

Waste Referral Response

Application Number:	DA2019/1260
Date:	03/03/2020
To:	Renee Ezzy
Land to be developed (Address):	Lot 33 DP 8394 , 29 North Avalon Road AVALON BEACH NSW 2107 Lot 32 DP 8394 , 27 North Avalon Road AVALON BEACH 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

Recommendation

Refusal

The applicant has not complied with the Northern Beaches Council Waste Management Guidelines as follows. A redesign is required to ensure compliance.

Bin room design and location

The applicant is to ensure there is a bin room at street level to facilitate a wheel out and return service by Council and/or its agents. The bin room is to be able to accommodate 11 x 240L bins required for 10 dwellings in a single row of bins. No bin stacking is permitted. Bin dimensions are w – 650mm; d – 750mm and height – 1060mm (close lid) or 1600mm (open lid)

The Waste Storage Area must be: a) Incorporated entirely within the site boundary and, if it is an external structure, be designed to reduce visual impact and clutter from the street. The waste enclosure to be set back a minimum of 3000mm from the front boundary but within 6500mm of the front property boundary.

The pathway and access between the Waste Storage Area and Collection Point will be: a) Solid, concrete, continuous, non-slip and clear of any obstructions and steps. b) A maximum ramp gradient of 1 in 8. c) Hazard free and not via a pathway with vehicular traffic. d) A minimum width of 1200mm. Currently shared pathway with vehicles.

Any doors fitted on the Waste Storage Area, pathway and access will be:

a) A minimum width of 1200mm. b) Able to be latched in an open position. c) Unobstructed by any locks

and security devices. d) Openable in an outward direction.

A bulky goods waste storage area must be provided that will be: a) A minimum of 4m³ per 10 dwellings fit for the purpose of storing bulky goods. b) A room or caged area separate from the Waste Storage Area. c) to be located within 6500mm of the front property boundary d) A maximum ramp gradient of 1 in 8. c) Hazard free and not via a pathway with vehicular traffic. d) A minimum width of 1200mm.

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.