

27th June 2024

Northern Beaches Council
PO Box 82 Manly,
NSW 1655

Attn: Northern Beaches Council waste team,

RE: DA220/2013 – Waste Management Conditions Statement

1 Introduction

This letterhead statement has been prepared by MRA Consulting Group in response to Consolidated Modified Conditions of Consent for DA220/2013, as it relates to the proposed development of a mixed-use residential flat building (RFB) at 9-11 Victoria Parade, Manly.

The proposed development is for the construction of a six (6) storey residential flat building, featuring 12 dwellings; and two commercial and two retail tenancies located on the ground floor. The proposed development was originally approved in 2015 and has since undergone several modifications.

In particular, Condition 43L cited below requires demonstrated compliance with the 'Northern beaches Council Waste Management Guidelines (2016) (herein referred to as the 'NBCWMG')':

43L. Waste and Recycling Requirements

Details demonstrating compliance with Northern Beaches Waste Management Guidelines, are to be submitted to and approved by the Certifier prior to the issue of any Construction Certificate.

If the proposal, when compliant with the Northern Beaches Waste Management Guidelines, causes inconsistencies with other parts of the approval i.e. architectural or landscaped plans, a modification(s) to the development may be required.

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

It is anticipated that the proposed development as modified will generally be capable of achieving the requirements of the NBCWMG, however proposed layout as approved in 2015 and subsequently modified does support a dedicated and separate bulky waste storage area in accordance with Section 4.5 (see below excerpt) of Chapter 4 in the NBCWMG.

4.5. Bulky goods waste storage area requirements

To assist with the storage of goods for Council clean-ups, where the development exceeds 10 dwellings, a bulky goods waste storage area must be provided that will be:

- a) A minimum of 4m³ per 10 dwellings fit for the purpose of storing bulky goods.*
- b) A room or caged area separate from the Waste Storage Area.*
- c) Incorporated entirely within the site boundary and not visible to the public*

2 Justification and conclusions

With reference to Section 4.5 of the NBCWMG, dedicated bulky waste storage for residents is not expected to be necessary for the site, for several reasons outlined as follows:

1. Each unit has sufficient individual storage space for the temporary holding of any bulky waste items such as appliances, mattresses, or furniture prior to scheduled kerbside cleanups.
2. The proposed development only exceeds Council's guideline requirement for inclusion of a separate bulky waste storage area by 2 units (proposed 12 units, compared to the 10-unit threshold set out).
3. Given the DA history and approved design, changes to accommodate a separate bulky waste room are not achievable without significant redesign.
4. Council offer an 'individual booking' bulk waste service which may be appropriate for the proposed development to permit residents to organise their own bulky waste cleanups as required.

In summary, the proposed development is expected to achieve compliance with the core objectives of the NBCWMG as directed by conditions of consent as modified, apart from the provision of a dedicated bulky waste storage area. Based on the justifications presented above, the absence of a bulky waste storage area for use by residents is not expected to have undue impacts on the waste management outcomes of the proposal.

For clarification on any of the information contained, please feel free to contact the undersigned.

Sincerely,



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