

Waste Referral Response

Application Number:	DA2023/1392
Proposed Development:	Demolition and construction of Seniors Housing including strata subdivision
Date:	13/03/2024
To:	Gareth David
Land to be developed (Address):	Lot 1 DP 1151053 , 20 Homestead Avenue COLLAROY NSW 2097 Lot 2 DP 1151053 , 16 Homestead Avenue 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 - Amended Plans (submitted 7/3/2024)
Unsupported. The proposal is unacceptable.

Specifically:

The doors accessing the bins, once open, block movement of the bins to the street.

The outer most door (closest to the street) will need to be modified to swing in the opposite direction.

Council will be providing a "wheel out/ wheel in" service for the bins.

Building occupants are not permitted to present bins at the kerbside for collection.

Waste Management Assessment.

Unsupported. The proposal is unacceptable.

Specifically:

1) Council provides a "wheel out/wheel in service for bins at multiple occupancy properties.

Council does not permit multiple occupancy properties to present bins at the kerbside.

The proposed plans show bins are stored in the secured basement. They are therefore inaccessible to Councils' waste collection staff.

A suitable bin enclosure must be provided at street level within 6.5 metres of the property boundary

with the street in accordance with Council's design requirements.

This issue was raised at the PLM and is mentioned on page 8 of the SoEE (division 6 Design Principles) but has not been addressed.

2) The waste management plan must be completed and submitted to Council for approval prior to the issue of the construction certificate.

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.