

## Waste Referral Response

<b>Application Number:</b>	DA2024/0597
<b>Proposed Development:</b>	Demolition works and construction of Shop top Housing
<b>Date:</b>	22/05/2024
<b>To:</b>	Adam Croft
<b>Land to be developed (Address):</b>	Lot 10 DP 8172 , 21 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

#### Residential Bin Room

The size of the residential bin room is insufficient to contain the required number of bins.

This room will need to be enlarged to contain 19 x 240 litre bins.

The location of the residential bin room complies with Council requirements

#### Residential Bulky Goods Room

There is no bulky goods room shown on the plans.

A room with a capacity of 10 cu metres/ floor area of 5 sq metres is to be provided.

The room must be square or rectangular in shape.

Access to the room must be via a 1200mm wide door that opens outwards.

#### Commercial Bin Room

The commercial bin room contains 4 x 240 litre bins. This is insufficient for the number of, and proposed use, of these units.

The ground floor commercial unit (retail RET 01) appears as a 28 seat café/eat in dining establishment on the proposal.

It is suggested that the entire ground floor commercial bin room (4 bins) be allocated to this commercial unit (retail RET 01).

The other two commercial units would be required to store 2 x 240 litre bins each. The bins could be located within a designated area within each unit or stored in a separate room on the same level of the building as the unit.

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.