Insufficient detail provided to make an assessment.

- The bin storage room door opens inwards.

Unacceptable. Bin storage room doors must always open outwards and swing away from the direction of travel.

The door must be able to be latched in the open position. Doors must be 1200mm wide.

- Access to the bin room is further than 6.5 metres walking distance from front property boundary with the street.

Unacceptable. Maximum permitted walking distance is 6.5 metres.

Councils preference is to use the external access door with a compliant access path way and door provided.

Whilst the distance is slightly further than 6.5 metres Council is prepared to compromise to maintain a good design outcome.

Please provide updated plans for assessment.

Ray Creer

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.