

Waste Referral Response

Application Number:	DA2019/1072
To:	Renee Ezzy
Land to be developed (Address):	Lot 1 DP 219265 , 1797 Pittwater Road MONA VALE NSW 2103 Lot 2 DP 219265 , 38 Park Street MONA VALE NSW 2103 Lot 4 DP 76695 , 1795 Pittwater Road MONA VALE NSW 2103

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

Referral Body Recommendation

Recommended for refusal

Refusal comments

Recommendation

Refusal

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

Bin room design and location

The bin room must be redesigned able to accommodate 13 x 240L bins required for the 16 dwellings. Plus, accommodate 1 x 240L vegetation bin for every 200m² of landscaped open space on the site.

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.

A bulky goods waste storage area must be provided that will be: a) A minimum of 4m³ per 10 dwellings fit for the purpose of storing bulky goods. b) A room separate from the Waste Storage Area. c) to be

located within 6500mm of the front property boundary d) 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 of doors or pathway.

Recommended Waste Conditions:

Nil.