

urbaine design group

Application Number: DA2022/0640

Land to be developed (Address): Lot B DP 321706 , 70 The Corso MANLY NSW 2095

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 within 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.

Proposal for a solution to the waste collection:

Following a discussion with Mr Ray Creer, Waste Services Officer for The Northern Beaches Council, we propose the following as a solution to the requirements for effective waste handling and removal:

Building Management Plan:

1. The landowner, Nasus Investments Pty Ltd, is providing cleaning services to all tenancies leased within the property, being No.70, The Corso. This includes the tenancy that forms the basis of this Application.
2. The cleaning contractor, engaged by Nasus Investments, will be instructed to bring any waste from the upper floors, being small office spaces, to the main waste room in the tenancy that is subject to this Development Application. This will be done on a daily basis, or as required.
3. The cleaning contractor will ensure the storage bins from the ground floor tenancy, will be available for pick-up on the designated days, as per the Council's refuse collection timetable.
4. An access door will be provided, within the waste storage room, to the gas, electrical meters and water heater, preventing the refuse bins from coming into contact with these facilities.
5. Waste removal for the front, ground floor tenancy, facing The Corso, will form a separate Application and will have site specific waste management facilities.

A separate diagram, attached to this document, Figure 1, indicates this proposal and includes: an indication of the area within the waste room that has a ceiling height of at least 2.1m and also the access doors to the meters and water heater.

I trust this is sufficient to satisfy the Council's requirements for waste removal, specifically for the purpose of this current Development Application.

John Aspinall. Urbaine Design Group, on behalf of The Applicant.

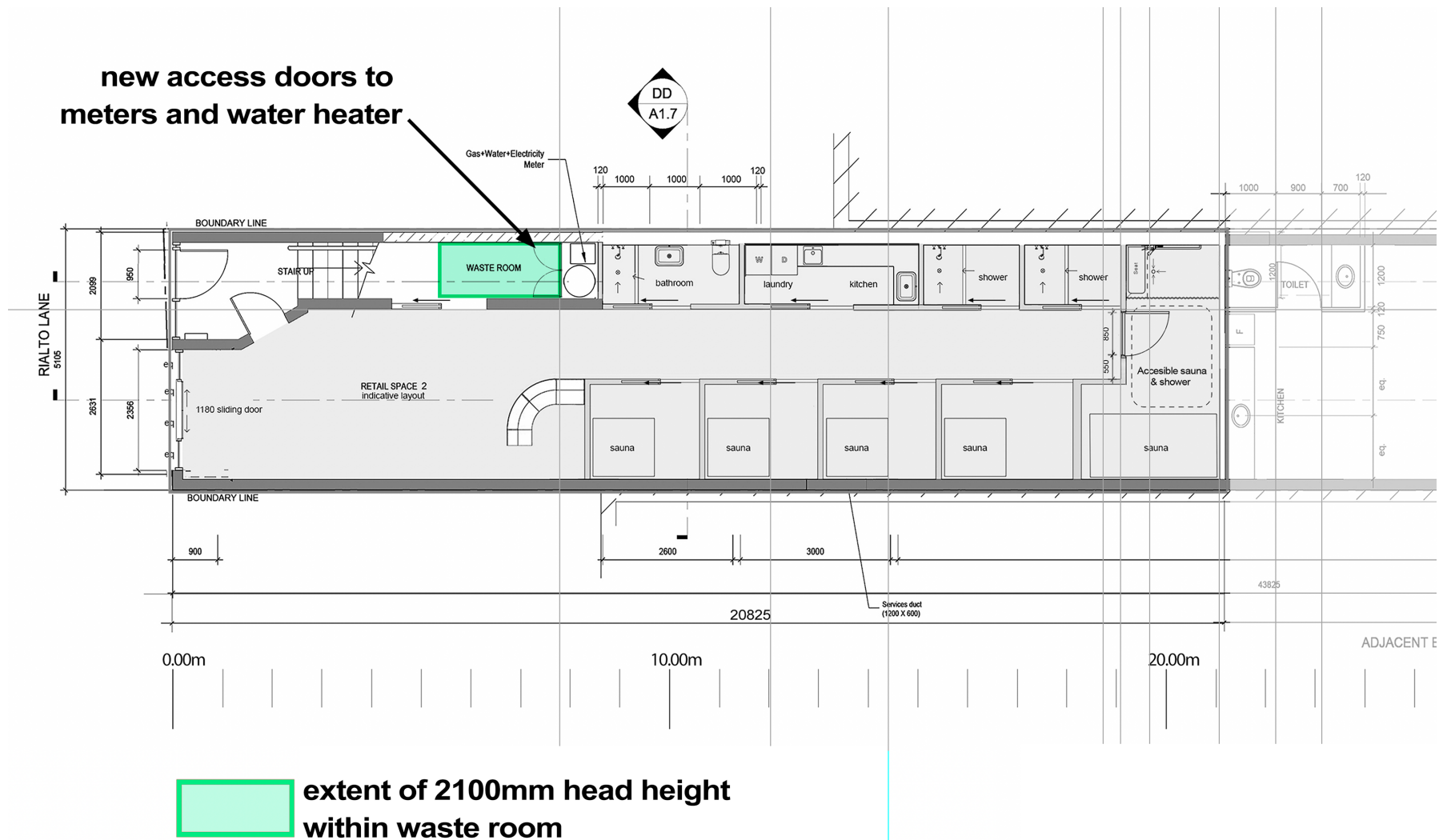


Figure 1: Extent of 2100 ceiling clearance in waste room + additional access doors to meters.