

Waste Referral Response

Application Number:	Mod2025/0428
Proposed Development:	Modification of Development Consent DA 436/2008 granted for alterations and additions to a residential flat building
Date:	18/08/2025
To:	Alex Keller
Land to be developed (Address):	Lot 1 SP 11874 , 1 / 5 Commonwealth Parade MANLY NSW 2095 Lot 2 SP 11874 , 2 / 5 Commonwealth Parade MANLY NSW 2095 Lot 3 SP 11874 , 3 / 5 Commonwealth Parade MANLY NSW 2095 Lot 4 SP 11874 , 4 / 5 Commonwealth Parade MANLY NSW 2095 Lot CP SP 11874 , 5 Commonwealth Parade MANLY NSW 2095

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

I note that the Stamped Plans show the Waste Storage room at the rear of the basement parking area. Council's Waste Referral Officer in 2021 supported the development (Platform Architects 9/9/2021 Plans Ground Floor) with waste storage area at front of property adjacent to boundary. Plans submitted with this MOD show waste storage area at rear of basement. This is not supported for wheel out/wheel in waste collection being too far from the property boundary. Residents will be required to self-present bins at kerbside.

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Waste Conditions:

**CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE
OCCUPATION CERTIFICATE**

Garbage and Recycling Facilities

All internal walls of the waste rooms shall be rendered to a smooth surface, coved at the floor/wall intersection, graded and appropriately drained to the sewer with a tap in close proximity to facilitate cleaning.

Waste room floors shall be graded and drained to an approved Sydney Water drainage system.

Waste rooms shall be clear of any other services or utilities infrastructure such as gas, electricity air-conditioning, plumbing, piping ducting or equipment.

Reason: To prevent pollution of the environment, provide a safe workplace for contractors and residents and to protect the amenity of the area.

Waste and Recycling Facilities Certificate of Compliance

The proposal shall be constructed in accordance with the Northern Beaches Waste Management Guidelines.

Details demonstrating compliance are to be submitted to the Principal Certifier prior to the issue of an Occupation Certificate.

Reason: To ensure waste and recycling facilities are provided.

ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES

Presentation of Bulky Goods for Collection

It is the responsibility of the owners' corporation to present bulky goods materials at the kerbside for collection in accordance with Councils' requirements.

Reason: To preserve the public amenity by minimising the time bulky goods materials are presented at the kerbside..

Transfer of bins between basement bin room and kerbside for collection

Bins are to be available for collection from the kerbside between 6.00am to 6.00pm on the scheduled day/s of collection.

Bins are to be transferred from the basement bin room to the street level holding bay no earlier than 4.00 pm on the day prior to the scheduled day of collection.

Bins are to be transferred from the street level holding bay to the basement bin room as soon as possible after collection but no later 6pm on the day of collection.

Reason: To ensure bins are available for collection staff at the appropriate time. To ensure bins do not remain at kerbside for an excessive period of time.