

Waste Referral Response

Application Number:	DA2022/0640
Date:	30/06/2022
To:	Stephanie Gelder
Land to be developed (Address):	Lot B DP 321706 , 70 The Corso 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

Waste Management Assessment
Recommendation - Unacceptable.

There is only one waste room shown on the proposal. This waste room is contained entirely with retail unit 2.

The waste room is underneath the stairs leading to the upper story of the building.

The ceiling clearance of the waste room must be a minimum of 2.1 metres.

The applicant will need to demonstrate that this ceiling can be achieved for the waste room.

Additionally, the following issues will need to be addressed:

- There is no waste storage room within retail unit 1.
- There is no waste storage room for office units 1,2 & 3.

Retail unit 1 has no access to the waste room in retail unit 2 and the three office units would only have access when retail unit 2 is occupied and during business hours. Any arrangement that involves all 5 units using the one proposed waste room is unacceptable.

A retail waste storage room/s must be provided that is accessible to all units with in the building without having to enter another unit.

The owners corporation / building occupants are not to place the commercial bins in the public area outside the building for collection.

The plan of management for the building will need to include that the commercial bins are serviced from within the building and detail how that will be achieved.

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.