

## Waste Referral Response

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| <b>Application Number:</b>             | DA2020/1162   |
| <b>Date:</b>                           | 02/03/2021  |
| <b>To:</b>                             | Thomas Prosser  |
| <b>Land to be developed (Address):</b> | Lot 33 DP 11462 , 27 Bellevue Avenue AVALON BEACH<br>NSW 2107 |

### 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

#### Updated Waste Services Referral - Amended plans received 1/3/2021 through Tom Prosser) Recommendation – Refusal

Bin storage facility is to be provided in accordance with Councils design guidelines.

Specifically:

- A separate and unobstructed 1200mm wide pedestrian path between the Waste Storage Area and Collection Point at the kerb that is separate to vehicle access must be constructed to allow Council and its agents safe passage and unrestricted access.
- The waste storage room must be within 6.5 metres walking distance from the property boundary with the street
- The opening width of the doorway to the waste storage room from the street is less than the required width. Any doors fitted on the Residential Waste Storage Area, pathway and access must be:
  - a) A minimum opening width of 1200mm.
  - b) Must open outwards and be able to be latched in an open position
  - c) Unobstructed by any locks and security devices.
- No plant or infrastructure such as utility meters, pumps, air conditioning compressors etc is permitted to be located in the bin room.
- As this is a multiple occupancy proposal Council will be providing a “wheel out / wheel in”

service for the bins. The owners corporation / building occupants are not to place the bins at the kerbside for collection.

For the applicant's information:

Please note that there is more than sufficient space in the waste storage area for the required number of bins.

The requirement for the shared Waste Storage Area is to have a minimum area for 4 containers (240L waste and recycling bins). The dimensions for 240L bin are: · Depth: 750mm · Width: 600mm · Height: 1060mm

## **Waste Services Referral**

### **Recommendation – Refusal**

Specifically:

Bin collection cannot be undertaken from Saunders Lane. The applicant is required to design a system for bin collection to occur from Bellevue Avenue or Wickham Lane bearing in mind that the system proposed is suitable for a development for seniors or people with a disability, which could include residents in wheelchairs.

**The applicant may choose from the following 2 options:**

#### **1) A set of 4 individual bins per dwelling**

- Residents will be required to self-present the bins for collection to Bellevue Avenue or Wickham Lane

The Waste Storage Area must have a minimum area for 4 containers (waste and recycling bins) per dwelling. The quantities and dimensions for each container are:

80L: · Depth: 510mm · Width: 465mm · Height: 825mm

140L: · Depth: 630mm · Width: 550mm · Height: 915mm

240L: · Depth: 750mm · Width: 600mm · Height: 1060mm

## **2) A set of communal bins for 3 dwellings**

- Council will provide a wheel in / wheel out to communal Waste Storage Area with street access to Bellevue Avenue or Wickham Lane

The shared Waste Storage Area must have a minimum area for 4 x 240L containers (waste and recycling bins). The dimensions for each 240L bin are Depth: 750mm; Width: 600mm; Height: 1060mm

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.