

Waste Referral Response

Application Number:	DA2024/0936
Proposed Development:	Demolition works and construction of a residential flat building
Date:	18/07/2024
To:	
Land to be developed (Address):	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

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.