

Waste Referral Response

Application Number:	DA2024/0499
Proposed Development:	Demolition works and construction of three residential flat buildings
Date:	17/12/2024
To:	Adam Croft
Land to be developed (Address):	Lot 1 DP 213608 , 120 Frenchs Forest Road West FRENCHS FOREST NSW 2086 Lot 2 DP 213608 , 118 Frenchs Forest Road West FRENCHS FOREST NSW 2086 Lot 14 DP 25713 , 11 Gladys Avenue FRENCHS FOREST NSW 2086 Lot 24 DP 25713 , 116 Frenchs Forest Road West FRENCHS FOREST NSW 2086

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.

As of 9/12/2024 waste referral comments requiring further clarification are:

Street Level Bin Holding Area.

Amended plans indicate Bin Holding Area Screen to be provided - plans to illustrate that the design has been amended and the bin holding area has a roof with 2.1 metre ceiling clearance and walls (minimum 1.3m) that obscure the bins from view.

If a bin tug and trailer is to be used to transfer bins from internal waste rooms to the street level bin holding area a storage area for equipment must be identified on the plans.

Vegetation Bin Storage

Location of the storage area for the 16 x 240 litre vegetation bins has not been identified on the plans and again, such storage area will need a roof and walls to obscure the bins from view (minimum clearance 2.1m for the roof and minimum 1.3m high for the walls)

Bulky Goods Room.

Doors must open outwards

Waste Rooms A, B & C

Doors must open outwards

Collection of Waste

Collection of waste and both recycling streams from units is weekly between 6am and 6pm on the scheduled waste collection day. Waste Management plan needs to be amended to reflect the service provided by Councils Waste Service Contractor.

Access for collection

5.3 Servicing Arrangement

Waste and recycling collection will occur on-site adjacent to the bin holding area which will be accessed via Gladys Avenue. Council waste trucks will enter in a reverse manner and exit the site in a forward direction. A swept path analysis for a 12.5m HRV has been undertaken to demonstrate the intended vehicle circulation movements within the site. It does not take into account that the Bin Holding Area will be enclosed and have a roof with 2.1m clearance. Access must be as per Chapter 4 4.7 of the DCP.

Gladys Avenue is a dead end cul-de-sac and a local road that connects to Frenchs Forest Road. It is subject to a 50km/h speed limit and permits a single traffic lane in either direction with a carriageway width of 7m. On-street parking is permitted along the western side of the street. This will be sole access and exit from the property and access will need to be ensured for waste collection vehicles up to 3 times on collection day.

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 required 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.