

## Waste Referral Response

<b>Application Number:</b>	DA2022/0682
<b>Date:</b>	11/05/2022
<b>To:</b>	Alex Keller
<b>Land to be developed (Address):</b>	Lot 2 DP 11320 , 293 Condamine Street MANLY VALE NSW 2093 Lot 1 DP 11320 , 291 Condamine Street MANLY VALE NSW 2093

### 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 Assessment  
Recommendation - Unacceptable.

Specifically:

1) The bin rooms located on top of OSD tanks.

There appears to be three entries into the OSD tanks from inside the two binrooms. These entries are shown as grates on engineering diagrams.

Access to the internals of the OSD tanks for servicing/cleaning must not be from inside the bin rooms. The floor of the binrooms must be graded and drained to the sewer.

There are to be no openings in the floor of the bin rooms that would allow liquids from the bins (spills, leaks or washwater) to enter the stormwater system.

2) Access to bin rooms for residents and commercial unit tenants.

Each binroom is to have it's own access door from the entry foyer (proposal is for a common door).

The door between the residential and commercial binrooms is to remain locked other than on collection day. This would be best achieved by the use of a timer lock

3) Access to residential binroom for service staff.

The two doors that provide access for service staff are to remain unlocked from 5.00am to 6.00pm on the scheduled day of collection.

This would be best achieved by the use of a timer lock.

Ray Creer

Waste Services Officer

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.