

Waste Referral Response

Application Number:	DA2023/0617
Proposed Development:	Demolition and the construction of a Residential Flat Building
Date:	04/12/2023
To:	Claire Ryan
Land to be developed (Address):	Lot 6 DP 9585 , 24 Angle Street BALGOWLAH NSW 2093 Lot 7 DP 9585 , 22 Angle Street BALGOWLAH NSW 2093

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 - Amended Plans (submitted 16/11/2023)

Unsupported.

Additional information required.

Please provide the internal dimensions of the proposed bin room.

Please note the following.

- The internal width dimension of the bin room must be a minimum of 2.5 metres.
- The internal ceiling clearance must be a minimum of 2.1 metres.
- The foot print of each bin is 600mm wide and 750mm deep.
- Please show location, width and swing direction of any doors and gates used by service staff to access the bin room (doors must open outwards and away from the direction of travel).
- Doors and gates must remain unlocked on service days.

Please note that the proposed location and street access for service staff of the bin room is acceptable to Council.

Waste Management Assessment

Unsupported.

The proposed waste management facilities do not meet Council requirements.

Specifically:

Basement Bin Storage Room

- This room is not large enough to contain the required number of bins. The room is required to hold 9 x 240 litre bins. Each bin is 600mm wide & 750mm deep.
- The minimum aisle width between the bins and the wall is 1 metre.
- The access door to this room opens inwards obstructing access to some of the bins. The door must open outwards.

Street Level Bin Holding Bay

- Clarification is required on this area proposed for bin storage. Conflicting information has been provided. Drawing DA02 shows the bin enclosure. Drawings LS_1 & PP1 shows the area to be vegetated with an access gate.
- There is a stormwater grate shown in the middle of the proposed bin storage area on the stormwater drawings. (The proposed bin storage area is also shown to be a vegetated area on the stormwater drawings). This is unacceptable. All bin storage areas must drain to the sewer.
- There is a stormwater grate located on the driveway adjacent to the proposed bin storage area. This grate must be bunded to ensure any rainwater, washwater or other materials escaping from the bin enclosure cannot enter the stormwater system.
- Clarification required on how the floor of the bin holding bay relates to the gradients of the driveway. Approximately half way along the proposed bin holding bay the driveway gradient changes from 1:20 to 1:5.7. The floor of the bin storage bay needs to be flat with no steps up or down.
- Access to the bins requires service staff to walk upon the vehicular driveway. This is unacceptable. A separate path 1200mm wide is required between the bin holding bay and the front property boundary.
- The holding will be required to accommodate 9 x 240 litre bins.

Transfer of Bins Between Basement Binroom and Street Level Holding Bay

The transfer of bins requires use of the vehicular driveway. This is unacceptable. There must be no conflict between vehicles and pedestrians (in this instance wheeling bins) on the driveway.

Additional Information

Council will be providing a "wheel out/wheel in" service for the bins at this property. The owners/occupants must not place bins out on public land for collection.

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.