

## Waste Referral Response

<b>Application Number:</b>	DA2022/0145
<b>Proposed Development:</b>	Demolition works and construction of a mixed-use development comprising a residential flat building and shop top housing, basement parking, lot consolidation and torrens title subdivision
<b>Date:</b>	01/02/2023
<b>To:</b>	Adam Susko
<b>Land to be developed (Address):</b>	Lot CP SP 32072 , 812 Pittwater Road DEE WHY NSW 2099 Lot CP SP 32071 , 4 Delmar Parade DEE WHY NSW 2099

### 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 - Amended Plans (16/12/2022 )

Unsupported - the proposal is unacceptable

Specifically:

HRV Truck Egress from Ground Floor Loading Dock - unacceptable.

The proposal is for a traffic management system on the vehicle access driveway to the property that involves the use of a red light system to stop traffic flow when a vehicle is entering and leaving the ground floor loading dock.

Vehicles entering the property from Delmar Parade are stopped by the red light on the driveway a minimum of 12 metres inside the property. This is a point approximately in line with the northern side of the loading dock opening.

This is clearly unworkable as a HR truck exiting the loading dock requires the full width of the driveway to make the turn out of the dock and then still requires the full width of the driveway to exit the property. Vehicles stopped at the red light would forced to reverse out onto Delmar Parade to allow the truck to exit the property.

This clash is clearly demonstrated by the swept path diagrams provided on page 6 of Addendum Traffic Report.

During discussions held late last year between Council and the applicant it was agreed to investigate the use of a traffic light system.

The traffic light system proposed is clearly unworkable and I am not convinced that this is the solution to truck access to and from the property for waste collection purposes.

Provision of a separate driveway for access to and from the loading dock is the preferred outcome. This is also the position held by Council's Traffic Engineer.

Vehicles will be required to enter and leave the loading dock in a forward direction.

#### Provision of Bins by Council - information

Council will only be providing 240 litre bins for the collection of garbage, recyclables and greenwaste. Despite providing this information on several occasions to the applicant the Amended Waste Management Plan still describes the use of 660 litre bins for garbage collection including the installation of carousels at the chutes designed for 660 litre bins. The use of 660 litre bins and carousels is also shown on the plans.

**Council does not provide 660 litre bins.** Please ensure carousels suitable 240 litre bins are installed.

#### Bin Collection From Loading Dock - unacceptable

For the current proposal of 219 residential units Council will provide the follow bins:

- 37 x 240 litre garbage bins (serviced twice per week)
- 28 x 240 litre paper recycling bins (serviced twice per week)
- 19 x 240 litre container recycling bins (serviced twice per week)
- 6 x 240 litre vegetation bins (serviced fortnightly)

This is the minimum number of bins (90) that will need to held in the loading dock for emptying. This will require a floor area of 40.5 sq metres.

Size - The bin collection area available in the loading dock is not large enough. The bin collection area must be large enough to contain all the bins that Council have provided to the property. As Council cannot guarantee the sequence of collection for the different coloured bins they must all be available for collection at the same time.

Bins cannot be stored along the western wall at the rear of the truck. The area between the truck and the wall is required for the operation of the the bin lifting mechanism and manoeuvring of the bins.

This leaves only the the north and south walls where could be stacked a maximum of two deep. This would still result in little room available to manoeuvre bins to the rear of the truck.

This would accommodate a maximum of 74 bins - far short of the 90 bins required to be serviced.

With bins fully occupying the loading dock for two days per week delivery of goods to the commercial premises would be compromised.

Provision of a separate room at the rear of the loading dock capable of containing the required number of bins provided by Council, including the provision of aisles between the rows of different coloured bins, is required.

#### Bulky Goods Room - unacceptable

Location - the bulky goods room is located in the basement and is inaccessible to the waste collection truck. This room is required to be adjacent to the bin collection room with direct access to the rear of the truck. Council will not permit a kerbside collection of bulky goods for a property of this scale.

Size - The minimum floor area required is 44 sq metres. The room must be square or rectangular in shape. The minimum ceiling clearance required is 2.1 metres.

Access - The door to the bulky goods room must open outwards, be able to be latched in the open position, be a minimum of 1200mm wide.

As with the bins, stacking large quantities of clean-up materials around the walls of the loading dock will be challenging for collection staff to deal with.

The bulky goods collection would be undertaken once every five weeks and, as with the bins, would compromise the delivery of goods to the commercial premises.

#### Recycling Bin Cupboards - information

Recycling bin cupboards have been correctly relocated to be adjacent to the garbage chute opening. Each cupboard is to contain 2 x 240 litre bins.

The internal dimension of the cupboards are to be 1200mm wide and 800mm deep.

The opening of the cupboard (including doors) is to be 1200mm to allow for easy exchange of the bins. It was noted that some cupboards were shown with wrap around walls where doors are attached making it difficult or impossible to place bins in the cupboard.

### Final Thoughts

The way waste is managed in this proposal needs a completed rethink.

What is required is service vehicle access that is separate to the residential / commercial customer access with waste collection being undertaken from easily accessed rooms within the loading dock area.

This site is large with the capacity to accommodate this arrangement.

### Waste Management Assessment

Recommendation - Unacceptable.

Specifically:

Truck Access to Bin Collection Room - unacceptable.

Access for the waste collection trucks is via the vehicular driveway.

To access the bin collection room the truck is required to reverse across the top of the driveway ramp used by cars entering and leaving the building.

With the front of the truck fully inside the turning bay, the rear of the truck is completely blocking the entrance ramp to the basement carpark.

Any vehicles that have followed the truck into the property would then be forced to reverse out towards, or even onto, Delmar Parade to allow the truck to manoeuvre into the bin collection room.

### Bin Collection Room - unacceptable

Size - The bin collection room is not large enough. The bin collection room must be large enough to contain all the bins that Council have provided to the property. As Council cannot guarantee the sequence of collection for the different coloured bins they must all be available in the bin collection room at the same time.

Access to Bins - The bins are stored along each wall beside the truck with little room available to manoeuvre bins to the rear of the truck.

All bins must be stored at the rear of the truck.

### Bulky Goods Room - unacceptable

Location - the bulky goods room is located in the basement and is inaccessible to the waste collection truck. This room is required to be adjacent to the bin collection room with direct access to the rear of the truck. Council will not permit a kerbside collection of bulky goods for a property of this scale.

Size - The proposed bulky goods room is too small. The minimum floor area required is 69 sq metres. The room must be square or rectangular in shape.

Access - The door to the bulky goods room must open outwards, be able to be latched in the open position, be a minimum of 1200mm wide.

### Issues with Recycling Service

Recycling Bin Cupboards - The recycling cupboards on each level of the building are required to be adjacent to the garbage chute opening point.

The cupboards for lift core A, levels 2, 3, 4, & 5 are in a separate room away from the chute opening point. This is unacceptable.

The bin cupboards will need to be moved adjacent to the chute opening point.

The cupboards for lift cores E & F, levels 3, 4, 5 & 6 are not adjacent to the chute opening point, particularly lift core F.

The location of the bin cupboards will need to be moved adjacent to the chute opening point.

Maintaining Available Recycling Capacity - the applicant is to demonstrate to Council how available recycling capacity will be maintained at each recycling cupboard at all times. Failure to have space

available for recyclable items will result in these items being piled upon the floor or thrown down the garbage chute. Both of these outcomes are unacceptable.

Number of Bins - Council will provide 2 bins for each cupboard, totaling 68 bins. Additional bins will be required for swapping full for empty bins between services. A room will need to be provided to store these additional bins. Depending on the number of units feeding into each cupboard there will need to be up to three bin exchanges required each week. The number of additional bins required (and therefore the size of the storeroom) will be dependent on the method used to maintain available recycling capacity.

#### Compaction of Waste

The plans provided show bin compactors installed at each chute discharge point in the basement. Council does not support the use of waste compactors. They spilt bins, overload bins so they become too heavy to lift and jamb waste in the bins.

I am available to discuss any of the above matters with the applicant/architect.

Ray Creer  
Waste Services Officer

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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.