

Waste Referral Response

Application Number:	DA2019/0683
To:	Daniel Milliken
Land to be developed (Address):	Lot 82 DP 8076 , 35 Reddall Street MANLY NSW 2095 Lot 83 DP 8076 , 31 Reddall Street MANLY NSW 2095 Lot 84 DP 8076 , 29 Reddall Street MANLY NSW 2095 Lot 81 DP 8076 , 95 Bower Street MANLY NSW 2095

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

The proposal cannot supported from a waste management perspective.

The proposal should comply with Northern Beaches Council Waste Management Guidelines available here <https://www.northernbeaches.nsw.gov.au/services/rubbish-and-recycling/building-waste>

Particularly chapter 4 of the Waste Management guidelines

General

Garbage rooms should be designed to avoid double stacking which causes ongoing waste problems for the residents and building manager/contractors. The front row of bins become full to overflowing and residents do not want to lean across garbage to use the rear row of bins. This leads to overflow on to the floor as only half the bin capacity is available for residents to use. It also creates a safety issue for residents and workers using the room from obstruction, slippery floors and needing to lean over front bins to access rear bins. The bins should be in single rows with at least 1 metre between rows to allow for individual bins to be removed from the row and manoeuvred from the room without obstruction.

Bulky goods rooms must be separate from garbage and recycling bin rooms to avoid obstruction of access to bins and potential safety hazards.

Basement building A

Waste room is unacceptable

As the waste room is expected to contain both bulky goods and bins which will lead to problems with obstruction of access to the bins for resident daily use. Bulky goods room must be separate from the bin room.

Basement Building B

Waste room is too small to contain the bins as detailed above without double stacking.

The bulk waste room dimensions are unclear and it appears to have a wall within dividing the room in half – or is the bulk waste room just the space with the door.

Basement Building C

Waste room is unacceptable as it shows bins three deep and does not allow access to all bins as described above.

Bin Room off driveway to basement building C

If the plan is for a building manager to bring bins from building b and c to the bin room off the driveway to building C, for collection by Council. This is acceptable and should be detailed in the waste management plan. It is not clear if the plan is also for the building manager to bring bulky goods to this location for collection by Council.

The doors on this bin holding room should open outwards and be able to be latched temporarily in the open position.

Referral Body Recommendation

Recommended for refusal

Refusal comments

Recommended Waste Conditions:

Nil.