

## Waste Referral Response

<b>Application Number:</b>	DA2025/0143
<b>Proposed Development:</b>	Demolition works and construction of a shop top housing development including basement car parking
<b>Date:</b>	14/08/2025
<b>To:</b>	Brittany Harrison
<b>Land to be developed (Address):</b>	Lot 1 DP 715158 , 1753 Pittwater Road MONA VALE NSW 2103 Lot 2 DP 230780 , 4 Bungan Lane MONA VALE NSW 2103 Lot 2 DP 715158 , 4 Bungan Lane MONA VALE NSW 2103 Lot 102 DP 788439 , 4 Bungan Lane MONA VALE NSW 2103 Lot 2 DP 1136849 , 4 Bungan Lane MONA VALE NSW 2103 Lot 2 DP 412869 , 1749 Pittwater Road MONA VALE NSW 2103

### 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

DA2025/0143 Waste Referral Comments

1753 Pittwater Rd & 4 Bungan Lane  
Updated comments 14 August 2025

New plans registered 11/8/2025 – Not supported

Commercial and residential waste must be in **separate** storage areas that are not accessible to the other party within 6.5m of the property boundary for servicing.

Residential Bulky Storage also needs to be separated from residential waste. The size of the Bulky Goods storage area shown on the new plans is adequate but distance from the property boundary and access through building lobby not supported. Council will not permit bulky goods to be placed out for collection on Bungan Lane. The bulky goods room requires the same service access as the residential bin room.

The new location for the commercial waste storage is unacceptable as residents would have access to it and the domestic waste contractors would need to pass through this area to reach the residential waste storage area which is also now more than 6.5m from the boundary of the building which is the maximum allowed under the Waste Management Guidelines. (Chapter 4 – 4.6 & 4.7)

Pathway for residents to access residential bin room not shown on plans. L1 is Ground Level on Pittwater Rd with L2 being Ground level on Bungan Lane. How do the residents of the middle block and Pittwater Rd block of units reach the residential waste storage area and the bulky storage areas?

For Wheel in / Wheel Out service

Pathway for access to waste storage area will be

- a) Solid, concrete, continuous, non-slip and clear of any obstructions and steps.
- b) A maximum ramp gradient of 1 in 8.
- c) Hazard free and not via a pathway with vehicular traffic.
- d) A minimum width of 1200mm.

& waste storage rooms must be within 6.5m of the property boundary.

Loading bay on Bungan Lane indicated will accommodate Council's 10.5m HRV.

Previous Waste Referral Comments below

**Mixed use developments must ensure that the commercial and residential waste storage areas are separated.**

Refer to original waste comments from PLM in August 2024 with *current comments in bold italics*

***Path of travel for residential access to waste storage rooms and for commercial/retail to transport waste to commercial storage room must be shown on plans. In addition path from kerbside for collection for both residential and commercial should be indicated on plans.***

Original response from PLM August 2024

Residential Waste Collection

Residential waste services will be provided by Council with collection taking place from the kerbside on Bungan Lane once per week for bin collections and twice yearly for bulky goods collections.

Residential Bin Storage

***This has been rectified – sufficient room for 29 x 240L bins. Access must be only for residential with no access for commercial/retail tenancies.***

Original response from PLM August 2024

The proposed bin storage facility is not large enough to contain the required number of bins for 36 residential units. (Please note that Council does not provide 660 litre bins – 240 litre bins only).

A suitably sized bin storage room is required at street level which is easily accessible to residents and waste collection staff. The room must be able to contain 29 x 240 litre bins. Each bin has a footprint of 600mm wide and 750mm deep. Aisles between rows of bins or between a row of bins and a wall must be a minimum of 1 metre wide.

***Services have been moved.***

Original response from PLM August 2024

The residential bin room must be separate from any services infrastructure (e.g. water meters, gas meters, electrical cabinets). These must be in a separate room.

***Additional door has been removed.***

Original response from PLM August 2024

Access to the residential bin room from Bungan Lane for collection staff is via two doors which are not in

line with each other. Can this be changed to just one door, or if two doors are required have the doors in a straight line with each other. Doors are to be 1200mm wide and able to be latched in the open position.

#### Residential Bulky Goods

***Bulky goods room relocated and the size and door opening is satisfactory but access is via the building foyer. This involves 2 doors, possibly security doors. The bulky waste room needs to be accessible to Bungan Lane and avoid any need to enter the secure part of the building.***

Original response from PLM August 2024

A bulky goods storage room has been provided in the basement. This location is unacceptable.

A storage room with a minimum volume of 15 cu m / floor area 7.5 sq m must be provided for residents to store unwanted items of furniture, whitegoods etc awaiting collection at street level on Bungan Lane. The room is to square or rectangular in shape. Access door is to be 1200mm wide, open outwards away from the direction of travel to the street and able to be latched in the open position.

Council will not permit bulky goods to be placed out for collection. The bulky goods room requires the same service access as the residential bin room.

#### Retail Waste Storage Facility/Room

***Mixed use developments must ensure that the commercial and residential waste storage areas are separated.***

***Location of the retail/commercial waste storage has been moved to a position that is unacceptable. Access to the retail/commercial waste storage must be at street level on Bungan Lane to avoid any need for commercial collection operators to enter the secure part of the building.***

Original response from PLM August 2024

A retail waste storage facility/room has been provided at street level on Bungan Lane.

Access to the retail waste storage room is via the building foyer. This involves 2 doors, possibly security doors. Access to the room must be relocated to avoid any need to enter the secure part of the building. The room appears to be large enough.

#### Retail Waste Collection

Retail waste collection will be undertaken by a private waste collection contractor from a dedicated retail waste room. Bins will not be permitted to be presented on the street awaiting collection.

#### Parking Restriction for Waste Collection Vehicles

***Location of dedicated loading zone to be indicated on plans and to be reserved for council's waste collection vehicles on collection day.***

Original response from PLM August 2024

Due to the narrowness of Bungan Lane a dedicated loading zone will be required adjacent to the bin rooms and bulky goods room service access.

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.