

Waste Referral Response

Application Number:	DA2024/0460
Proposed Development:	Demolition works and construction of shoptop housing
Date:	09/05/2024
To:	Adam Croft
Land to be developed (Address):	Lot 188 DP 16719 , 3 Gondola Road NORTH NARRABEEN NSW 2101 Lot 187 DP 16719 , 1 Gondola Road NORTH NARRABEEN NSW 2101

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
Unsupported - The proposal is unacceptable.

Specifically:

1) Waste Management Plan (WMP).

The applicant must fully complete the Councils' WMP document and submit to Council for assessment as part of this DA.

This document is available to download from Councils' website.

2) Residential Bin Room

The height of the floor is shown to 2030 at the door and 2120 at the rear of the bin room.

The plan shows "openings in wall" along the front (external) wall of the bin room.

This design would allow any materials, particularly liquids, and any wash water from the bin room, to flow out onto the footpath and then into the street gutter. Entry of putrescible material into the storm water system is not permitted. The bin room must have a floor waste connected to the sewer and be banded to prevent materials escaping and entering the storm water system.

3) Bulky Goods Room - Point of clarification required.

The bulky goods room appears to be partially under the vehicular ramp between the basement and ground floor levels.

Does this affect the ceiling clearance within the room?

Minimum ceiling clearance must be 2.1 metres.

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.