

Waste Referral Response

Application Number:	DA2024/1303
Proposed Development:	Two (2) staged redevelopment of the Forestville RSL club involving the construction of a registered club and fifty two (52) independent living units and ancillary uses
Date:	26/06/2025
To:	Thomas Burns
Land to be developed (Address):	Lot 11 DP 626916 , 11 / 0 Melwood Avenue FORESTVILLE NSW 2087 Lot 31 DP 366454 , 20 Melwood Avenue FORESTVILLE NSW 2087 Lot 2589 DP 752038 , 22 Melwood Avenue FORESTVILLE NSW 2087

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

26 June 2025

Doors to bin rooms and chute rooms must open outwards.

Chute rooms to include sufficient area to accommodate 2 240L recycling bins (or adjacent to chute room) on all floors

Collection to occur from internal loading dock. Bin holding room (to be closest as serviced every week) and bulky storage room to be within 6.5m of loading dock. (Collection day Thursday) Loading bay to be reserved for waste collection vehicle on collection day.

Clearance to be for 10.5m long, 4.5m height HRV. Vehicles will enter and exit in a forward direction.

The following are required for collection vehicle access:

Unimpeded minimum vertical clearance of 4.5m throughout the entire onsite approach, including clearances of all ducts, pipes and other services.

A minimum driveway width of 3.6m

A minimum turning circle radius as per vehicle dimensions provided or provision for changing the facing direction of a waste or recycling collection vehicle in a 3 point turn.

The grades of entry and exit ramps must not exceed the capabilities of the waste collection vehicle compliant with AS2890.2 Parking Facilities: Off Street Commercial Vehicles

A swept path analysis must be provided demonstrating that paths of vehicles travelling a forward

direction when negotiating access driveways and circulation roadways can be accommodated within the proposed development.

Where council staff, collection staff or a collection vehicle enters a site, a Positive Covenant (Appendix E) will be required to be entered into with Council giving power and authority to Council collectors to enter the site for the purpose of waste services.

3 June 2025

Bin storage room doors must open outwards and be able to be locked in an open position. A separate residential bulky goods store room is required. It cannot be part of the bin storage room. For street level presentation, doors of minimum 1.2m width will need to open outwards and be close to the kerbside.

For kerbside wheel out/wheel in collection Councils waste vehicle (typically 10.5m long, 2.5m wide, service height is 4.5m, travel height is 3.7m, weight 22.5T) will need a dedicated loading zone adjacent to the pathway to the bin storage area on collection day.

The chute rooms in Building 1 and 2 on Levels 1 and 2 and similarly, in the RSL building need to have a dedicated room adjacent or sufficient area within for recycling bins to be sited. These will be managed by the building manager onsite and moved to the bin storage area as necessary.

26 May 2025 - Request access to updated Waste Management Plan from MRA

Unsupported-The proposal is unacceptable

Specifically:

Residential Waste Storage design, access and location

As this is a multi occupancy proposal, Council provides a "wheel out/wheel in" service for the residential bins. The site management/building manager or occupants are not required or instructed to place the bins at the kerb side for council collection.

Residential waste bins will be collected from within the properties designated 'Seniors bin holding room' with the council's waste truck parked on Melwood Avenue.

The pathway and access between the residential bin storage holding rooms and the property boundary must be a maximum distance of 6.5m

Service access for Council waste collection staff must be via a pathway that is separate to any vehicular driveway. The bi-directional Seniors access driveway being right next to the Seniors holding bin storage room requires amending so that council waste staff are safe to park on Melwood Avenue and access to the bin room without moving vehicles compromising safety to staff while undertaking this task, a wider access path is required.

Service access pathway is to have a flat, smooth non-slip surface with a maximum gradient of 1 in 8 and contain no steps.

Service pathway is to be a minimum of 1200mm wide. On the submitted plans this access path is only 1m wide, this needs adjustment.

The submitted waste management plan dated 18th September 2024 states- the use of 1,100L and 660L general waste bins to be utilised under the waste chutes for general waste, Council does not

supply or support the use of these larger bins.

The use of 240L recycle bins placed in the dedicated bin storage cupboards next to the waste chutes on each floor is supported. The use of the waste chutes for all general waste with a 240L red lid bin is supported if it can be demonstrated that adequate swapping of full bins and placing an empty bin under the chute is assured for ongoing use and supply and storage of bins in these chute storage rooms is adequate.

Council will supply the following bins for 55 x residential units-

19 x 240L red lid general waste bins

13 x 240L Blue lid recycle bins

11 x 240L yellow lid recycle bins

2 x 240L green lid vegetation bins

Plus 5 x 240L extra red lid general waste bins to place under each of the 5 x waste chutes, the management of changing bins under the chutes when the previous bin is full will be up to the building manager/site management to facilitate and action.

Total bins = 50 x 240L bins.

The Seniors bin holding room on the waste management plan measures 42m², this is not adequate to hold all 45 x bins in the one place awaiting one day a week servicing.

The dimensions for each bin are: Depth 750mm, width 600mm, height 1080mm

A Seniors bin holding room able to accommodate all 45 x bins is required, it must be designed so that any aisles are a minimum of 1m wide between each row of bins or between a single row of bins and a wall.

The bin storage room must have a minimum ceiling height of 2.1m.

Residential Bulky Goods Room

On the submitted waste management plan dated 18th September 2024 states - Bulky waste will be stored within the RSL dock area during periods of scheduled council collection. Residents may be assisted by site management or carers to transport bulky waste from their units to the RSL Club bin area as this will have ample space to cater for the temporary storage of bulk items for collection.

This is unacceptable, a dedicated residential bulky goods store room must be reflected on the plans within the residential complex, away from the commercial loading dock as having residents moving and placing bulky goods in a busy commercial loading dock is unsafe and not suitable, a street level presentation area will also need to be provided.

The bulky goods storage room must be provided according to the following-

Have a volume of 4 cubic metres per 10 units or part there of.

Be a suitable shape-square or rectangular.

Have a floor area that allows for materials to be stacked to a maximum height of 2 metres.

For 55 units a bulky goods room of 22 cubic metres is required.

A floor area of 11m squared is required or if two rooms are built, then this square meterage can be dispersed over those two rooms.

A street level presentation area must have a floor area of 11 square metres.

Commercial Waste

As per the Waste Management Plan dated 18th September 2024 - Commercial waste collection will be completed by a private waste contractor. Waste collection vehicles will access the site directly to the RSL Club loading area, accessed by a driveway at the south-eastern corner of the site. The Traffic Impact Assessment (TIA) prepared by Traffix indicates an MRV class vehicle can ingress and egress the site in a forward-facing direction, utilising the RSL loading area to perform a turning manoeuvre.

Waste trucks are heavy rigid vehicles not medium rigid and typically 10.5m long, 2.5m wide, service height is 4.5m, travel height is 3.7m, weight is 22.5T and a turning circle required of 19m.

A further swept path analysis is required for a heavy rigid truck to ensure a waste vehicle can enter the basement level 3 loading dock and perform waste collection duties.

All commercial waste is to be collected from within the property. Bins are not to be placed at the kerb side for collection.

The Commercial Waste storage room shown on plans in the commercial loading dock is suitable, it must not be accessible to the residents so that commercial and residential waste is kept separated to ensure no cross contamination occurs.

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:

DEVELOPMENT CONSENT OPERATIONAL CONDITIONS

Dedicated use of loading bay on collection day

The loading bay is to be reserved for servicing of the waste bins on collection day (Thursday). Parking of vehicles or the storage of goods and materials within the loading bay is to be prohibited on collection day.

Reason: To ensure waste truck access to the site for collection of bins

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Waste and Recycling Requirements

Details demonstrating compliance with Northern Beaches Waste Management Guidelines, are to be submitted to and approved by the Certifier prior to the issue of any Construction Certificate.

a. Detailed plans showing that the waste storage rooms identified on the stamped plans will be capable of being accessed from the designed access roadway by a Heavy Rigid Vehicle (HRV) in accordance with AS2890.2, and that a loading area is available for the vehicle when collecting waste that meets the following requirements:

- i. Within 6.5 metres of all waste storage rooms or temporary holding area;
 - ii. A dedicated parking area for the collection vehicle;
 - iii. Include an extra 2 metres at the rear of the vehicle loading area: and
- b. Certification from a suitably qualified engineer that the route of travel, loading area and entry and exit points will be constructed so as to support the following loading requirements:
- i. Heavy Rigid Vehicle can enter and exit the site in a forward position with a maximum 3 point turn;
 - ii. 30 tonne waste collection vehicles;
 - iii. Length of 10.5 metres;
 - iv. Clearance height of 4.5 metres

If the proposal, when compliant with the Northern Beaches Waste Management Guidelines, causes inconsistencies with other parts of the approval i.e. architectural or landscaped plans, a modification(s) to the development may be required.

Reason: To ensure adequate and appropriate waste and recycling facilities are provided.

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Waste/Recycling Requirements (Waste Plan Submitted)

During demolition and/or construction the proposal/works shall be generally consistent with updated Waste Management Plan by MRA updated 7 May 2025

Reason: To ensure waste is minimised and adequate and appropriate waste and recycling facilities are provided.

Waste/Recycling Requirements (Materials)

During demolition and/or construction the following materials are to be separated for recycling: timber, bricks, tiles, plasterboard, metal, concrete, and evidence of disposal for recycling is to be retained on site.

Reason: To ensure waste is minimised and recovered for recycling where possible.

CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

Garbage and Recycling Facilities

All internal walls of the waste rooms shall be rendered to a smooth surface, coved at the floor/wall intersection, graded and appropriately drained to the sewer with a tap in close proximity to facilitate cleaning.

Waste room floors shall be graded and drained to an approved Sydney Water drainage system.

Waste rooms shall be clear of any other services or utilities infrastructure such as gas, electricity air-conditioning, plumbing, piping ducting or equipment.

Reason: To prevent pollution of the environment, provide a safe workplace for contractors and residents and to protect the amenity of the area.

Waste and Recycling Facilities Certificate of Compliance

The proposal shall be constructed in accordance with the Northern Beaches Waste Management Guidelines.

Details demonstrating compliance are to be submitted to the Principal Certifier prior to the issue of an Occupation Certificate.

Reason: To ensure waste and recycling facilities are provided.

Waste/Recycling Compliance Documentation

Evidence of disposal for recycling from the construction/demolition works shall be submitted to the Principal Certifier prior to the issue of an Occupation Certificate.

Reason: To ensure waste is minimised and recycled.

Positive Covenant for Council and Contractor Indemnity

A positive covenant shall be created on the title of the land prior to the issue of an Occupation Certificate requiring the proprietor of the land to provide access to the waste storage facilities. The terms of the positive covenant are to be prepared to Council's requirements, (Appendix E of the Waste Management Guidelines), at the applicant's expense and endorsed by Council prior to lodgement with NSW Land Registry Services. Northern Beaches Council shall be nominated as the party to release, vary or modify such covenant.

Reason: To ensure ongoing access for servicing of waste facilities.

Authorisation of Legal Documentation Required for Waste Services

The original completed request form (NSW Land Registry Services form 13PC) must be submitted to Council for authorisation prior to the issue of an Occupation Certificate. A copy of the work-as-executed plan (details overdrawn on a copy of the approved plan) must be included with the above submission. A Compliance Certificate, issued by the Certifying Authority, shall also be provided in the submission to Council.

If Council is to issue the Compliance Certificate for these works, the fee is to be in accordance with Council's Fees and Charges.

Reason: To create encumbrances on the land.

ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES

Operational Waste Management (Ongoing)

The Operational Waste Management Plan prepared by Mike Ritchie Associates (INSERT DATE AS to be prepared with reference to updated plans after 26 June 2025) outlines the primary roles and responsibilities of the respective stakeholders in the development.

The Strata, Body Corporate or Management will coordinate waste management throughout the site.

A Building Manager will coordinate domestic waste, recycling, organics and bulky waste to facilitate collections and provide education for all residents.

Club management and staff will arrange private contractor collections for club waste, provide education for all staff and will manage general waste and recycling within their tenancy. Collections for club waste not to occur on the same day as domestic waste collection.

The Developer will provide all equipment required to implement the Operational Waste Management Plan prior to the occupation of the building for use by the Strata or Body Corporate.

Reason: To ensure club and domestic waste are managed and collected separately and without conflict

Commercial Waste and Recycling Storage

Commercial waste and recycling material/storage bins must be stored in a separate area to the residential waste and recycling material/storage bins as shown on the approved plans.

Reason: To ensure that commercial waste and residential waste is not mixed and is properly managed.