



WILLOUGHBY
CITY COUNCIL

MEMO

To: Chair, Sydney North Planning Panel
From: Consultant Planner, Peter Wells
Date: 18 June 2025
Address: 3 ABBOTT ROAD ARTARMON 2064
Ref/File No.: PPSSNH-630- DAM-2025/9
Subject: Pre SNPP meeting – Applicant's response to draft conditions

The applicant has reviewed all draft conditions and queried waste condition 25A(f) which requires that doorways be at least 2.5m wide. Council's waste consultant has reviewed condition 25A(f) and is satisfied it can be deleted. The applicant accepts all other conditions.

For background, the applicant's email of 12 June 2025 is shown below:

Hi Margaret,

25A notes the waste room doors to be min. 2.5m wide. This is clearly for larger developments where hook lift/compactor bins, or even bulk bins are to be used. As this is a council managed asset considered "low rise RFB" where the waste is to be picked up in the kerb of the lane (which is narrow), this opening size is not needed. Can we remove this part of the condition?

Our doors are appropriately sized for these bins (1350 opening when both doors are used), 240L, 360L or 660L. Table from page 22 of the Waste Management Guide for multi unit developments below - noting width and depths of these bins that will be taken in and out of the waste room:

Standard Bin Type	Dimensions		
	Height	Width	Depth
80L hand held garbage bin	870mm	450mm	530mm
120L Mobile Garbage Bin	950mm	490mm	570mm
140L Mobile Garbage Bin	1065mm	485mm	560mm
240L Mobile Garbage Bin	1100mm	600mm	740mm
360L Mobile Garbage Bins	1100mm	680mm	890mm
660L Bulk Bin	1260mm	1400mm	850mm
1100L Bulk Bin	1370mm	1470mm	1245mm
Front lift bins 2-5m ³	865mm-1570mm	1805mm-1835mm	1400mm-1605mm
Hook lift/ Compactor Bin (10m3-30m3)	2.5m	2.5m	6m

Kind regards,

Lydia Powrie



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Council's waste consultant's email response said:

"I am happy for you delete point f) on Condition 25A.

(f) Doorways are at least 2,500mm wide.

This was added to a standard condition for Waste Storage Room Construction so we don't forget in the new DCP, but they applied under the old DCP. It is something we want broadly to enable effective bin and bulky waste access, but in this case it is not worth arguing and noting that it is 240L bins and kerbside collection".

All draft conditions remain unchanged from Council's assessment report dated 11 June 2025, with the exception of condition 25A, which is amended to delete 25A(f) as follows:

25A. Waste Storage Room Construction

A design certificate and detailed plans are to accompany any Construction Certificate application which demonstrates that the waste storage has been designed to be constructed in accordance with the Waste Management Guide and including the following requirements:

- (a) The floor is to be constructed of concrete at least 75mm thick and adequately graded to drain to a Sydney Water approved drainage fitting;
- (b) The floor must be finished so that it is non-slip and has a smooth and even surface covered at all intersections;
- (c) The ceilings and walls must be finished with smooth faced nonabsorbent material capable of being cleaned;
- (d) The room is to be provided with artificial light controllable within the room and adequate ventilation;
- (e) The room is to be provided with an adequate supply of hot and cold water mixed through a centralised mixing valve with hose cock.
- (f) ~~Doorways are at least 2,500mm wide.~~

(Reason: Environmental protection/waste reduction/public health and safety)

I look forward to providing any further clarification where required at today's meeting.

Peter Wells,
Consultant Planner