

Waste Referral Response

Application Number:	DA2023/0987
Proposed Development:	Demolition and construction of a shop top housing development with basement parking
Date:	31/07/2023
To:	Alex Keller
Land to be developed (Address):	Lot 1 SP 14133 , 39 Belgrave Street MANLY NSW 2095 Lot 2 SP 14133 , 38 Belgrave Street MANLY NSW 2095 Lot 3 SP 14133 , 36 Belgrave Street MANLY NSW 2095 Lot 4 SP 14133 , 35 Belgrave Street MANLY NSW 2095 Lot 5 SP 14133 , 1 / 37 Belgrave Street MANLY NSW 2095 Lot 6 SP 14133 , 2 / 37 Belgrave Street MANLY NSW 2095 Lot 7 SP 14133 , 3 / 37 Belgrave Street MANLY NSW 2095 Lot 1 DP 100633 , 40 Belgrave Street MANLY NSW 2095 Lot 1 DP 104766 , 41 Belgrave Street MANLY NSW 2095 Lot 1 DP 34395 , 42 Belgrave Street MANLY NSW 2095 Lot 1 DP 719821 , 43 Belgrave Street MANLY NSW 2095 Lot CP SP 14133 , 35 - 39 Belgrave Street MANLY NSW 2095

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.

Specifically:

Bin Allocation

The Waste Management consultant has understated the number of residential units in the proposal and therefore the number of bins required to be accommodated within the property.

The proposed 25 residential units will require 23 x 240 litre bins and an additional 2 x 240 litre bins to be left under the chute openings.

The consultant quoted 20 x 240 litre bins and the architect showed 18 x 240 litre bins stored in the bin room.

Council will also provide an additional 4 x 240 litre bins for rotation within the recycling cupboards on each residential level in the building.

The residential bin room will need to be sized appropriately to store 25 x 240 litre bins.

Bin Rotation Procedures

Garbage & Recycling Chutes -

The waste management plan states that linear bin slides or rotating bin carousels will not be used under the chute openings in the residential bin room. Ensuring that the bins under the chute opening would not overflow by exchanging full for empty bins would require someone (building manager, cleaner ???) to attend to this task several times a day, seven days a week. It may also involve cleaning up any spilled material/liquids from overflowing bins.

This was not addressed in the "Roles & Responsibilities" section of the Waste Management Plan.

Please advise procedure and include as part of Plan of Management for building.

Recycling Cupboards -

Only one recycling bin is provided on each residential level of the building.

This is insufficient capacity for 7 units for one week of recycling disposal. Full for empty bins will need to be rotated mid week.

This operation requirement was not addressed in the "Roles & Responsibilities" section of the Waste Management Plan.

Please advise procedure and include as part of Plan of Management for building

Residential Bin Room

The bin room will need to be appropriately sized to accommodate the required number of bins including 1 metre wide aisles between rows of bins.

Should the current proposal for no bin slides or carousels proceed then a separate room will be required for the bins under the chutes. This is to ensure that any spilled materials do not caused slip/trip hazards for collection staff in the bin room.

Bulky Goods Room

Access to the bulky goods room is through the residential bin room. This is unacceptable.

A separate door will be required to access the bulky goods room.

The door must be 1200mm wide and open in an outward direction away from the direction of travel to the street.

For the proposed 25 residential units a bulky goods room of 10 cu metres is required. This will required a floor area of 5 sq metres.

Commercial Bin Room

The commercial bin room complies with Council requirements.

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.