

Waste Referral Response

Application Number:	DA2025/1157
Proposed Development:	Demolition works and construction of a residential flat building including basement parking
Date:	28/08/2025
To:	Alex Keller
Land to be developed (Address):	Lot 1 SP 4911 , 1 / 18 Victoria Parade MANLY NSW 2095 Lot 2 SP 4911 , 2 / 18 Victoria Parade MANLY NSW 2095 Lot 3 SP 4911 , 3 / 18 Victoria Parade MANLY NSW 2095 Lot 4 SP 4911 , 4 / 18 Victoria Parade MANLY NSW 2095 Lot 5 SP 4911 , 5 / 18 Victoria Parade MANLY NSW 2095 Lot 6 SP 4911 , 6 / 18 Victoria Parade MANLY NSW 2095 Lot 7 SP 4911 , 7 / 18 Victoria Parade MANLY NSW 2095 Lot 8 SP 4911 , 8 / 18 Victoria Parade MANLY NSW 2095 Lot 9 SP 4911 , 9 / 18 Victoria Parade MANLY NSW 2095 Lot CP SP 4911 , 18 Victoria Parade 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

The waste storage area must be designed to accommodate Council's allocated number of waste and recycling containers. 11 standard domestic waste charges (80L) would result in 4 x 240L red lid waste bins (plus one service bin for the chute changeover), 3 x 240L blue lid paper recycling bins and 3 x 240L yellow lid comingled recycling bins shared services. It must have a practical layout for access, be free of any obstructions and have only 90 degree angle corners. No columns, no services or utilities and doors that are a minimum of 1.2m wide able to open outwards and be latched open. Ceiling height of 2.1m throughout.

Where a chute is proposed, the residents should not have to interact with the chute within the waste storage area at any time.

Where a waste service cupboard is proposed on each level, it must accommodate both recycling streams (paper and comingled 240L bins). A caretaker will need to rotate the recycling bins to the waste storage area when full. The number of bins required to be able to have an individual recycling bin set on each floor would increase the number of bins to the development above the maximum 7 recycling bins included with the domestic waste service charge. The waste storage room and presentation area would need to be capable of housing all the bins supplied to the development. In addition, has the developer considered the movement of bins from the upper floors to the bin storage room with only one lift?

Bulky storage room (minimum 4m³) that is a practical layout with no columns, services or utilities with minimum 2.1m height throughout and entirely separate from the waste storage area is required. It must be easily accessible to residents. For service direct from the bulk storage room by the contractor it is required to be within 6.5m of the boundary of the property. Current bulk room is part of the waste storage area, which is not permitted, and accessibility is an issue.

We note the plans allows for Food Organics bins in a separate area - it would be anticipated that food organics bins would be collected weekly.

Area indicated on driveway for presentation of bins for collection is suitable but must be sufficient to accommodate all bins supplied to the property. Waste and both streams of recycling are collected weekly. Vegetation waste is collected fortnightly.

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.