

## Waste Referral Response

<b>Application Number:</b>	Mod2024/0705
<b>Proposed Development:</b>	Modification of Development Consent REV2021/0034 granted for Review of Determination of Application DA2020/0442 for demolition works and construction of a Mixed Use Development comprising Shop Top Housing and retail premises, with associated carparking, landscaping and strata subdivision
<b>Date:</b>	08/04/2025
<b>To:</b>	Anaiis Sarkissian
<b>Land to be developed (Address):</b>	Lot B DP 316404 , 231 Whale Beach Road WHALE BEACH NSW 2107

### 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

#### **Supported, subject to conditions**

Supported with conditions as imposed per Consent Annexure B to Judgement - Consolidated Conditions for MOD 2021/0983

Construction Managment Plan dated February 2020, Waste Management Plan dated 23/4/2020 and updated plans registered 6/12/2024

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

approved Waste Management Plan and Construction referenced in Condition 1 of this consent.

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

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

#### **Pathway, access and door Requirements to bin storage room**

The pathway and access between the Waste Storage Area and Collection Point will be:

- a) Solid, concrete, continuous, non-slip and clear of any obstructions and steps.
- b) A maximum ramp gradient of 1 in 8.
- c) Hazard free and not via a pathway with vehicular traffic.
- d) A minimum width of 1200mm. Any doors fitted on the Waste Storage Area, pathway and access will be:
  - e) A minimum width of 1200mm.
  - f) Able to be latched in an open position.
  - g) Unobstructed by any locks and security devices.
  - h) Openable in an outward direction.

Reason: To ensure clear and unobstructed access to the bin storage room for service requirements.