

Waste Referral Response

Application Number:	DA2025/1662
Proposed Development:	Amending DA for Alterations and Additions and Change of Use to the Approved DA No. DA2022/2256 from Mixed Use Development to Shop Top Housing
Date:	25/11/2025
To:	Alex Keller
Land to be developed (Address):	Lot 100 DP 1009880 , 22 Raglan Street 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

Documents referenced:

Master Set Plans Carlisl Architects for Para-ere Holdings DA-02 & DA-03 24/10/202

Waste Management Report for Lighthouse Project Group by Senica Consultancy Group Reference 25100485 updated 4/11/2025

Traffic Assessment by Varga Traffic Planning Pty Ltd dated 4/11/2025

Statement of Environmental Effects by GSA Planning Ref 24201 dated November 2025

Stamped Plans DA2022/2256 dated 28 March 2024

Operational Waste Management Plan prepared by Elephants Foot Consulting dated 12/12/2022

Waste Referral Response dated 30/01/2023 for DA 2022/2256

The stamped plans for DA2022/2256 have the residential waste room in a position that is accessible for residents and at the property boundary making it suitable for wheel in/wheel out service by Council's contractors. A bulky waste room was provided in B1 with provision for a building manager to arrange collection dates with council and transport bulky items from the room to the front of the building for collection contractors to load into the collection vehicle.

The proposed plans for DA2025/1662 show an altered positioning of the residential waste room with the entry over 8m from the boundary of the building and a bulky waste room opening into the residential waste room.

The residential bin room must be sufficient to accommodate the waste containers provided for a development of 15 dwellings (waste – 5 x 240L, paper recycling - 4 x 240, container recycling – 4 x 240L, vegetation – 2 x 240L and allow for food waste collection services as per the NSW Government

Mandate* - see below to be provided. Council is trialling how this will be provided so is unable to confirm further details at this time.

Waste rooms should be square or rectangular with only right angle corners and allow for an aisle between bins for manoeuvring and ease of use. Waste rooms must be clear of any other services or utilities infrastructure such as gas, electricity air-conditioning, plumbing, piping, ducting, vents or equipment.

The door to the residential waste room should be within 6.5m of the property boundary or as it was approved on the Stamped plans for DA2022/2256 which would facilitate less time at kerbside for the collection vehicle being adjacent to the kerb. I would defer to traffic in relation to the servicing of the building being in a NO STOPPING zone just past the Raglan St/Pittwater Rd intersection.

A separate bulky waste room must be provided as it is not acceptable to have bulky items being moved through a residential waste room for collection purposes. Consideration should be made to making this adjacent to the kerb to avoid having bulky goods placed at kerbside outside the retail space.

A commercial waste room must be provided that is separate from the residential waste & bulky goods storage that is accessible for the retail space and provides sufficient space for all any wastes produced by that space.

*The NSW Parliament has passed legislation to mandate FOGO collection services for households by July 2030, and for businesses and institutions in stages from July 2026. Supermarkets, institutions and hospitality businesses will be required to have a source-separated food organics waste collection service from 1 July 2026, with a staged approach based on the businesses' weekly residual bin volumes.

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.