

Waste Referral Response

Application Number:	DA2020/0261
Date:	29/04/2020
To:	Renee Ezzy
Land to be developed (Address):	Lot 8 DP 6984 , 18 Alexander Street COLLAROY NSW 2097

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 - Refusal

Specifically:

The temporary bin holding bay proposal is unacceptable.

This temporary holding bay area is shown as turfed and is counted in the landscape area. There is even a tree shown in the middle of it on one diagram.

Bin holding bays must have hardstand floor (eg. concrete) and must screen the bins from view from the street (eg. walled to an appropriate height to obscure the bins from view).

The temporary holding bay area shown on the plans cannot be both a bin bay and a turfed landscape area. Should the applicant choose to modify this area to comply with the bin storage bay requirements please bear in mind that the proposal must also meet the access criteria - that being: *access to the bin holding bay must via a separate path to the vehicular driveway.*

For the applicants information - Council will not accept any proposal for the bins to be placed at the kerbside for collection. Council will provide a 'wheel out/ wheel in' service to the property.

For the purpose of determining the exact number of bins required to be accommodated at the property, is it intended that the manager will be living onsite in the "managers room" or is this a daytime office only?

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.