

Waste Referral Response

Application Number:	DA2025/1263
Proposed Development:	Demolition works and construction of a residential flat building
Date:	16/09/2025
To:	
Land to be developed (Address):	Lot A DP 393276 , 12 Gladys Avenue FRENCHS FOREST NSW 2086 Lot B DP 393276 , 14 Gladys Avenue FRENCHS FOREST NSW 2086

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

2 waste rooms located on Level 2. Waste rooms are sufficient size to house 11 x 240L red lid waste bins, 8 x 240L blue lid paper recycling bins, 6 x 240L yellow lid commingled recycling bins and 4 x 240L vegetation bins with room to manoeuvre between the bins and without stacking bins.

Doors to waste storage and bulky waste room(s) must be minimum 1.2m wide, open outwards and be able to be latched in an open position.

Room on Level 1 with 2 x vegetation bins inside is a washroom for the accessible WC. It is not suitable for waste containers.

Indicated waste storage rooms have sufficient space to accommodate food organics recycling bins in the future as per the NSW Government Mandate that all councils provide residential properties with such service by 2030.

Bulky waste storage room must be entirely separate from the Waste Storage room, practical for storage of bulky goods such as furniture and mattresses and doors must be minimum of 1.2m wide opening outwards and be able to be latched in an open position.

Waste rooms must be clear of any service and utilities infrastructure, pipes or otherwise. Any waste storage area must be free of columns or obstructions and have only 90o angle corners

Bin carting route should be shown on the plans for movement of the bins from the waste rooms to a temporary holding area within 6.5m of the property boundary that has room for the waste truck to park on collection day. Temporary bin storage area is not shown on the plans. Given the nature of Gladys Avenue, the developer needs to show that the waste truck can pull up no more than 6.5m from the waste collection point to provide service.

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.