

Waste Referral Response

Application Number:	DA2021/1805
Date:	03/11/2021
To:	Adam Mitchell
Land to be developed (Address):	Lot A DP 379308 , 4 Alexander Street COLLAROY NSW 2097

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

This proposal does not comply with Northern Beaches Council's Waste Management Guidelines. To comply with these guidelines the following requirements must be met.

Specifically - Chapter 4 – Ongoing Waste management for three or more dwellings, including:

Residential waste storage room design and access

Access to the bin storage room is to be a flat, smooth path with a non-slip surface (concrete is good) with a maximum gradient of 1 in 8.

Any doors fitted on the waste storage area, pathway and access must be:

- a) Able to be latched in an open position for servicing without obstructing access and manoeuvring of bins
- b) Unobstructed by any locks and security devices
- c) Openable in an outward direction.

The doors to the bin storage area must not open in the path of pedestrians or service staff accessing the bin storage area.

To improve access, the applicant may choose to:

- Replace the double doors that accesses the bin storage area with a single 1200mm wide door that can be latched in the open position to the wall that backs on to the garden providing unobstructed access to service staff needing to manoeuvre bins.

Bin Storage and Bin allocation

The residential waste storage area must be able to accommodate 7 x 240 litre residential bins: 2 x garbage, 2 x paper recycling, 2 container recycling bins, 1 x vegetation bin. The dimensions for each bin are: · Depth: 750mm · Width: 600mm · Height: 1080mm

The room can be designed so that there is an isle a minimum of 1m wide between each row of bins or between a single row of bins and a wall.

The current waste storage room configuration requires some bins to be double stacked in the room. Stacked bins are inaccessible to residents wanting to dispose of waste. It is unacceptable for the waste collection staff to have to shuffle bins around to access the bins needed for collection.

Bin Room Facilities

A tap for washing out the waste storage room is to be provided.

The tap must not obstruct aisles, access ways and placement of bins.

Wash water to be drained to the garden or sewer.

The Waste storage area must not be used to store any other items including bulky goods and can't be used for any other infrastructure including gas meters, water meters, air con plant, etc.

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.