

Waste Referral Response

Application Number:	DA2021/2362
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Date:	07/01/2022
To:	Adam Mitchell
Land to be developed (Address):	<p>LOT 1 S/P 87024 , 1 / 1105 Barrenjoey Road PALM BEACH NSW 2108</p> <p>LOT 1 S/P 87024 , 1 / 1105 Barrenjoey Road PALM BEACH NSW 2108</p> <p>LOT 2 S/P 87024 , 2 / 1105 Barrenjoey Road PALM BEACH NSW 2108</p> <p>LOT 2 S/P 87024 , 2 / 1105 Barrenjoey Road PALM BEACH NSW 2108</p> <p>LOT 3 S/P 87024 , 3 / 1105 Barrenjoey Road PALM BEACH NSW 2108</p> <p>LOT 3 S/P 87024 , 3 / 1105 Barrenjoey Road PALM BEACH NSW 2108</p> <p>LOT 4 S/P 87024 , 4 / 1105 Barrenjoey Road PALM BEACH NSW 2108</p> <p>LOT 4 S/P 87024 , 4 / 1105 Barrenjoey Road PALM BEACH NSW 2108</p> <p>LOT 5 S/P 87024 , 5 / 1105 Barrenjoey Road PALM BEACH NSW 2108</p> <p>LOT 5 S/P 87024 , 5 / 1105 Barrenjoey Road PALM BEACH NSW 2108</p> <p>Lot CP SP 87022 , 43 Iluka Road PALM BEACH NSW 2108</p> <p>LOT 1 S/P 87022 , 1 / 43 Iluka Road PALM BEACH NSW 2108</p> <p>LOT 1 S/P 87022 , 1 / 43 Iluka Road PALM BEACH NSW 2108</p> <p>LOT 2 S/P 87022 , 2 / 43 Iluka Road PALM BEACH NSW 2108</p> <p>LOT 2 S/P 87022 , 2 / 43 Iluka Road PALM BEACH NSW 2108</p> <p>LOT 3 S/P 87022 , 3 / 43 Iluka Road PALM BEACH NSW 2108</p> <p>LOT 3 S/P 87022 , 3 / 43 Iluka Road PALM BEACH NSW 2108</p> <p>Lot CP SP 87024 , 1105 Barrenjoey Road PALM BEACH NSW 2108</p>

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 - Unacceptable.

Specifically:

1) Residential and commercial waste are stored in the one room. *Unacceptable.*

Residential and commercial waste must be stored in separate rooms

Each room must have its own separate doors for both resident and service staff access.

Proprietors of commercial units must not be able to access the residential bin storage room.

2) Service access to the bin storage area is via the vehicular driveway. *Unacceptable.*

A pathway must be provided that is separate from the vehicular driveway for each bin storage room.

3) Presentation of bins at the kerbside for collection. *Unacceptable.*

Under no circumstances are bins to be presented at the kerbside.

Council will provide a "wheel out /wheel in" service for the residential garbage and recycling bins.

Commercial unit proprietors are to arrange "wheel out/wheel in" services for their commercial bins.

Additional information regarding bin room access:

The external (service access) door to the residential bin room must remain unlocked from 6.00am to 6.00pm on the scheduled day of collection.

It is suggested that a timer lock be installed on this door.

Comment regarding serviced apartments:

Council Waste Services agree that the three "serviced apartments" used for short term holiday accommodation are commercial units.

Should these apartments ever be used for long term accommodation then they will need to be changed to residential units.

We would expect this to be done via a change of use DA.

This would result in Council applying a Domestic Waste Management charge on each unit and the provision of Council waste and recycling bins which would need to be stored in the residential bin room.

Ray Creer

Waste Services Officer

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.