

## Waste Referral Response

<b>Application Number:</b>	Mod2023/0617
<b>Proposed Development:</b>	Modification of Development Consent DA2021/0212 granted for demolition works and construction of a mixed development, comprising seniors housing, commercial uses, carparking, landscaping and stratum subdivision.
<b>Date:</b>	08/04/2024
<b>To:</b>	Jordan Davies
<b>Land to be developed (Address):</b>	Lot 11 DP 1258355 , 5 Skyline Place 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.

For the reasons previously listed (response below) this proposal remains unsupported.

This is a large proposal with 104 dwellings and 3 commercial spaces.

Closing the exit ramp from the basement carpark for substantial periods of time on two days per week for the purpose of transferring bins out of, and then back into, the basement is unacceptable. Also, on one day every five weeks the ramp will need to be periodically closed for the presentation of bulky goods for collection.

Additionally, the transfer of commercial bins from and to the basement will need to be undertaken on at least one day per week.

A return to the earlier proposals for a waste bin lift or waste bin ramp/s will be required.

Waste Management Assessment

Unsupported - the proposal is unacceptable.

Specifically:

The current proposal has now removed both the waste bin lift and the waste ramp access to/from the basement.

The vehicular driveways are not to be used for the process of transferring bins between the basement rooms and street level bin servicing area.

The potential conflict between vehicles exiting the basement and the operation of a bin tug on the driveway ramp is unacceptable.

For the bin tug to access the waste servicing area it would be required to perform a 180 degree turn on the public footpath/road outside the property. This is also unacceptable.

As the driveway ramp adjacent to the waste servicing area is shown as "exit only" please advise how the bins will be returned to the basement rooms. It is Councils' expectation that the public road and footpath not be used for this purpose. All bin movements are to be contained within the property.

As garbage and recycling bins are serviced twice per week considerable time will be required to transfer all the bins on two days per week.

Bulky goods are collected on 5 week schedule. Therefore a third day per week will be required for transferring bulky goods waste to the servicing area every five weeks.

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.