

Waste Referral Response

Application Number:	DA2024/1390
Proposed Development:	Demolition works and construction of seniors housing
Date:	21/10/2024
To:	Kye Miles
Land to be developed (Address):	Lot B DP 393276 , 14 Gladys Avenue FRENCHS FOREST NSW 2086 Lot A DP 393276 , 12 Gladys Avenue 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.

Council will provide a wheel in wheel out bin service to the development and provide 17 x 240 litre bins comprising of 6 x red garbage bins, 5 x blue recycle cardboard/paper bins, 3 yellow recycle plastic/glass bins and 2 x green vegetation bins.

The location of the bin collection area is good and accessible for the service however the drawing plans-master set Trim reference number 2024/732197 dated 11th October 2024 does not provide dimensions. Plans need to demonstrate they are adequately sized to contain the required number of bins. Please include dimensions on this drawing.

The bin collection area access gate from the road reserve needs to be able to be latched in the open position for bin servicing, must depict a 1200mm opening or gate, please show this on the plan.

There is no bulky goods storage room shown on the plans. This needs to be included on the plans in accordance with the Northern Beaches Waste Management Guidelines. A minimum of 4m cubed per 10 dwellings so with 19 dwellings this would be doubled to 8m cubed space required.

The waste management plan does not indicate how the bins will be transferred from the bin storage rooms in the residential blocks to the service collection area at the entrance to the property. Please explain how this process will occur. Noted there is a bin tug park shown in the basement building A but

no details provided on its intended use or purpose.

The bin storage areas shown on both basement levels of building A. shows a width of 3 metres between the walls with 5 x bins lined up against the walls. Note each bin is 600mm wide, leaving no space between bins which lead to difficulty maneuvering bins in and out of this area.

The proposal is therefore unsupported.

Note: should you have any concerns with the referral comments above, please discuss them with the responsible officer John Coldwell.

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.