

24th June 2024

Northern Beaches Council
PO Box 82 Manly,
NSW 1655

Attn: Northern Beaches Council waste team,

RE: Waste Referral Response - DA2024/1303

This letterhead response has been prepared in response to the 'Waste Referral Response' issued by Northern Beaches Council, dated 3rd June 2025, in relation to the proposed development (DA2024/1203) at the Forestville RSL site. MRA Consulting Group originally prepared a Waste Management Plan (WMP) dated 18 September 2024, submitted with the development applicant for the proposed development of the two (2) staged redevelopment of the Forestville RSL club involving the construction of a registered club and fifty-five (55) independent living units and ancillary uses. The WMP was subsequently updated on 20 May 2025 to address comments provided by Council.

Upon review of Council's 3 June 2025 waste referral, it appears that Council's queries contained are in response to the September 2024 WMP and architectural plans, resulting in several comments that have since been resolved in amended documentation issued in May 2025.

For ease of reference, Table 1 below has been prepared to address the issues raised in Councils Waste Referral, directing attention to the relevant sections of the MRA WMP dated 20 May 2025, where each item is addressed.

Table 1: Waste Management Response Table

| Item | Response |
|---|--|
| Bin storage room doors must open outwards and be able to be locked in an open position. A separate residential bulky goods store room is required. It cannot be part of the bin storage room. For street level presentation, doors of minimum 1.2m width will need to open outwards and be close to the kerbside. | Noted. See amended architectural plans, included as Appendix A of the WMP. |
| For kerbside wheel out/wheel in collection Councils waste vehicle (typically 10.5m long, 2.5m wide, service height is 4.5m, travel height is 3.7m, weight 22.5T) will need a dedicated loading zone adjacent to the pathway to the bin storage area on collection day. | Noted. The length of the kerbside lane along the frontage of the site on Melwood Ave is signed 'no parking' and can reasonably support stopping for a Council waste collection vehicle to conduct a 'wheel out, wheel in' service. |
| The chute rooms in Building 1 and 2 on Levels 1 and 2 and similarly, in the RSL building need to have a dedicated room adjacent or sufficient area within for recycling bins to be sited. | Recycling bins were included in or adjacent to chute rooms on each residential floor were shown on previous |

| | |
|--|---|
| <p>These will be managed by the building manager onsite and moved to the bin storage area as necessary.</p> | <p>iterations of the architectural plans, which appear to have fallen off in the May 2025 issue.</p> <p>This will be amended on architectural plans to re-introduce recycling bins on residential levels.</p> |
| <p>Residential Waste Storage design, access and location</p> <p>As this is a multi occupancy proposal, Council provides a "wheel out/wheel in" service for the residential bins. The site management/building manager or occupants are not required or instructed to place the bins at the kerb side for council collection.</p> <p>Residential waste bins will be collected from within the properties designated 'Seniors bin holding room' with the council's waste truck parked on Melwood Avenue.</p> <p>The pathway and access between the residential bin storage holding rooms and the property boundary must be a maximum distance of 6.5m.</p> <p>Service access for Council waste collection staff must be via a pathway that is separate to any vehicular driveway. The bi-directional Seniors access driveway being right next to the Seniors holding bin storage room requires amending so that council waste staff are safe to park on Melwood Avenue and access to the bin room without moving vehicles compromising safety to staff while undertaking this task, a wider access path is required.</p> <p>Service access pathway is to have a flat, smooth non-slip surface with a maximum gradient of 1 in 8 and contain no steps.</p> <p>Service pathway is to be a minimum of 1200m wide. On the submitted plans this access path is only 1m wide, this needs adjustment</p> | <p>Noted. No bins will be presented to the kerbside as part of the collection strategy for residential waste.</p> <p>May 2025 architectural plans and WMP show the seniors bin holding room at the front of the site on the ground floor with compliant access that achieves gradients no greater than 1:8 and minimum 1,200mm door widths.</p> <p>Given the setbacks of the building from the property boundary a 6.5m distance is unable to be achieved. The storage room doors are approximately 10m inside the property boundary which facilitate access to the seniors bin holding room and bulky waste storage area as shown on site plans (see also Appendix A of the May 2025 WMP).</p> |
| <p>The submitted waste management plan dated 18th September 2024 states- the use of 1,100L and 660L general waste bins to be utilised under the waste chutes for general waste, Council does not supply or support the use of these larger bins.</p> <p>The use of 240L recycle bins placed in the dedicated bin storage cupboards next to the waste chutes on each floor is supported. The use of the waste chutes for all general waste with a 240L red lid bin is supported if it can be demonstrated that adequate swapping of full bins and placing an empty bin under the chute is assured for ongoing use and supply and storage of bins in these chute storage rooms is adequate.</p> <p>Council will supply the following bins for 55 x residential units-</p> <ul style="list-style-type: none"> 19 x 240L red lid general waste bins 13 x 240L Blue lid recycle bins 11 x 240L yellow lid recycle bins 2 x 240L green lid vegetation bins | <p>The May 2025 WMP acknowledges use of only 240L bins for residential waste management.</p> <p>See Section 4.2.3 - Table 8.</p> |

| | |
|--|---|
| <p>Plus 5 x 240L extra red lid general waste bins to place under each of the 5 x waste chutes, the management of changing bins under the chutes when the previous bin is full will be up to the building manager/site management to facilitate and action.</p> <p>Total bins = 50 x 240L bins.</p> | |
| <p>The Seniors bin holding room on the waste management plan measures 42m², this is not adequate to hold all 45 x bins in the one place awaiting one day a week servicing.</p> <p>The dimensions for each bin are: Depth 750mm, width 600mm, height 1080mm</p> <p>A Seniors bin holding room able to accommodate all 45 x bins is required, it must be designed so that any aisles are a minimum of 1m wide between each row of bins or between a single row of bins and a wall.</p> | <p>The bin holding room in the May 2025 architectural plans (also included in Appendix A of the May 2025 WMP) is shown at 70m² which is sufficient to store the total number of bins.</p> <p>See Appendix A.</p> |
| <p>The bin storage room must have a minimum ceiling height of 2.1m.</p> | <p>Noted.</p> |
| <p>Residential Bulky Goods Room</p> <p>On the submitted waste management plan dated 18th September 2024 states - Bulky waste will be stored within the RSL dock area during periods of scheduled council collection. Residents may be assisted by site management or carers to transport bulky waste from their units to the RSL Club bin area as this will have ample space to cater for the temporary storage of bulk items for collection.</p> <p>This is unacceptable, a dedicated residential bulky goods store room must be reflected on the plans within the residential complex, away from the commercial loading dock as having residents moving and placing bulky goods in a busy commercial loading dock is unsafe and not suitable, a street level presentation area will also need to be provided.</p> <p>The bulky goods storage room must be provided according to the following-Have a volume of 4 cubic metres per 10 units or part thereof.</p> <p>Be a suitable shape-square or rectangular.</p> <p>Have a floor area that allows for materials to be stacked to a maximum height of 2 metres.</p> <p>For 55 units a bulky goods room of 22 cubic metres is required.</p> <p>A floor area of 11m squared is required or if two rooms are built, then this square meterage can be dispersed over those two rooms.</p> <p>A street level presentation area must have a floor area of 11 square metres.</p> | <p>A dedicated bulky waste storage area approximately 35m² in size is sited adjacent to the bin holding room in the May 2025 set of architectural plans. This is also reflected in Appendix A of the May 2025 WMP.</p> <p>Considering the nature of the proposed development, senior residents will be able to coordinate with building management to assist with the transfer of bulky items between dwellings and the bulky waste storage room to alleviate potential WHS issues.</p> <p>The bulky waste storage area is also located at the front of the site, close to the boundary to accommodate Council collection as required.</p> |
| <p>Commercial Waste</p> <p>As per the Waste Management Plan dated 18th September 2024 - Commercial waste collection will be completed by a private waste contractor. Waste collection vehicles will access the site directly to</p> | <p>Traffic documentation dated May 2025, of which the swept paths are included as Appendix B of the May 2025 WMP show</p> |

| | |
|--|--|
| <p>the RSL Club loading area, accessed by a driveway at the south-eastern corner of the site. The Traffic Impact Assessment (TIA) prepared by Traffix indicates an MRV class vehicle can ingress and egress the site in a forward-facing direction, utilising the RSL loading area to perform a turning manoeuvre.</p> <p>Waste trucks are heavy rigid vehicles not medium rigid and typically 10.5m long, 2.5m wide, service height is 4.5m, travel height is 3.7m, weight is 22.5T and a turning circle required of 19m.</p> <p>A further swept path analysis is required for a heavy rigid truck to ensure a waste vehicle can enter the basement level 3 loading dock and perform waste collection duties.</p> | <p>access by a 10.5m waste collection vehicle.</p> |
| <p>All commercial waste is to be collected from within the property. Bins are not to be placed at the kerb side for collection.</p> | <p>Noted. All bins associated with commercial operation of the site are proposed to be collected onsite.</p> |
| <p>The Commercial Waste storage room shown on plans in the commercial loading dock is suitable, it must not be accessible to the residents so that commercial and residential waste is kept separated to ensure no cross contamination occurs.</p> | <p>Noted. The proposed commercial waste storage area will not be accessible by residents.</p> |

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

Sincerely,



James Cosgrove / Business Manager & Senior Consultant
james.cosgrove@mraconsulting.com.au / 0431 948 611

MRA Consulting Group
 02 8541 6169
 Suite 408 Henry Lawson Building
 19 Roseby Street, Drummoyne NSW 2047
mraconsulting.com.au