

Waste Referral Response

Application Number:	DA2025/0718
Proposed Development:	Demolition works and construction of shop top housing
Date:	23/06/2025
To:	Claire Ryan
Land to be developed (Address):	Lot 13 DP 6953 , 12 The Strand 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

23 June 2025 Waste Comments

The residential waste storage area is a satisfactory size.

However, doors must be a minimum of 1.2m wide and open outwards and able to be latched in the open position for bin movements. Residential bins will be serviced from Howard Avenue where the Right of Way meets the public road. It will be responsibility of the Owners' Corporation to transfer the bins from the bin storage room to the collection location the evening prior collection day and back again on collection day. Access from the residential bin storage room to the rear lane is required for bins to be presented via the Right of Way, Please amend the design to provide a door that is a minimum of 1.2m wide opening outwards, hazard free and not shared with vehicular traffic to access the Right of Way.

Design is to be as per Chapter 4, 4.2 of the Northern Beaches Waste Management Guidelines and must be clear of any service and utilities infrastructure and related activities.

Commercial waste storage room must be designed as per Ch 5.2 of the Northern Beaches Waste Management Guidelines and must be clear of any services and utilities infrastructure and related activities. Commercial waste is to be collected from within the property by a commercial contractor. Bins are not to be placed out for collection at any time.

Evidence of the rights of the developer to use the Right of Way with regard to the privately owned laneway in respect to the collection of commercial waste is to be provided.

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.