

Waste Referral Response

Application Number:	DA2020/0272
Date:	14/07/2020
To:	Lashta Haidari
Land to be developed (Address):	Lot 1 DP 166322 , 691 Pittwater Road DEE WHY NSW 2099

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

There are two waste collection arrangements that need to be considered with regards to this application.

These being, waste collection from Pittwater Road and waste collection from the proposed privately owned laneway at the rear of the building.

Waste collection will be undertaken from the rear of the building once the laneway has been constructed across all subject properties.

Pittwater Road Collection

Waste collection (both bins and bulky goods) will be undertaken from Pittwater Road until such time as the laneway is completed.

Whilst the bin storage room is more than 6.5 metres walking distance from the Pittwater Road this is acceptable considering the ultimate collection arrangement is from the rear laneway.

Council will provide a "wheel out / wheel in service" for the bins. Under no circumstances are bins to be placed on the footpath by the boarding house manager.

Rear Laneway Collection.

This is unacceptable. Specifically:

- A loading dock or bay arrangement must be provided so that the waste collection truck does not block vehicle access along the laneway whilst servicing bins.
- The proposed car parking arrangement completely blocks service access to the binroom and bulky goods room from the laneway.
- Access to the bulky goods room must not be via the bin room.

Additionally

- Please provide ceiling clearance dimensions for the bin servicing area.

- Waste will be collected via the use of an MR vehicle. Please provide swept path analysis detailing access to the rear of the building for waste truck access.
- Please provide internal dimensions for the proposed bin room.
- Collection will be via the use of 240 litre bins.
- Twice weekly waste collection is acceptable to Council.

Ray Creer

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.