

## Waste Referral Response

<b>Application Number:</b>	DA2020/0824
<b>Date:</b>	10/08/2020
<b>To:</b>	Daniel Milliken
<b>Land to be developed (Address):</b>	Lot 21 DP 11320 , 323 - 325 Condamine Street MANLY VALE NSW 2093 Lot 22 DP 11320 , 323 - 325 Condamine Street MANLY VALE NSW 2093 Lot 123 DP 737259 , 327 - 329 Condamine Street MANLY VALE NSW 2093 Lot 25 DP 11320 , 331 Condamine Street MANLY VALE NSW 2093 Lot 20 DP 11320 , 321 Condamine Street MANLY VALE NSW 2093

### 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 - The proposal is unacceptable.

Specifically:

1) There is no bulky goods storage room shown on the plans.

A bulky goods storage room will need to be provided that complies with Council requirements.

That being 4 cu metres for each 10 residential units.

2) The service (external) door to the residential bin room must be able to be latched in the open position and be 1200mm wide.

*Please advise how door will be latched open.*

*Please have applicant provide internal dimensions of bin room including width of service door.*

Other comments:

It is suggested that the service (external) door to the residential binroom be provided with a timer lock to prevent access by tenants of the retail units.

It is suggested that the resident access (internal) door to the residential binroom be provided with a lock to prevent access by tenants of the retail units.

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.