

From: [Pamela Mina](#)
To: [Brett McIntyre](#)
Subject: RE: Draft Conditions of Consent (Waste) : 33 Cross Street, Double Bay - DA2024/489/1
Date: Wednesday, 20 August 2025 1:18:06 PM
Attachments: [image001.png](#)
[image003.png](#)
[image004.png](#)

This is all ok – I have just highlighted minor change in yellow for points under G11 and H12....



Pamela Mina
Waste Projects Coordinator

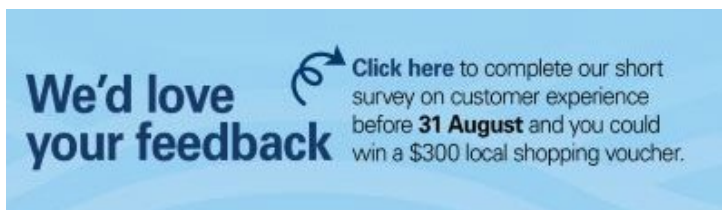
Woollahra Municipal Council
536 New South Head Road, Double Bay NSW 2028

t: 02 9391 7966

e: Pamela.Mina@woollahra.nsw.gov.au **w:** www.woollahra.nsw.gov.au

Our Values: Respect | Open | Accountable | Responsive | Excellence

We acknowledge the Gadigal and Birrabirragal people as the Traditional Custodians of the land in our local area.



From: Brett McIntyre <Brett.McIntyre@woollahra.nsw.gov.au>
Sent: Monday, 18 August 2025 11:42 AM
To: Pamela Mina <Pamela.Mina@woollahra.nsw.gov.au>
Subject: Draft Conditions of Consent (Waste) : 33 Cross Street, Double Bay - DA2024/489/1

Hi Pamela

I trust you are well.

These are the conditions we are recommending with regards to Waste. Please can you review and advise if acceptable.

A.3 Approved Plans and Supporting Documents

Those with the benefit of this consent must carry out all work and maintain the use and works in accordance with both the architectural plans to which is affixed a Council stamp "Approved" and supporting documents listed below unless modified by any following condition.

Where the plans relate to alterations or additions only those works shown in colour or highlighted are approved.

Reference	Description	Author	Date
Unreferenced	Updated Operational Waste Management Plan Revision C	Elephants Foot Consulting	30/05/2025

Notes:

- *Warning to Principal Certifier – You must always insist on sighting the original Council stamped approved plans. You must not rely solely upon the plan reference numbers in this condition.*

Should the Applicant not be able to provide you with the original copy Council will provide you with access to its files so you may review our original copy of the approved plans.

- *These plans and supporting documentation may be subject to conditions imposed under section 4.17(1)(g) of the Act modifying or amending the development.*

Condition Reason: *To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.*

(Autotext 5A)

D.7 Waste Storage – Mixed Developments (both commercial and residential)

Before the issue of any construction certificate, the construction certificate plans and specifications required by clause 7 of the Development Certification and Fire Safety Regulation, must include detailed plans and specifications must make provision for:

- a) The storage of waste and recycling bins behind the building line or within non-habitable areas of the building.*
- b) Two separate centralised waste and recycling rooms or areas, one for commercial waste and one for residential waste. These must be self-contained and have separate keys and locking systems.*
- c) The path for wheeling bins between the waste and recycling storage area and the collection point must be free of steps and kerbs and having a maximum grade of 1:8. The waste storage area must be as close as possible to the service road collection point.*
- d) Bins to be stored with lids down to prevent vermin from entering the waste containers.*
- e) Smooth impervious floor graded to a floor waste and provided with a tap and hose to facilitate regular cleaning of the bins. A waste storage area that is located internal to the building must be fitted with both a hot and cold water supply and hose cocks. Wastewater must be discharged to the sewer in accordance with the requirements of Sydney Water.*
- f) Walls and ceilings of the waste storage area must be constructed of impervious material with a smooth finish. The junction between the walls and the floor must be covered with a minimum radius of 25mm to prevent the accumulation of waste matter.*
- g) The garbage storage area must be well lit to enable use at night. A timer switch must be fitted to the light fitting to ensure the light is turned off after use.*
- h) Odour problems must be minimised by exhaust ventilation.*
- i) Both putrescible and recycling bins/crates must be stored together. Recycling bins must never stand alone. They must always be located beside putrescible waste bins. Putrescible bins must be located closest to the entrance to the waste storage room.*
- j) Signage on the correct use of the waste management system and what materials may be recycled must be posted in the communal waste storage cupboard/ room or bin bay.*

Condition Reason: *To ensure a waste and recycling storage area is provided.*

(Autotext 18D)

F.22 Site Waste Minimisation and Management – Demolition

While site work is being carried out, in order to maximise resource recovery and minimise residual waste from demolition activities:

- a) the provisions of the Site Waste Minimisation and Management Plan (SWMMP) are to be implemented at all times during the course of the work,*
- b) an area is to be allocated for the storage of materials for use, recycling and disposal (giving consideration to slope, drainage, location of waterways, stormwater outlets, vegetation and access and handling requirements),*

- c) *separate collection bins and/or areas for the storage of residual waste are to be provided,*
- d) *the purpose and content of the bins and/or storage areas are to be clearly 'signposted',*
- e) *measures to prevent damage by the elements, odour, health risks and windborne litter are to be implemented, and*
- f) *site disturbance must be minimised, and unnecessary excavation limited.*

When implementing the SWMMP the Applicant must ensure:

- a) *footpaths, public reserves and street gutters are not used as places to store demolition waste or materials of any kind without Council approval,*
- b) *any material moved offsite is transported in accordance with the requirements of the Protection of the Environment Operations Act 1997,*
- c) *waste is only transported to a place that can lawfully be used as a waste facility,*
- d) *generation, storage, treatment and disposal of hazardous waste and special waste (including asbestos) is conducted in accordance with relevant waste legislation administered by the NSW Environment Protection Authority, and relevant occupational health and safety legislation administered by SafeWork NSW, and*
- e) *evidence such as weighbridge dockets and invoices for waste disposal or recycling services are retained.*

Notes:

- *Materials that have an existing reuse or recycling market must not be disposed of in a land fill. Reuse and recycling opportunities are decreased when asbestos is not carefully removed and segregated from other waste streams.*

Condition Reason: *To maximise resource recovery and minimise residual waste from demolition activities.*

(Autotext 31F)

F.23 Site Waste Minimisation and Management – Construction

While site work is being carried out, in order to maximise resource recovery and minimise residual waste from construction activities:

- a) *the provisions of the Site Waste Minimisation and Management Plan (SWMMP) are to be implemented at all times during the course of the work,*
- b) *deliveries of materials must be arranged so that materials are delivered 'as needed' to prevent the degradation of materials through weathering and moisture damage,*
- c) *consideration must be given to returning excess materials to the supplier or manufacturer,*
- d) *an area must be allocated for the storage of materials for use, recycling and disposal (considering slope, drainage, location of waterways, stormwater outlets and vegetation),*
- e) *the purpose and content of the storage areas must be clearly 'signposted',*
- f) *contractors must be arranged for the transport, processing and disposal of waste and recycling and all contractors must be aware of the legal requirements for disposing of waste,*
- g) *separate collection bins or areas for the storage of residual waste must be promoted,*
- h) *measures to prevent damage by the elements, odour and health risks, and windborne litter must be implemented,*
- i) *site disturbance must be minimised and unnecessary excavation limited,*
- j) *all waste must be transported to a place that can lawfully be used as a waste facility, and*
- k) *records demonstrating lawful disposal of waste must be retained and kept readily accessible for inspection by regulatory authorities such as Council, the NSW EPA or SafeWork NSW.*

Condition Reason: *To maximise resource recovery and minimise residual waste from*

construction activities.

(Autotext 32F)

G.11 New Waste Services

Before the issue of any occupation certificate, the required wastes services must be provided. This includes the purchase of all waste and recycling storage containers (bins and crates) from Council or otherwise in accordance with the approved Waste Management Plan.

Condition Reason: *To ensure waste services are provided prior to occupation. We usually issue bins after occupation certificate, but happy to do it before if it's a requirement by planning? Also We provide them free of charge*

(Autotext 19G)

H.1 Garbage Area and Containers

During the occupation and ongoing use, the garbage area must be maintained at all times to ensure that a breeding ground is not created for pests and must be capable of being easily and effectively cleaned.

All garbage containers must have tight-fitting lids and be large enough or in sufficient numbers to contain all the waste produced by the business while awaiting the next removal from the premises.

Condition Reason: *To mitigate amenity impacts upon the neighbourhood.*

(Autotext 16H)

H.2 Glass Sorting and Collection

During the occupation and ongoing use, glass must not be emptied or transferred from one receptacle to another anywhere in a public place. All glass must be emptied/transferred within the premises and removed in containers.

No bottle or glass sorting, recycling or collection shall take place between 8.00pm and 8.00am Sunday to Friday and between 9.00pm Saturday and 10am Sundays and Public Holidays.

Condition Reason: *To mitigate amenity impacts upon the neighbourhood.*

(Autotext 17H)

H.11 Waste Collection – Commercial

During the occupation and ongoing use, general waste collection is to be undertaken ONLY between the hours of:

*7.00am to 9.00pm Monday to Friday, and
8.00am to 8.00pm Saturday, Sunday and Public Holidays*

Condition Reason: *To protect the amenity of neighbouring residents.*

(Autotext 31H)

H.12 Waste Management – Commercial

During the occupation and ongoing use, compliance must be maintained with the site waste minimisation and management plan (SWMMP) and with Woollahra DCP 2015, Chapter E5– Waste Management.

All waste must be presented for collection in a receptacle. Waste receptacles must be presented no earlier than the close of business on the day before collection. Waste and recycling bins/crates must be removed from the road or footpath within 1 hour of collection or otherwise in accordance with the approved SWMMP. We usually give 12 hours after service

Receptacles are not to be stored in any public place at any time. Waste and recycling receptacles must be stored at all times within the boundaries of the site.

This condition does not apply to the extent that Activity Approval exists under the Local Government Act 1993 or the Roads Act 1993 and subject that all conditions of such approval(s) are complied with.

Notes:

No waste will be collected by Council that is not presented properly. The waste must be presented with lid closed to reduce littering.

Condition Reason: *To ensure that the provisions of the approved SWMMP and Woollahra DCP are complied with during the ongoing operations of the development.*

(Autotext 32H)

H.13 Waste Collection

In the event that the private contractor nominated in the approved Operational Waste Management Plan (OWMP) referred to in Condition A.3 is not secured, the following waste collection requirements must be adhered with.

During occupation and ongoing use of the development, waste management practices must comply with the approved Site Waste Minimisation and Management Plan (SWMMP), the approved Operational Waste Management Plan (OWMP) and the provisions of Chapter E5 – Waste Management of the Woollahra Development Control Plan 2015.

- *The waste and recycling bins/crates must be placed on the footpath for collection, but not earlier than 12 hours prior to the designated collection time.*
- *Council residential waste collection services occur on Wednesdays for this area starting at 5am.*
- *All residential bins must be presented kerbside the evening before and removed from public land within 12 hours of service by Council's waste service and they must be stored within the site in the approved waste storage area*
- *Council can service bins from loading dock under the conditions that service vehicle can access the area and bins are presented by facilities management.*
- *Waste service consist of three material streams. General garbage, recycling and*
- *food/garden organics. Each stream should be presented in separate colour coded bins*
- *provided by Council.*
- *Bins that are contaminated or contain hazardous materials will not be collected and must be cleared by property management.*
- *Bins must not be overfilled, lids closed for collection.*
- *All waste must be presented in a bin. Dumped rubbish on public land is considered illegal dumping and penalties apply.*
- *No commercial waste must be placed within residential waste and recycling bins/crates.*

Notes:

For further residential wastes management policy information go to www.woollahra.nsw.gov.au

Condition Reason: To ensure ongoing compliance with the approved Site Waste Minimisation and Management Plan (SWMMP), the approved Operational Waste Management Plan (OWMP) and Chapter E5 – Waste Management of the Woollahra Development Control Plan 2015 during the ongoing operations of the development.

(Autotext 52H)

Kind regards



Brett McIntyre
Senior Assessment Officer Team Central

Woollahra Municipal Council
536 New South Head Road, Double Bay NSW 2028

t: 02 9391 7157

e: Brett.McIntyre@woollahra.nsw.gov.au **w:** www.woollahra.nsw.gov.au

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We acknowledge the Gadigal and Birrabirragal people as the Traditional Custodians of the land in our local area.



From: Pamela Mina <Pamela.Mina@woollahra.nsw.gov.au>

Sent: Thursday, 14 August 2025 12:24 PM

To: Brett McIntyre <Brett.McIntyre@woollahra.nsw.gov.au>

Subject: RE: 33 Cross Street, Double Bay - DA2024/489/1

Great, sounds good to me.



Pamela Mina
Waste Projects Coordinator

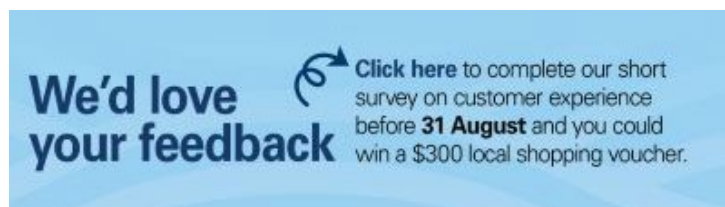
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536 New South Head Road, Double Bay NSW 2028

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From: Brett McIntyre <Brett.McIntyre@woollahra.nsw.gov.au>

Sent: Thursday, 14 August 2025 11:05 AM
To: Pamela Mina <Pamela.Mina@woollahra.nsw.gov.au>
Subject: RE: 33 Cross Street, Double Bay - DA2024/489/1

Hi Pamela

Please review the proposed condition which will be included under the On-going operational conditions of the consent.

Waste Collection

In the event that the private contractor nominated in the approved Operational Waste Management Plan (OWMP) referred to in Condition A.3 is not secured, the following waste collection requirements must be adhered with.

During occupation and ongoing use of the development, waste management practices must comply with the approved Site Waste Minimisation and Management Plan (SWMMP), the approved Operational Waste Management Plan (OWMP) and the provisions of Chapter E5 – Waste Management of the Woollahra Development Control Plan 2015.

- *The waste and recycling bins/crates must be placed on the footpath for collection, but not earlier than 12 hours prior to the designated collection time.*
- *Council residential waste collection services occur on Wednesdays for this area starting at 5am.*
- *All residential bins must be presented kerbside the evening before and removed from public land within 12 hours of service by Council's waste service and they must be stored within the site in the approved waste storage area*
- *Council can service bins from loading dock under the conditions that service vehicle can access the area and bins are presented by facilities management.*
- *Waste service consist of three material streams. General garbage, recycling and*
- *food/garden organics. Each stream should be presented in separate colour coded bins*
- *provided by Council.*
- *Bins that are contaminated or contain hazardous materials will not be collected and must be cleared by property management.*
- *Bins must not be overfilled, lids closed for collection.*
- *All waste must be presented in a bin. Dumped rubbish on public land is considered illegal dumping and penalties apply.*
- *No commercial waste must be placed within residential waste and recycling bins/crates.*

Notes:

For further residential wastes management policy information go to www.woollahra.nsw.gov.au

Condition Reason: *To ensure ongoing compliance with the approved Site Waste Minimisation and Management Plan (SWMMP), the approved Operational Waste Management Plan (OWMP) and Chapter E5 – Waste Management of the Woollahra Development Control Plan 2015 during the ongoing operations of the development.*

(Autotext 52H)

Happy to discuss.

Kind regards

Brett McIntyre
Senior Assessment Officer Team Central



Woollahra Municipal Council
536 New South Head Road, Double Bay NSW 2028

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e: Brett.McIntyre@woollahra.nsw.gov.au **w:** www.woollahra.nsw.gov.au

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From: Pamela Mina <Pamela.Mina@woollahra.nsw.gov.au>

Sent: Monday, 2 June 2025 11:50 AM

To: Brett McIntyre <Brett.McIntyre@woollahra.nsw.gov.au>

Subject: RE: 33 Cross Street, Double Bay - DA2024/489/1

Yes thanks



Pamela Mina
Waste Projects Coordinator

Woollahra Municipal Council
536 New South Head Road, Double Bay NSW 2028

t: 02 9391 7966

e: Pamela.Mina@woollahra.nsw.gov.au **w:** www.woollahra.nsw.gov.au

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From: Brett McIntyre <Brett.McIntyre@woollahra.nsw.gov.au>

Sent: Monday, 2 June 2025 11:45 AM

To: Pamela Mina <Pamela.Mina@woollahra.nsw.gov.au>

Subject: RE: 33 Cross Street, Double Bay - DA2024/489/1

Thanks Pam

Do you want me to include the Revised Operational Waste Management Plan prepared by Elephants Foot Consulting, dated 30/05/2025, in the suite of documents?

Kind regards

Brett McIntyre



Senior Assessment Officer Team Central

Woollahra Municipal Council
536 New South Head Road, Double Bay NSW 2028

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From: Pamela Mina <Pamela.Mina@woollahra.nsw.gov.au>

Sent: Monday, 2 June 2025 11:28 AM

To: Brett McIntyre <Brett.McIntyre@woollahra.nsw.gov.au>

Subject: RE: 33 Cross Street, Double Bay - DA2024/489/1

chrome-

extension://efaidnbmnnnibpcajpcgclefindmkaj/https://www.woollahra.nsw.gov.au/files/assets/public/v1/plans-policies-publications/development-control-plans/chapter_e5_waste_management.pdf

I think the waste not DCP has all the conditions, just make sure they address all conditions for residential component from section E5.3-5 – you could add more specific conditions like:

1. Council residential waste collection services occur on Wednesdays for this area starting at 5am.
2. All residential bins must be presented kerbside the evening before and removed from public land within 12 hours of service
3. Council can service bins from loading dock under the conditions that service vehicle can access the area and bins are presented by facilities management.
4. Waste service consist of three material streams. General garbage, recycling and food/garden organics. Each stream should be presented in separate colour coded bins provided by Council.
5. Bins that are contaminated or contain hazardous materials will not be collected and must be cleared by property management.
6. Bins must not be overfilled, lids closed for collection.
7. All waste must be presented in a bin. Dumped rubbish on public land is considered illegal dumping and penalties apply.



Pamela Mina Waste Projects Coordinator

Woollahra Municipal Council
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From: Brett McIntyre <Brett.McIntyre@woollahra.nsw.gov.au>

Sent: Monday, 2 June 2025 10:59 AM

To: Pamela Mina <Pamela.Mina@woollahra.nsw.gov.au>

Subject: RE: 33 Cross Street, Double Bay - DA2024/489/1

Thanks Pamela.

Do you want to send through any Conditions of Consent which would you want imposed should the DA be recommended for approval?

Kind regards



Brett McIntyre
Senior Assessment Officer Team Central

Woollahra Municipal Council
536 New South Head Road, Double Bay NSW 2028

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e: Brett.McIntyre@woollahra.nsw.gov.au **w:** www.woollahra.nsw.gov.au

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From: Pamela Mina <Pamela.Mina@woollahra.nsw.gov.au>

Sent: Monday, 2 June 2025 10:57 AM

To: Brett McIntyre <Brett.McIntyre@woollahra.nsw.gov.au>

Subject: RE: 33 Cross Street, Double Bay - DA2024/489/1

Hi Brett

Looks good.

Although, in the event they want to change to Council collection, they probably need to elaborate on this statement "All access and clearances to the waste collection point must be able to accommodate Council's collection vehicle".

Yes, they need to have clearance for our largest collection truck, they will need to wheel bins in and out to loading area, they will need to ensure bins are not contaminated or contain any hazardous materials and adhere to our collection days for that area and waste collection policies.

Cheers



Pamela Mina
Waste Projects Coordinator

Woollahra Municipal Council
536 New South Head Road, Double Bay NSW 2028

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e: Pamela.Mina@woollahra.nsw.gov.au **w:** www.woollahra.nsw.gov.au

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From: Brett McIntyre <Brett.McIntyre@woollahra.nsw.gov.au>

Sent: Friday, 30 May 2025 5:20 PM

To: Pamela Mina <Pamela.Mina@woollahra.nsw.gov.au>

Subject: FW: 33 Cross Street, Double Bay - DA2024/489/1

Hi Pamela

Please find attached the updated OWMP which clarifies that the residential waste collection will be undertaken by a private contractor.

Happy to discuss.

Kind regards



Brett McIntyre
Senior Assessment Officer Team Central

Woollahra Municipal Council
536 New South Head Road, Double Bay NSW 2028

t: 02 9391 7157

e: Brett.McIntyre@woollahra.nsw.gov.au **w:** www.woollahra.nsw.gov.au

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From: Elliott Doumanis <Elliott@gsaplanning.com.au>

Sent: Friday, 30 May 2025 3:21 PM

To: Brett McIntyre <Brett.McIntyre@woollahra.nsw.gov.au>

Cc: Arian Galanis <ariangalanis@metisgroup.au>; George Karavanas <George@gsaplanning.com.au>

Subject: 33 Cross Street, Double Bay - DA2024/489/1

Hi Brett,