

## Waste Referral Response

<b>Application Number:</b>	DA2024/1286
<b>Proposed Development:</b>	Alterations and additions to a residential flat building to add an additional three residential apartments
<b>Date:</b>	11/10/2024
<b>To:</b>	Claire Ryan
<b>Land to be developed (Address):</b>	Lot CP SP 7114 , 22 Central Avenue 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

Unsupported - the proposal is unacceptable.

Specifically:

The proposal is for three additional dwellings to be constructed within the existing building whilst using the existing waste storage facilities.

The increase in the number of dwellings will result in additional waste and recycling being generated and the requirement for additional bins to be stored within the property.

The current waste storage facilities are already woefully inadequate for the existing number of units in the building.

- The bin room is too small to contain the required number of bins
- The residential and commercial bins are stored in the same room resulting in dumping and overflowing of the residential bins
- There is no bulky goods storage room at the property.

Waste Services cannot support this proposal until the following non-compliances with the Waste Design Guidelines requirements have been addressed:

- upgrading the existing waste storage arrangements to accommodate the required number of residential bins.
- the provision of a commercial waste storage room that is separate from the residential bin room.

- the provision of a bulky goods storage room

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.