

## Waste Referral Response

<b>Application Number:</b>	DA2024/0936
<b>Proposed Development:</b>	Demolition works and construction of a residential flat building
<b>Date:</b>	12/05/2025
<b>To:</b>	Thomas Burns
<b>Land to be developed (Address):</b>	Lot 1 DP 593609 , 45 Oaks Avenue DEE WHY NSW 2099 Lot 2 DP 593609 , 45 A Oaks Avenue 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

Waste Management Assessment 12/5/2025 - Not supported

Proposal is for 10 residential units. Bin allocation will be:

4 x 240L red lid garbage bins  
3 x 240L blue lid paper recycling bins  
3 x 240L yellow lid container recycling bins  
2 x 240L green lid vegetation bins

#### Residential Bin Storage

Bin storage area shown adjacent to entry and front of property which is sufficient for allocated garbage bins.

Council provides a "wheel out/wheel in" service for multiple occupancy sites. Access must be provided for council's waste contractors on collection day to the bin store.

Residents/owners corporations are not permitted to present bins on the naturestrip.

The residential bin storage must have a ceiling of minimum 2.1m height and be screened. It cannot be used to store bulky goods.

#### Bulky Goods Waste Storage Room

There must be a separate bulky goods room that is not part of the residential bin store.

The bulky goods room must be provided according to the following design requirements:

The room must have a minimum volume of 4 cu metres with a minimum floor area of 2 sq metres, either square or rectangular in shape.

The minimum ceiling height must be 2.1 metres.

The minimum door width is 1.2 metres. The door must open outwards from the room.

Locating this room in the basement is acceptable.

Waste Management Assessment 17/7/2024  
Unsupported - the proposal is unacceptable

The proposal is for 12 residential units which will require the following bin allocation.

- 4 x 240 litre garbage bins
- 5 x 240 litre recycle bins
- 2 x 240 litre vegetation bins

Each bin is 600mm wide and 750mm deep.

#### Residential Bin Room

There is a bin storage area shown on the plans in the basement. This is unacceptable.

Council provides a "wheel out/wheel in" service for bins to all multiple occupancy properties. The residents/owners corporation are not permitted to present bins on the naturestrip/footpath for collection.

A bin storage room must be provided at street level within 6.5 metres of the property boundary with the street that complies with Councils design requirements.

The room must be large enough to contain the required number of bins (11 x 240 litre) with aisles a minimum of 1 metre wide between rows of bins or between a row of bins and a wall.

The access door must be 1.2 metres wide. The door must open outwards.

#### Bulky Goods Waste Storage Room

There is no bulky goods room shown on the plans. This is unacceptable.

A room must be provided according to the following design requirements.

The room must have a minimum volume of 4 cu metres with a minimum floor area of 2 sq metres, either square or rectangular in shape.

The minimum ceiling height must be 2.1 metres.

The minimum door width is 1.2 metres. The door must open outwards from the room.

Locating this room in the basement is acceptable.

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.