

## Waste Referral Response

<b>Application Number:</b>	DA2022/0145
<b>Date:</b>	31/03/2022
<b>To:</b>	Adam Mitchell
<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  
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.