

Waste Referral Response

Application Number:	DA2020/1743
Date:	17/03/2021
To:	Anne-Marie Young
Land to be developed (Address):	Lot 3 DP 26532 , 45 Lantana Avenue WHEELER HEIGHTS 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 Council's waste management design guidelines.

The bin storage area appears to be a flat concrete or paved area adjacent to the fence of the neighbouring property.

To comply with Council's design guidelines the following requirements must be met.

Specifically:

Residential waste storage room design, access and location

An external Waste Storage Area 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.

Service access to the bin storage room is to be a flat, smooth path with a non-slip surface clear of any obstructions and steps (concrete is good) with a maximum gradient of 1 in 8.

The bins must be obscured from view by the neighbouring property (no. 47).

Bin Room Facilities

A tap for washing out the bins/bin storage area is to be provided.

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

Wash water to be drained to the sewer or the garden.

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

Waste Management requires clarification of the following concerns to allow for proper assessment of this proposal:

- That there is a tap for washing out the bins/bin storage area?
- What measures will be implemented to ensure water from washing the bins/bin storage area does not end up flowing into the neighbouring property or in the stormwater system?
- Is the bin storage area level with the driveway pavement or is there a kerb above which the bins are stored? (To comply with Council requirements access to the bin storage area must have no steps or gradients steeper than 1 in 8).

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.