

Waste Referral Response

Application Number:	DA2025/1711
Proposed Development:	Torrens Title subdivision of one lot into three and associated works
Date:	01/12/2025
To:	Thomas Burns
Land to be developed (Address):	Lot 3 DP 868761 , 120 Old Pittwater Road BROOKVALE NSW 2100

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

Comprehensive demolition and construction waste management plans have been provided for the subdivision and are supported.

Note: General arrangement plans

This is a commercial development, therefore all waste associated with the demolition, any proposed new construction and ongoing operational waste will require the services of a commercial waste contractor to supply bins and service requirements of waste generated from this site.

Indicative concept development on Lot C has bin room on ground floor indicated behind car parking spaces. It is unclear as to whether this is for the storage units or for the whole building. Clear access to bin room would be required for use and for servicing. Waste storage for Level 1 and Level 2 should be shown - will individual units have own waste and associated collections or will they be using the ground floor bin room? Waste generation rates need to be looked at to ascertain if this is satisfactory for any future DA's.

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 TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Waste/Recycling Requirements (Waste Plan Submitted)

During demolition and/or construction the proposal/works shall be generally consistent with the submitted

Waste Management Plan prepared by LG Consult for Centennial Property Group for Lot Subdivision & Bulk Earthworks dated 16 October 2025.

Reason: To ensure waste is minimised and adequate and appropriate waste and recycling facilities are provided.

Waste/Recycling Requirements (Materials)

During demolition and/or construction the following materials are to be separated for recycling: timber, bricks, tiles, plasterboard, metal, concrete, and evidence of disposal for recycling is to be retained on site.

Reason: To ensure waste is minimised and recovered for recycling where possible.