

Waste Management Response

MIXED USE DEVELOPMENT

BOARDING HOUSE / CHURCH / COMMUNITY FACILITIES

28 FISHER RD / 9 FRANCIS ST, DEE WHY, NSW

MARCH, 2023



architecture

modularisation

project management

interior design

procurement

1300 799 986

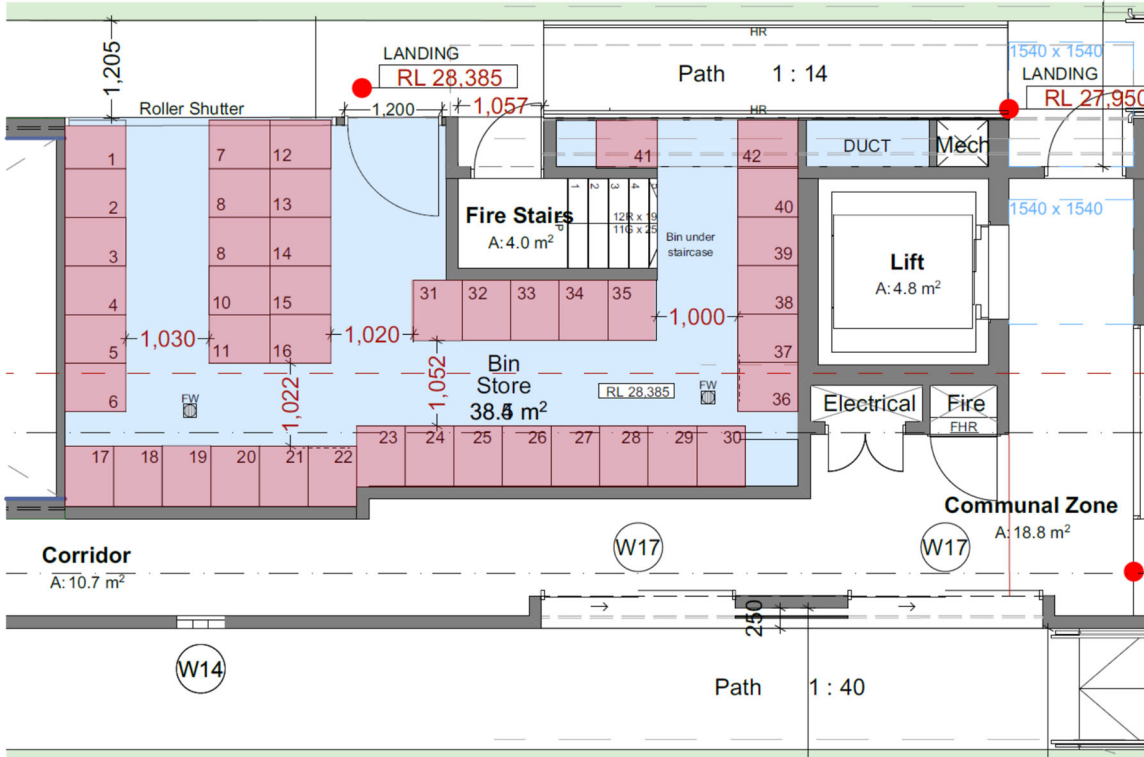



335 MONA VALE ROAD

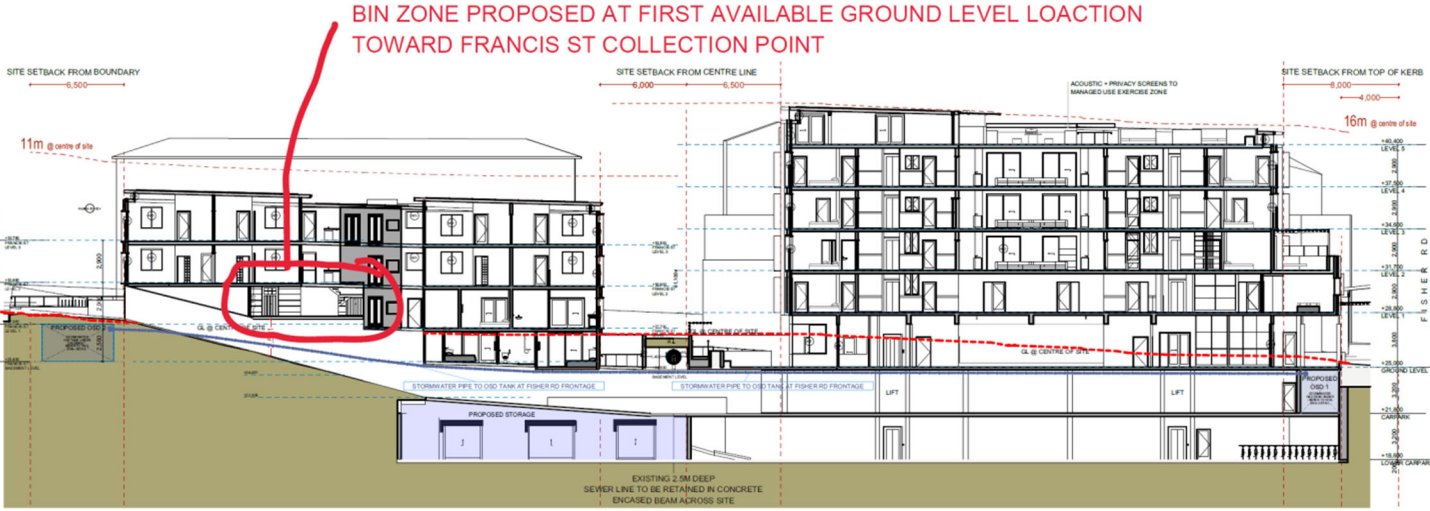
TERREY HILLS NSW

AUSTRALIA 2084

www.georgegroup.com.au



COUNCIL WASTE MANAGEMENT COMMENTS	RESPONSE TO WASTE MANAGEMENT COMMENTS																
<p>Waste Officer</p> <p>The Waste Section advises that the following concerns are held with the Development Application, as submitted:</p>	<p>Noted, and these are addressed with updated drawings and comments as follows</p>																
<p>1. The residential bin room is not large enough to contain the required number of bins. The room must be large enough to contain 42 x 240 litre bins. Each row of bins must be separated by an aisle a minimum of 1 metre wide.</p>	<div><p>The residential bin area has been enlarged to allow incorporation of 42 x 240 litre bins with each row separated by an aisle of min. 1m wide.</p><div><p>NOTE : FW = FLOOR WASTE</p><p>NOTE : BIN DIMENSION IN DRAWINGS ARE SHOWN AS 750MM X 600MM</p><div><p>REQUIRED BINS VOLUME ACCORDING TO COUNCIL : 42@240L = 10,080L</p><p>PROPOSED BINS VOLUME AT FRANCIS ST : 42@240L = 10,080L</p></div></div><div><table><tr><th colspan="4">DOMESTIC BINS SCHEDULE</th></tr><tr><th>BIN TYPE AND LOCATION</th><th>QUANTITY</th><th>CAPACITY IN LITRE</th><th>COLLECTION</th></tr><tr><td>FRACIS ST BINS ROOM INTERNAL CAPACITY -240 LITRE SMALLER BINS -BIN DIMENSION : 730 X 580 </td><td>42@240L</td><td>10,080L</td><td>COUNCIL COLLECTION AT FRANCIS ST</td></tr><tr><td>TOTALS</td><td>42@240L</td><td>10,080L</td><td>COUNCIL COLLECTION AT FRANCIS ST</td></tr></table><p>DOES COMPLY WITH THE REQUIREMENT</p></div><p>PROPOSED FRANCIS ST RESIDENTIAL BINS SCHEDULE</p></div>	DOMESTIC BINS SCHEDULE				BIN TYPE AND LOCATION	QUANTITY	CAPACITY IN LITRE	COLLECTION	FRACIS ST BINS ROOM INTERNAL CAPACITY -240 LITRE SMALLER BINS -BIN DIMENSION : 730 X 580 	42@240L	10,080L	COUNCIL COLLECTION AT FRANCIS ST	TOTALS	42@240L	10,080L	COUNCIL COLLECTION AT FRANCIS ST
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<p>2. The bins are triple stacked in the room. This results in the back two rows being inaccessible for residents use. Each row of bins must be separated by an aisle a minimum of 1 metre wide.</p>	<p>The bins are now not stacked in the proposed option and all instances indicate a 1m minimum aisle at all points. This is evidenced in the drawings and the diagram above. Spaces are denoted as 750 x 600 as requested</p>																

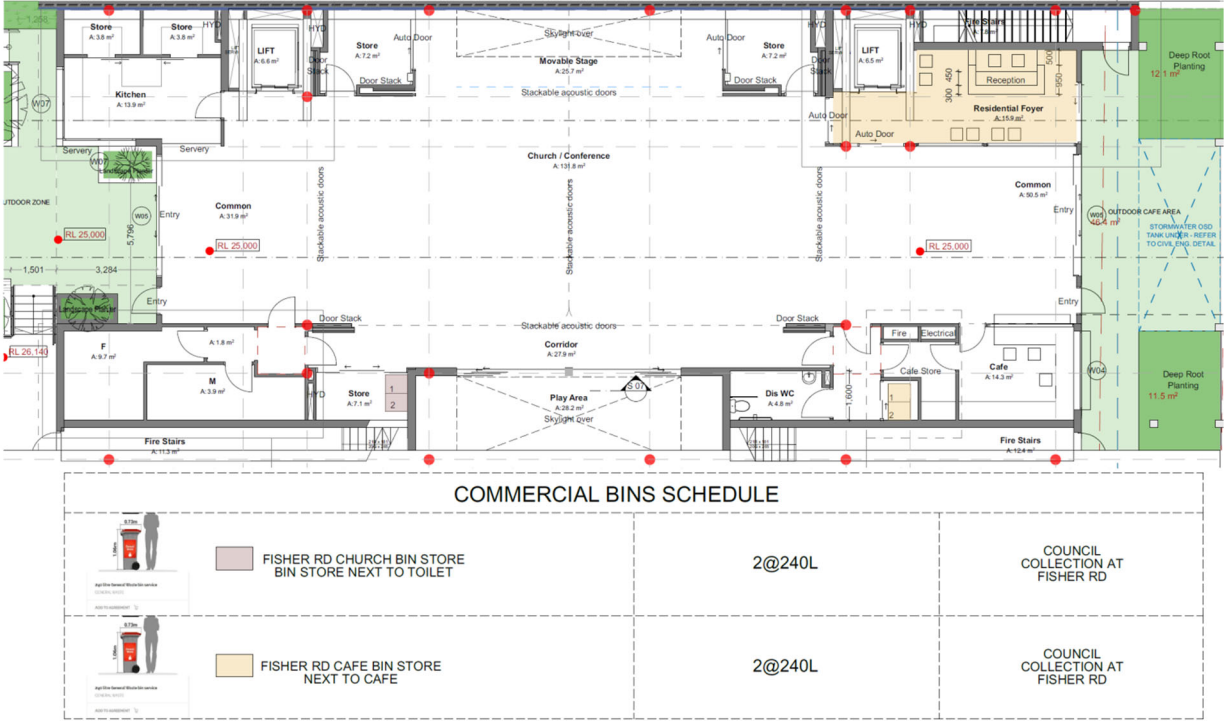
COUNCIL WASTE MANAGEMENT COMMENTS	RESPONSE TO WASTE MANAGEMENT COMMENTS
<p>3. The residential bin room is 20 metres from the property boundary with the street. The maximum permitted distance is 6.5 metres. Special consideration for more than 6.5 metres may be given in exceptional circumstances.</p>	<p>There is unfortunately no opportunity for the bins to be closer to the property boundary at Francis St. This was acknowledged in the prior application DA 2020/1167. The following are the reasons given for exceptional circumstances for your special consideration please:</p> <ul style="list-style-type: none"> • The site is approx., 15.296m wide only and the building is required to be a minimum of 4.5m setback from each side boundary (total 9m minimum setback). This leaves 6.296m to cater for a double garage entry and a required pedestrian entry. There is hence NO room other to allow for a bin room except behind the first available point past the basement access car ramps and this is where it is located • The building is required to have a vehicle entry to basement carpark ramps off Francis St (as the Fisher Rd end of the site is part of the city centre area and is preferred / not allowed to have vehicle access from it • Double-width Vehicle Waiting area is required off Francis St to allow vehicle stop-point for controlled access to the basement carparking ramp. • Pedestrian access is required with a visible entry at Francis St and hence this further minimises the available  <p>Site section indicates BIN Room at first available ground level location relative to Francis St collection point. Required vehicle ramps are at maximum gradient to access basement carparking (as the only access) and storage is noted in purple.</p>
<p>4. The service pathway between the street and the residential bin room contains two 90-degree corners. The two inside corners are to be bevelled at 45 degrees to allow for easier manoeuvring of the bins.</p>	<p>The service pathway between the street and bin room has been amended to include a 45 degree corner to allow for easier manoeuvring of bins. There is no opportunity to get the bin area closer to the frontage. The only reason for the small diversion in the pedestrian access pathway is the requirement for a 6,100 mm wide driveway area at the building frontage (that is hence wider than the building and needs to be centred on the garage door access)</p>



5. *There is no dedicated bin storage room for the café and church. Waste from these activities must be kept separate from the residential waste.*

Bulky Goods Room

6. *There are two separate locations marked "bulky goods" on the plans. Please have the applicant nominate which location is to be the bulky goods storage room and demonstrate how that location complies with the design guidelines. For a 52 room boarding house the bulky goods room will need a volume of 21 cu metres, with a floor area of 10.5 sq metres and a minimum ceiling height of 2.1 metres. The room must be square or rectangular in shape.*

Dedicated bin storage was previously indicated for the café and the church as separate to the residential waste area. This is highlighted on the attached drawings. There are 2 specific areas noted in the front and rear storage areas at the Fisher Rd ground level plan. This is noted I the following schedule and is not a part of the food areas. Service is to occur from the Fisher Rd frontage by private contractor.




COMMERCIAL BINS SCHEDULE		
	FISHER RD CHURCH BIN STORE BIN STORE NEXT TO TOILET	2@240L
	FISHER RD CAFE BIN STORE NEXT TO CAFE	2@240L
		COUNCIL COLLECTION AT FISHER RD

PROPOSED FISHER RD COMMERCIAL BINS SCHEDULE

Fisher Road ground level plan indicates 2 separate commercial bin storage ages to the south side in stores. These serve the front café and the rear kitchen areas as scheduled above

A large Bulky Goods Room has been specifically addressed in this attached response at the lower basement level. We have designated the required area as well as other adjacent storage areas for various tenant use. Access is available from the carpark as well as all lifts. Large entry door access has been provided. Internal storage shelving can be incorporate to need. The zone is indicated in dark purple at basement 2.



Design and Sustainability Advisory Panel

The applicant is reminded of the recommendations made by the Design and Sustainability Advisory Panel in their meeting of 27 October 2022, which is available on Council's website.

The recommendations must be addressed in your response, either by the way of amended plans and/or justification addressing the issue.

The DSAP did not address any issues pertaining to waste or storage.

Other items - Garbage truck pickup

We understand that the 42 x 240L bins are to be picked up from the Francis St. The traffic Report is attached. Snippets referring to the garbage collection process are included. We understand that collection will occur in the designate parking - free bays at the frontage that are being included for sight distance.

7 GARBAGE COLLECTION

A Bin Store area will be established on the Ground Floor level as shown in Figure 7-1 below:

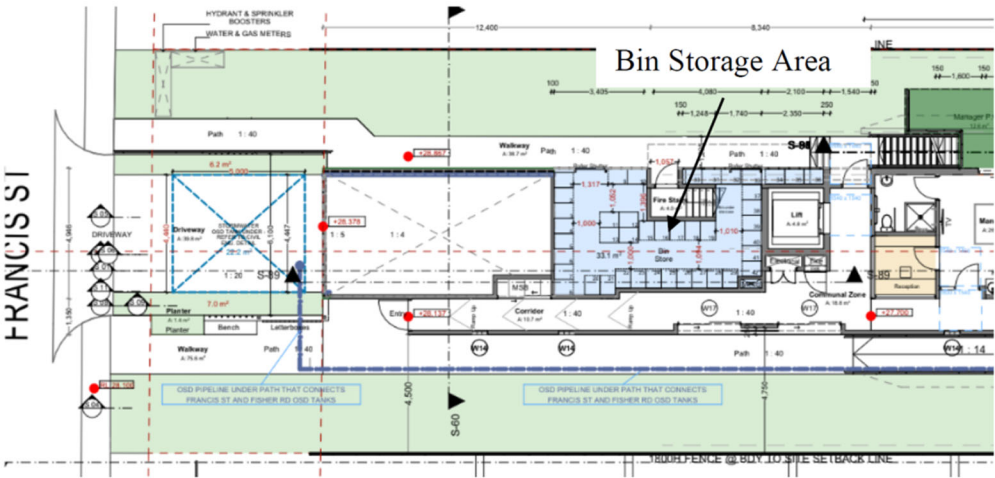


Figure 7-1: Bin Storage Area on Ground Level

A loading zone will be established on Francis St covering the three parking spaces to the north of the access driveway off Francis St. A private contractor will be engaged to wheel each bin out to a truck that will be able to park in this loading zone on Francis Street.

8 SIGHT DISTANCE

The sight distance available from the proposed driveway is 48m as illustrated in Figure 8-1 below:



Figure 8-1: Sight Distance Available from Proposed Access Driveway

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	<p>The Council Traffic Referral has PREVIOUSLY been endorsed (copy attached) and we note the following snippet regarding garbage collection at the kerb.</p> <p>With regard to a Loading Zone on Francis Street, the previous DA lodged for this site was assessed by the traffic team as having inadequate visibility to safely accommodate the increased number of vehicle movements to and from the development's driveway due to the alignment of the road and the frequent presence of a number of parked cars uphill of the driveway. Council's Traffic team were prepared to consider the introduction of a No Parking restriction to which waste collection vehicles were exempt uphill of the developments driveway. Noting the sight distance and speed data provided by the applicants traffic consultant the No Parking zone would need to extend between the developments driveway and the northern driveway serving No.11 Francis Street. This would ensure that compliant sight lines were available to provide safe stopping distance for the observed southbound 85th percentile speed of 40.3 km/h.</p>