

## Waste Referral Response

<b>Application Number:</b>	DA2024/0044
<b>Proposed Development:</b>	Demolition works and construction of Seniors Housing with basement parking
<b>Date:</b>	19/03/2024
<b>To:</b>	Gareth David
<b>Land to be developed (Address):</b>	Lot 11 DP 12435 , 27 Kevin Avenue AVALON BEACH NSW 2107 Lot 10 DP 12435 , 25 Kevin Avenue AVALON BEACH NSW 2107

### 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  
Unsupported. The proposal is unacceptable.

Specifically:

The waste bin storage room is too far from the property boundary with the street.

The maximum distance Council permits is 6.5 metres.

Council may vary this distance for severely constrained sites.

As this site is not constrained, going beyond 20 metre walking distance, as with this application, will not be accepted.

There is ample opportunity to locate a bin storage room at the front of the property adjacent to the entrance pavilion (which has a roof) or between the stairs and the path leading to the basement.

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.