

Waste Referral Response

Application Number:	DA2025/0764
Proposed Development:	Alterations and additions to Long Reef Golf Club clubhouse
Date:	02/10/2025
To:	Claire Ryan
Land to be developed (Address):	Lot 1 DP 1144187 , 2 Anzac Avenue COLLAROY NSW 2097 Lot 1 DP 1144187 , Anzac Avenue COLLAROY NSW 2097

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

Waste Management Plan has removed comments and is updated. Version history is incomplete but it is acceptable.

DA15 Roof Plan 21/08/2025 Issue P7 shows new roof over both bin stores.

Bin stores with easy access to loading zone

Supported.

Additional information requested

Is there an updated Waste Management Plan as the plan submitted appears to have comments and require updates?

In relation to the information provided we submit that:

As there will be a new terrace above the existing bin storage area, we suggest as per residential Waste Storage Area Design Requirements that where bin storage is external to the building, they should:

- Have a minimum wall height of 1600mm.
- Be roofed with a minimum ceiling height of 2100mm throughout and clear of any obstructions.
- Be screened from the street frontage in a manner that improves the streetscape appearance of the facility

In addition, can we get confirmation that there is a loading bay for servicing the bin storage area that does not impeded vehicular traffic.

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 titled dated [INSERT].

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.

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

Garbage and Recycling Facilities

Commercial waste storage walls 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 storage area 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 staff and to protect the amenity of the area.