

Waste Referral Response

Application Number:	DA2021/1039
Date:	04/03/2022
To:	Adam Mitchell
Land to be developed (Address):	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 - Amended Plans (submitted 21/12/21)

Recommendation - Unacceptable.

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

The Upper Building

The bulky goods storage area is within the bin storage room. This is unacceptable

Bulky goods and bins are to be stored in two separate rooms with separate access doors.

The bulky goods room will require a volume of 10 cu metres with a floor area of 5 sq metres.

The Lower Building

The bulky goods storage area is within the bin storage room. Unacceptable

Bulky goods and bins are to be stored in two separate rooms with separate access doors.

The bulky goods room will require a volume of 12 cu metres with a floor area of 6 sq metres.

This building now contains 32 units. Council will provide the following bins:

11 x 240 litre garbage bins, 9 x 240 litre paper recycle bins & 5x 240 litre container recycle bins (total 25 bins).

The binroom is inaccessible for servicing purposes in the current 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.

Alternatively:

Access for Councils' waste collection vehicles could be provided within the property with bins being serviced from an agreed location in the vicinity of the "fire truck turning bay". Garbage, recycling and vegetation would be collected from the agreed location.

Should the applicant wish to consider this option please contact Councils' waste services officer to discuss truck access requirements.

Vegetation Bins

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

The applicant has proposed the use of 660 litre bins. This is unacceptable.

During discussions with the applicant Councils' Waste Officer clearly communicated that vegetation was only collected in 240 litre bins.

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. Bins would then be placed in the upper building binroom or at an agreed location within the property for collection.

Ray Creer

Waste Services Officer

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.