

Waste Referral Response

Application Number:	DA2021/0212
Date:	01/07/2021
To:	Lashta Haidari
Land to be developed (Address):	Lot 101 DP 1209504 , 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 Amended Plans 15/6/21

Recommendation - The proposal is unacceptable.

The following points need further clarification to be able to undertake an assessment of the proposal.

1)The Skyline Place bin holding/servicing bay:-

- When the truck reverses into the holding bay it takes up almost the entire area leaving no room to stand the bins.

The area adjacent to the holding bay is shown as landscape area on some plans and hardstand on another.

Please clarify that there is enough room to park the truck off the road and store the required number of bins.

- Council generally requires vehicles to enter and leave a property in a forward direction only. The Traffic Management Plan shows the waste collection vehicle having to reverse into the service bay.

2) There is a pathway leading into the rear of the bin holding area marked fire escape. This fire escape will become blocked when the area is stacked with bins.

3) Waste Chute & Recycling rooms on each level.

- Please demonstrate how there will always be available recycling bin capacity available to residents 24hours a day, seven days a week. The rooms on levels 1 thru to 4 do not have enough bin capacity to last a week with out being rotated. Levels 5 thru to 11 may also require a bin rotation depending on resident usage.

- When the recycling bins are removed on collection day for emptying there will be no recycling bins in the rooms on each level of the building. What instruction will be provided to residents wanting to dispose of their recycling?

The resolution to both these situations needs to be clearly stated in the Plan of Management (PoM) for the building. Please provide Council with the proposed clauses for the PoM for assessment.

4) The Basement Binrooms

- Please advise route by which bins will be taken from the basement binroom to the holding bay and back again.

Bins must not be wheeled along a vehicular driveway, a separate path must be provided.

5) No bulky goods storage room has been provided.

- A suitable room designed in accordance with Council's requirements must be provided.

I am available to meet the applicant/ architect, etc to discuss any of these issues.

(Please Note: The previous comments were removed as they referred to another DA and had been entered by mistake).

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.