

Waste Referral Response

Application Number:	DA2024/1303
Proposed Development:	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
Date:	19/11/2024
To:	Adam Croft
Land to be developed (Address):	Lot 11 DP 626916 , 11 / 0 Melwood Avenue FORESTVILLE NSW 2087 Lot 31 DP 366454 , 20 Melwood Avenue FORESTVILLE NSW 2087 Lot 2589 DP 752038 , 22 Melwood Avenue FORESTVILLE NSW 2087

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

Unsupported-The proposal is unacceptable

Specifically:

Residential Waste Storage design, access and location

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.

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.

The pathway and access between the residential bin storage holding rooms and the property boundary must be a maximum distance of 6.5m

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.

Service access pathway is to have a flat, smooth non-slip surface with a maximum gradient of 1 in 8 and contain no steps.

Service pathway is to be a minimum of 1200mm wide. On the submitted plans this access path is only 1m wide, this needs adjustment.

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.

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.

Council will supply the following bins for 55 x residential units-

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

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.

Total bins = 50 x 240L bins.

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.

The dimensions for each bin are: Depth 750mm, width 600mm, height 1080mm

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.

The bin storage room must have a minimum ceiling height of 2.1m.

Residential Bulky Goods Room

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.

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.

The bulky goods storage room must be provided according to the following-

Have a volume of 4 cubic metres per 10 units or part there of.

Be a suitable shape-square or rectangular.

Have a floor area that allows for materials to be stacked to a maximum height of 2 metres.

For 55 units a bulky goods room of 22 cubic metres is required.

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.

A street level presentation area must have a floor area of 11 square metres.

Commercial Waste

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 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.

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.

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.

All commercial waste is to be collected from within the property. Bins are not to be placed at the kerb side for collection.

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.

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.