

## Waste Referral Response

<b>Application Number:</b>	DA2021/1039
<b>Date:</b>	14/07/2021
<b>To:</b>	Adam Mitchell
<b>Land to be developed (Address):</b>	Lot 2597 DP 752038 , 14 Wyatt Avenue BELROSE NSW 2085 Lot 2566 DP 752038 , 16 Wyatt Avenue BELROSE NSW 2085 Lot 2597 DP 752038 , 16 Wyatt Avenue BELROSE NSW 2085

### 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.

The assessment will be in two sections - upper and lower buildings.

#### The Upper Building

This building contains 22 units. Council will provide the following bins:

8 x 240 litre garbage bins, 6 x 240 litre paper recycle bins & 4 x 240 litre container recycle bins (total 18 bins).

The proposed bin storage area at the front of the property is of sufficient size and in a suitable location. Council will provide a "wheel out/wheel in" service for these bins.

Under no circumstances are the bins to be placed at the kerbside by the building management.

This bin storage area must have a roof with a minimum ceiling clearance of 2.1 metres.

Isles between rows of bins must be a minimum of 1 metre wide.

The door must be 1200mm wide, open outwards and be able to be latched in the open position.

Access for service staff to this room must be via a flat smooth path, 1200mm wide and with a non-slip surface. No steps.

There is no bulky goods room provided. A square or rectangular room of 10 cu metres is required for this purpose.

Maximum permitted height to stack materials in this room is 2 metres.

Door must be 1200mm wide and open outwards.

#### The Lower Building

This building contains 39 units. Council will provide the following bins:  
13 x 240 litre garbage bins, 10 x 240 litre paper recycle bins & 7 x 240 litre container recycle bins (total 30 bins).

The proposed bin storage area in the basement is large enough and in a suitable location.  
A suitable bin holding bay must be provided within 6.5 metres of the front property boundary for servicing these bins.

The building manager will be responsible for transferring the bins from the basement binroom to the holding bay and back again after servicing.

Council will provide a "wheel out/wheel in" service for these bins from the holding bay.

Under no circumstances are the bins to be placed at the kerbside by the building management.

Bins must not be stored permanently in the holding bay.

The door of the holding bay must be 1200mm wide, open outwards and be able to be latched in the open position.

The holding bay must screen the bins from view from the street.

Access for service staff to this holding bay must be via a flat smooth path, 1200mm wide and with a non-slip surface. No steps.

Access for service staff must not be via the vehicular driveway.

Bins placed in the holding bay must be accessible to service staff by product type without needing to relocate any other bin types.

There is no bulky goods room provided. A square or rectangular room of 16 cu metres is required for this purpose.

Maximum permitted height to stack materials is 2 metres.

Door must be 1200mm wide and open outwards.

#### Vegetation Bins

Council will provide 10 x 240 litre vegetation bins as per the calculations in your Waste Management Report.

There are two storage/service options that could be used.

- 1) The bins be stored in the upper building bin storage area. This bin storage area will need to be enlarged to contain these extra 10 bins.
- 2) The bins could be stored in their own separate location on the property and presented in the lower building holding bay for emptying. The holding bay would need to be enlarged to accommodate these 10 extra bins.

#### Additional Information

Bulky Goods collections will be from the kerbside on Wyatt Avenue.

It will be the responsibility of the building management to transfer any materials from the bulky goods rooms to the kerbside for collection.

The footprint of a 240 litre bin is 600mm wide and 750mm deep.

The management of bins and bulky goods (roles & responsibilities) is to be detailed in the Boarding House Plan of Management. Copy to be submitted to Council for assessment as part of this referral process.

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

Ray Creer  
Waste services Officer

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.