

Waste Referral Response

Application Number:	DA2025/0077
Proposed Development:	Demolition works and construction of shop top housing including strata subdivision
Date:	05/02/2025
To:	Claire Ryan
Land to be developed (Address):	<p>Lot 1 DP 900061 , 28 Lawrence Street FRESHWATER NSW 2096</p> <p>Lot 1 DP 100563 , 22 Lawrence Street FRESHWATER NSW 2096</p> <p>Lot 1 DP 578401 , 20 Lawrence Street FRESHWATER NSW 2096</p> <p>Lot 45 DP 974653 , 16 Lawrence Street FRESHWATER NSW 2096</p> <p>Lot 1 DP 595422 , 10 Lawrence Street FRESHWATER NSW 2096</p>

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 Storage room for 15 units in Block A/B to contain 5 x 240L waste (red) lid 240L, 4 x 240L paper (blue) lid, 4 x 240L container (yellow) lid
Waste Storage room for 15 units in Block C/D to contain 5 x 240L waste (red) lid 240L, 4 x 240L paper (blue) lid, 4 x 240L container (yellow) lid
Waste allocation of bins to be as per Appendix A of Northern Beaches Waste Management Guidelines. Areas of waste rooms are acceptable but doors of waste storage rooms must open outwards being able to be latched in an open position.
Over 5m³ of bulky storage waste has been provided and this will be managed by the building manager.
Commercial collection area suitable for waste generation assumed and collection frequency to be subject to actual users.

Garbage Loading area on Dowling Street must accommodate council's standard HRV collection vehicles and doors to bin holding area must open outwards and be able to be latched in an open position during service. The loading dock must be available to Council's waste contractor exclusively

on collection day (Wednesday).

Commercial collection to be by a commercial contractor from the commercial waste room and should not occur on a Wednesday which is council collection day for that area.

If the above concerns can be addressed this project can be supported.

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.