

Waste Referral Response

Application Number:	Mod2025/0055
Proposed Development:	Modification of Development Consent DA2020/1711 granted for Alterations and additions to an existing shop top housing development
Date:	23/06/2025
To:	Adriana Bramley
Land to be developed (Address):	<p>Lot 1 SP 12989 , 1 / 21 - 23 The Corso MANLY NSW 2095</p> <p>Lot 2 SP 12989 , 2 / 21 - 23 The Corso MANLY NSW 2095</p> <p>Lot 3 SP 12989 , 3 / 21 - 23 The Corso MANLY NSW 2095</p> <p>Lot 4 SP 12989 , 4 / 21 - 23 The Corso MANLY NSW 2095</p> <p>Lot 5 SP 12989 , 5 / 21 - 23 The Corso MANLY NSW 2095</p> <p>Lot 6 SP 12989 , 6 / 21 - 23 The Corso MANLY NSW 2095</p> <p>Lot 7 SP 12989 , 7 / 21 - 23 The Corso MANLY NSW 2095</p> <p>Lot 8 SP 12989 , 8 / 21 - 23 The Corso MANLY NSW 2095</p> <p>Lot 9 SP 12989 , 9 / 21 - 23 The Corso MANLY NSW 2095</p> <p>Lot 10 SP 12989 , 10 / 21 - 23 The Corso MANLY NSW 2095</p> <p>Lot 11 SP 12989 , 11 / 21 - 23 The Corso MANLY NSW 2095</p> <p>Lot 12 SP 12989 , 12 / 21 - 23 The Corso MANLY NSW 2095</p> <p>Lot 13 SP 12989 , 13 / 21 - 23 The Corso MANLY NSW 2095</p> <p>Lot 14 SP 12989 , 14 / 21 - 23 The Corso MANLY NSW 2095</p> <p>Lot CP SP 12989 , 19 - 23 The Corso MANLY NSW 2095</p>

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 Referral 18/06/2025

Plans submitted show satisfactory waste storage rooms for domestic and commercial waste. Waste Management Plan submitted and satisfactory. Supported with conditions

Waste Referral Comments 29/5/2025

Image forwarded from Sydney Town Planning appears to be satisfactory but require confirmation of door widths (minimum 1.2m) and area of rooms. Doors should open outwards and be able to be locked in the open position for servicing.

Waste Referral Comments 3/4/2025

For reference

Original Waste Management plan. TRIM: 2020/798659 & Stamped Plans TRIM: 2021/253836

6.0 ON-GOING MANAGEMENT OF WASTE

There is no current provision for waste storage and collection at 19-21 The Corso, with waste from both residential and retail occupants of the subject building being stored and collected from the rear of 23 The Corso. For the last 13 years waste collection has been managed through a private contractor employed by the owner of the property. United Resource Management collects waste 7 days a week and as such there has been minimal requirement for storage of waste.

The aim of the proposed development is to conserve and refurbish 19-21 The Corso such that all services relevant to the building are contained on site. We have been advised by Northern Beaches Council Waste Services Officer that waste cannot be collected from The Corso frontage and as such the proposal allows for the provision of a waste removal via the Market Lane frontage.

The proposal allows for the provision of separate retail and residential waste storage within the existing footprint of the heritage building. As the building is constructed over a main sewer there is no opportunity to provide large openings in the rear wall or to lower the floor of the building to provide on-grade access to waste storage areas. Ramp access is provided from Market Lane as requested by a Northern Beaches Council Waste Services Officer.

Stamped Master Plans as per DA2020/1711 for 21-23 The Corso indicate separate domestic and commercial waste rooms as required by the Northern Beaches Waste Management Guidelines and as approved with the original DA.

Waste Officer supported the proposal based on the original WMP and Stamped Plans for DA2020/1711

Statement of Modification indicates TRIM: 2025/110246

The proposed modifications are minor and seek:

Removal of the residential entry from The Corso and expand the commercial space at this level. Install bi-fold entry doors to Market Lane for a new cafe/food use (fitout to be subject of separate application) in lieu of the approved office space here.

New ramps for level access.

Minor internal alterations.

New Air Conditioning units to roof level

Mod 2025/0055 has a new Waste Management Plan TRIM: 2025/110254 for construction purposes but does not include a new Waste Management Plan for ongoing use. Page 8 references minor internal alterations to the ground floor layout and the new amended plans indicate the positioning of the waste rooms has been changed substantially. Domestic and commercial waste rooms must be entirely independent of each other to avoid retail/commercial waste mixing with domestic waste at all times. Doors to waste rooms must open outwards and be able to be locked in an open position for servicing. The new Waste Management Plan needs to demonstrate Commercial and Domestic Waste will be kept separate at all times and the path to the kerb for collection for private or council contractor (should integration with council be required) be no more than 6.5m.

The statement of modification makes no reference to the changes to the ground level layout.

This modification is not supported.

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:

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 submitted Waste Management Plan 2025/421508 registered with council 18 June 2025 and Plans showing amended waste rooms 2025/428722

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

Waste/Recycling Requirements (Materials)

During demolition and/or construction the following materials are to be separated for recycling: timber, bricks, tiles, plasterboard, metal, concrete, and evidence of disposal for recycling is to be retained on site.

Reason: To ensure waste is minimised and recovered for recycling where possible.

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

Garbage and Recycling Facilities

All internal walls of the waste rooms shall be rendered to a smooth surface, coved at the floor/wall intersection, graded and appropriately drained to the sewer with a tap in close proximity to facilitate cleaning.

Waste room floors shall be graded and drained to an approved Sydney Water drainage system.

Waste rooms shall be clear of any other services or utilities infrastructure such as gas, electricity air-conditioning, plumbing, piping ducting or equipment. Doors must open outwards.

Reason: To prevent pollution of the environment, provide a safe workplace for contractors and residents and to protect the amenity of the area.

Waste and Recycling Facilities Certificate of Compliance

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.

Details demonstrating compliance are to be submitted to the Principal Certifier prior to the issue of an Occupation Certificate.

Reason: To ensure waste and recycling facilities are provided.

Waste/Recycling Compliance Documentation

Evidence of disposal for recycling from the construction/demolition works shall be submitted to the Principal Certifier prior to the issue of an Occupation Certificate.

Reason: To ensure waste is minimised and recycled.

Positive Covenant for Council and Contractor Indemnity

A positive covenant shall be created on the title of the land prior to the issue of an Occupation Certificate requiring the proprietor of the land to provide access to the waste storage facilities. The terms of the positive covenant are to be prepared to Council's requirements, (Appendix E of the Waste Management Guidelines), at the applicant's expense and endorsed by Council prior to lodgement with NSW Land Registry Services. Northern Beaches Council shall be nominated as the party to release, vary or modify such covenant.

Reason: To ensure ongoing access for servicing of waste facilities.

Authorisation of Legal Documentation Required for Waste Services

The original completed request form (NSW Land Registry Services form 13PC) must be submitted to Council for authorisation prior to the issue of an Occupation Certificate. A copy of the work-as-executed plan (details overdrawn on a copy of the approved plan) must be included with the above submission. A Compliance Certificate, issued by the Certifying Authority, shall also be provided in the submission to Council.

If Council is to issue the Compliance Certificate for these works, the fee is to be in accordance with Council's Fees and Charges.

Reason: To create encumbrances on the land.

ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES

Access for Waste Collection (Domestic Waste - Council Contractor)

All doors and gates used by Council's collection staff contractor provide unimpeded access to the bins. Should any doors or gates have a requirement to be secured they must be fitted with a timer lock set to remain open from 6.00am to 6.00pm on the scheduled day of collection.

All doors and gates must be able to be latched in the open position to facilitate bin manoeuvring.

Bins are not to be presented at kerbside.

Reason: To ensure unimpeded access to waste bins for collection staff at the appropriate time and to maintain public amenity in Market Place.

Commercial Waste Collection Procedure

Commercial waste and recycling bins are not to be placed at the kerbside on Market Place awaiting collection.

Waste collection arrangements must include a procedure whereby the collection contractor enters the property to retrieve the bins from the dedicated bin storage area and then returns the bins to the dedicated bin storage area immediately after emptying.

Reason: To maintain public amenity in Market Place

Commercial Waste and Recycling Storage

Commercial waste and recycling material/storage bins must be stored in a separate area to the residential waste and recycling material/storage bins as shown on the approved plans.

Reason: To ensure that commercial waste and residential waste is not mixed and is properly managed.