northern beaches council

Waste Referral Response

Application Number:	DA2021/0311

Date:	16/04/2021
To:	Jordan Davies
Land to be developed (Address):	Lot 7 DP 36192 , 2 The Circle NARRAWEENA NSW 2099

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

Specifically:

Residential waste storage room design and access

The external Waste Storage Area does not appear to have a roof. 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. Please provide Council with detailed plan and section showing the roof on the Waste Storage Area.

The width inside the Waste Storage Area provided for the bank of 6 bins must be a minimum of 3600mm. The width to accommodate the 6 bins is approximately 140mm short.

Please advise why is there infrastructure (store) in the waste storage area? If the store must remain, the store must be relocated to other end of the bin enclosure as the doors swing out over the entry, obstructing access to service the bins.

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.