

Waste Referral Response

Application Number:	DA2023/0868
Proposed Development:	Demolition of existing dwelling and construction of a Seniors Housing Development.
Date:	24/07/2023
To:	Jordan Davies
Land to be developed (Address):	Lot 44 DP 10648 , 39 Hay Street COLLAROY NSW 2097 Lot 45 DP 10648 , 41 Hay Street COLLAROY NSW 2097 Lot 46 DP 10648 , 43 Hay Street COLLAROY NSW 2097 Lot 43 DP 10648 , 37 Hay 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
Unsupported.

Specifically.

1) Bulky Goods Room

A bulky goods storage room has not been provided - unacceptable.

Room with a volume of 4 cu metres for each ten dwellings, and part there of, must be provided for the storage of unwanted bulky items awaiting collection.

It is acceptable for the room to be within the basement.

The room must have a door a minimum of 1200mm wide that opens outwards.

The room must have a minimum ceiling clearance of 2.1 metres.

Floor area is to be calculated assuming materials are stacked to a maximum of 2 metres high.

2) Bin Storage Room

The door to the bin room must be a minimum of 1200mm wide.

All other aspects of the proposed bin room (location and access) comply with Council Waste Design Guidelines.

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.