

Waste Referral Response

Application Number:	Mod2025/0490
Proposed Development:	Modification of Development Consent DA2023/1869 granted for Demolition works and construction of a Residential Flat Building including the consolidation of 3 lots into 1 lot
Date:	26/09/2025
To:	Olivia Ramage
Land to be developed (Address):	Lot 100 DP 1315768 , 54 - 58 Beaconsfield Street NEWPORT NSW 2106

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 size of the waste room and the bulky waste room are sufficient for the development. The temporary bin holding area at the front of the property is acceptable.

However, the placement of a fire hose reel within the waste room and bulky waste room is not supported. In addition, doors to waste rooms must be able to be latched in an open position, opening outwards to facilitate use and service. The placement of a fire hose reel outside the bulky waste room in the position indicated will make it impossible to open the door fully to get items in and out. This is not acceptable.

Waste storage areas are to be built as per the Waste Management Guidelines - 4.2 whereby "all waste storage areas will b) have a practical layout, be free of obstructions" with the exception of a tap for washing the bins which must not obstruct aisles, access ways or placement of bins. The bin carting route must be a minimum width of 1.2m and not via a vehicular pathway.

All internal walls of the waste rooms must be rendered to a smooth surface, coved at the floor/wall intersection, graded and appropriately drained to the sewer with a tap in close proximity (but not interfering with bin placement) to facilitate cleaning. Waste room floors must be graded and drained to an approved Sydney Water drainage system.

Waste rooms must be clear of any other services or utilities infrastructure such as gas, electricity, air conditioning, plumbing, piping, ducting, hoses, or other equipment.

The NSW Government mandate that all domestic ratepayers will be offered a food organics recycling service by 2030 may require additional bins at that time and the bin room should be large enough to accommodate such additional bins.

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.