

Waste Referral Response

Application Number:	Mod2025/0055
Proposed Development:	Modification of Development Consent DA2020/1711 granted for Alterations and additions to an existing shop top housing development
Date:	03/04/2025
To:	Adriana Bramley
Land to be developed (Address):	<p>Lot 1 SP 12989 , 1 / 21 - 23 The Corso MANLY NSW 2095</p> <p>Lot 2 SP 12989 , 2 / 21 - 23 The Corso MANLY NSW 2095</p> <p>Lot 3 SP 12989 , 3 / 21 - 23 The Corso MANLY NSW 2095</p> <p>Lot 4 SP 12989 , 4 / 21 - 23 The Corso MANLY NSW 2095</p> <p>Lot 5 SP 12989 , 5 / 21 - 23 The Corso MANLY NSW 2095</p> <p>Lot 6 SP 12989 , 6 / 21 - 23 The Corso MANLY NSW 2095</p> <p>Lot 7 SP 12989 , 7 / 21 - 23 The Corso MANLY NSW 2095</p> <p>Lot 8 SP 12989 , 8 / 21 - 23 The Corso MANLY NSW 2095</p> <p>Lot 9 SP 12989 , 9 / 21 - 23 The Corso MANLY NSW 2095</p> <p>Lot 10 SP 12989 , 10 / 21 - 23 The Corso MANLY NSW 2095</p> <p>Lot 11 SP 12989 , 11 / 21 - 23 The Corso MANLY NSW 2095</p> <p>Lot 12 SP 12989 , 12 / 21 - 23 The Corso MANLY NSW 2095</p> <p>Lot 13 SP 12989 , 13 / 21 - 23 The Corso MANLY NSW 2095</p> <p>Lot 14 SP 12989 , 14 / 21 - 23 The Corso MANLY NSW 2095</p> <p>Lot CP SP 12989 , 19 - 23 The Corso MANLY NSW 2095</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

For reference

Original Waste Management plan. TRIM: 2020/798659 & Stamped Plans TRIM: 2021/253836

6.0 ON-GOING MANAGEMENT OF WASTE

There is no current provision for waste storage and collection at 19-21 The Corso, with waste from both residential and retail occupants of the subject building being stored and collected from the rear of 23 The Corso. For the last 13 years waste collection has been managed through a private contractor employed by the owner of the property. United Resource Management collects waste 7 days a week and as such there has been minimal requirement for storage of waste.

The aim of the proposed development is to conserve and refurbish 19-21 The Corso such that all services relevant to the building are contained on site. We have been advised by Northern Beaches Council Waste Services Officer that waste cannot be collected from The Corso frontage and as such the proposal allows for the provision of a waste removal via the Market Lane frontage.

The proposal allows for the provision of separate retail and residential waste storage within the existing footprint of the heritage building. As the building is constructed over a main sewer there is no opportunity to provide large openings in the rear wall or to lower the floor of the building to provide on-grade access to waste storage areas. Ramp access is provided from Market Lane as requested by a Northern Beaches Council Waste Services Officer.

Stamped Master Plans as per DA2020/1711 for 21-23 The Corso indicate separate domestic and commercial waste rooms as required by the Northern Beaches Waste Management Guidelines and as approved with the original DA.

Waste Officer supported the proposal based on the original WMP and Stamped Plans for DA2020/1711

Statement of Modification indicates TRIM: 2025/110246

The proposed modifications are minor and seek:

Removal of the residential entry from The Corso and expand the commercial space at this level. Install bi-fold entry doors to Market Lane for a new cafe/food use (fitout to be subject of separate application) in lieu of the approved office space here.

New ramps for level access.

Minor internal alterations.

New Air Conditioning units to roof level

Mod 2025/0055 has a new Waste Management Plan TRIM: 2025/110254 for construction purposes but does not include a new Waste Management Plan for ongoing use. Page 8 references minor internal alterations to the ground floor layout and the new amended plans indicate the positioning of the waste rooms has been changed substantially. Domestic and commercial waste rooms must be entirely independent of each other to avoid retail/commercial waste mixing with domestic waste at all times. Doors to waste rooms must open outwards and be able to be locked in an open position for servicing. The new Waste Management Plan needs to demonstrate Commercial and Domestic Waste will be kept separate at all times and the path to the kerb for collection for private or council contractor (should integration with council be required) be no more than 6.5m.

The statement of modification makes no reference to the changes to the ground level layout.

This modification is not supported.

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.