

Waste Referral Response

Application Number:	DA2025/0447
Proposed Development:	Demolition works and construction of a residential flat building containing eleven (11) units with basement car parking, swimming pool and associated site works
Date:	13/05/2025
To:	Olivia Ramage
Land to be developed (Address):	<p>Lot 2 SP 57603 , 2 / 32 Golf Avenue MONA VALE NSW 2103</p> <p>Lot 2 SP 57603 , 2 / 32 Golf Avenue MONA VALE NSW 2103</p> <p>Lot 4 SP 57603 , 4 / 32 Golf Avenue MONA VALE NSW 2103</p> <p>Lot 4 SP 57603 , 4 / 32 Golf Avenue MONA VALE NSW 2103</p> <p>Lot 1 SP 57603 , 1 / 32 Golf Avenue MONA VALE NSW 2103</p> <p>Lot 1 SP 57603 , 1 / 32 Golf Avenue MONA VALE NSW 2103</p> <p>Lot 3 SP 57603 , 3 / 32 Golf Avenue MONA VALE NSW 2103</p> <p>Lot 3 SP 57603 , 3 / 32 Golf Avenue MONA VALE NSW 2103</p> <p>Lot CP SP 57603 , 32 Golf Avenue MONA VALE NSW 2103</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

The submitted Waste Management Plan (28/4/2025) indicates that the development is for 6 units. The Plans - Master Set Amended - 9/5/2025 indicate the development is for 11 units. The Waste Management Plan does not reflect the development shown in the plans.

Waste storage area indicated on the plans is of sufficient size to contain the correct number of bins and is within 6.5m of the boundary for servicing. Per 4.2.2 of the Waste Management Guidelines, the Bin storage area must have a minimum wall height of 1600mm and be roofed with ceiling height of

2100mm and be screened to preserve street appearance.

As collection will be wheel in / wheel out access on collection days must be guaranteed for the waste contractors between 6am and 6pm.

Developments of 10 units or over require a dedicated bulky waste storage room of a minimum of 4m³ as per 4.5 of the Waste Management Guidelines.

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.