

Waste Referral Response

Application Number:	DA2025/0022
Proposed Development:	Demolition works and construction of a five (5) storey residential flat building with basement parking and associated landscaping
Date:	05/02/2025
To:	Maxwell Duncan
Land to be developed (Address):	Lot CP SP 4518 , 101 North Steyne 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

5 storey residential flat building with 7 units

Further information required to complete assessment.

Waste Management Plan by Elephants Foot, dated 16/12/2024 for ongoing waste management has been submitted. A Demolition and Construction waste management plan needs to be provided.

Plans must show dimensions and area of bin storage areas with door width which must be minimum 1.2m wide opening outwards. The path for transfer of the bins to the bin holding area must be shown on the plans also. Bins must not be moved adjacent to the vehicular path and the plan needs to demonstrate how bins will be moved. In addition bins must not be stacked within the bin room and have a 20% clearance between bins.

Bin holding area must be screened and not affect public amenity. The plans need to clearly show the location of the bin holding area and the dimensions / size of the area and appropriate screening of said area.

Please confirm scale of plans being used.

General Waste, blue lid and yellow lid recycling is collected weekly from units. Vegetation is collected fortnightly. All bins for units are 240L shared services

No bulk waste storage room is required as less than 10 dwellings.

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.