

Waste Referral Response

Application Number:	DA2022/2199
Proposed Development:	Demolition works and construction of shop top housing
Date:	20/06/2023
To:	Maxwell Duncan
Land to be developed (Address):	Lot 20 DP 235980 , 19 Sydney Road 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 - amended plans (submitted 15/6/2023)
Unsupported.

With regards to the three points raised in the initial assessment the following comments are provided.

1) Due to truck accessibility issues the street level bin holding room must be relocated to the Sydney Road frontage of the building.

Council does not collect residential waste from Market Place.

The location (point 1) of the binroom has been addressed to Waste Services satisfaction.

Clarification is still required on the following access issues:

- That the door to the binroom opens to a minimum of 1200mm.
- Process by which the door will remain unlocked from 5.00am to 6.00pm on the scheduled day/s of collection (suggest timer lock be fitted).
- Please provide drawing showing accurate internal binroom dimensions.

2) A demolition/construction Waste Management Plan (WMP) has not been submitted.

Please have the applicant download a WMP template from Council's website, complete the document and submit to Council for assessment.

This (point 2) has not been addressed.

3) The access door to the residential bin storage room is to be widened to match that of the bulky goods storage room door.

Providing a 1500mm wide door to allow easy transfer of large items into/out of the bulky goods room is great design. Having an 800mm wide door as the only access to the 1500mm wide door is not.

This (point 3) has not been addressed

Waste Management Assessment
Unsupported.

Specifically:

1) Due to truck accessibility issues the street level bin holding room must be relocated to the Sydney Road frontage of the building.

Council does not collect residential waste from Market Place.

2) A demolition/construction Waste Management Plan (WMP) has not been submitted.

Please have the applicant download a WMP template from Council's website, complete the document and submit to Council for assessment.

3) The access door to the residential bin storage room is to be widened to match that of the bulky goods storage room door.

Providing a 1500mm wide door to allow easy transfer of large items into/out of the bulky goods room is great design. Having an 800mm wide door as the only access to the 1500mm wide door is not.

Additional Information:

1) Residential Garbage & Recycling

Council will not permit garbage & recycling bins to be presented on public land awaiting collection at this location

Council will accept the proposal to store bins in the basement and present them in a street level holding room on the scheduled collection day for emptying.

2) Residential Bulky Goods

Council will not permit bulky goods to be presented on public land awaiting collection at this location.

Bulky goods must be presented within the property (the bin holding room is acceptable in this instance) on the scheduled day of collection for removal.

3) Commercial Waste Bins

Council will not permit commercial garbage & recycling bins to be presented on public land awaiting collection at this location.

Commercial bins must remain within the property at all times except for when being emptied into the truck.

Commercial waste collection contracts must include an arrangement whereby the contractor enters the property to retrieve the bin/s and then returns the bin/s to within the property immediately after emptying.

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.