

Waste Referral Response

Application Number:	DA2024/0499
Proposed Development:	Demolition works and construction of three residential flat buildings
Date:	29/05/2024
To:	Adam Croft
Land to be developed (Address):	<p>Lot 1 DP 213608 , 120 Frenchs Forest Road West FRENCHS FOREST NSW 2086</p> <p>Lot 2 DP 213608 , 118 Frenchs Forest Road West FRENCHS FOREST NSW 2086</p> <p>Lot 14 DP 25713 , 11 Gladys Avenue FRENCHS FOREST NSW 2086</p> <p>Lot 24 DP 25713 , 116 Frenchs Forest Road West FRENCHS FOREST NSW 2086</p>

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

Waste Management Assessment.

Unsupported - the proposal is unacceptable.

This proposal complies with nearly all Councils' waste design requirements.

Room sizes, locations and access are all compliant.

Several points of clarification are required though.

Street Level Bin Holding Area

This area requires a roof with 2.1 metre ceiling clearance.

It appears that there is no roof shown on the plans. Please provide details of roof design.

This area is not required to be an enclosed room.

Walls that obscure the bins from view (minimum 1.3 metres high) are require along with a roof.

Please note that bins are not to be stored in this area on a permanent basis.

Vegetation Bin Storage

Location of the storage area for the 16 x 240 litre vegetation bins to be shown on the plans please.

Please note that the three basement bin rooms will be full of garbage and recycle bins with limited space for the vegetation bins.

Bulky Goods Room

The doors must swing outward.

Compaction of Waste

Council does not support the use of garbage compactors.

The proposal in the Waste Management Plan to install a compactor at building A will not be acceptable to Council.

An appropriately sized linear bin slide or more frequent attendance by the building manager to rotate bins will be required to manage the waste volume from building A.

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.