

**WASTE MANAGEMENT REPORT IN RESPONSE TO WASTE  
CONTENTIONS**

**PROPOSED MIXED USE RESIDENTIAL & COMMERCIAL DEVELOPMENT**

**@  
614-632 HIGH STREET, PENRITH**

**Urban Apartments Pty Ltd - vs – Penrith City Council**  
**NSWLEC Case No 2021/00355201**

**1. INTRODUCTION**

Development Application No. DA20/0167 was submitted to Penrith City Council for the construction of a part 7 and part 43 storey building of mixed residential and commercial components at 614-632 High Street, Penrith, comprising:

- One (1) x seven (7) storey building (Tower A);
- One (1) x 46 storey building (Tower B)
- 281 x 1, 2 and 3 bed room units in Tower B;
- 38 x 1 and 2 bedroom serviced apartments in Tower B;
- Four (4) x retail units and one (1) café on the ground floor;
- Five (5) above ground levels for parking;
- Commercial space for undetermined occupancies on Podium Levels 4, 5 and 6;
- Communal open space areas; and,
- Associated infrastructure, services and facilities.

I prepared a Waste Management Plan dated 20 September 2020 in support of the Application and an amended Waste Management Plan in March 2021.

The Application was refused and the Applicant has appealed such refusal to the Land and Environment Court. The amended WMP is filed with the appeal.

The Development is proposed to be amended as part of the Court proceedings. The key plans from a waste management perspective are as follows:

Drawing No.	Drawing Name	Revision
DA000	Title page	C
DA001	Calculations	D
DA100	Site analysis	C
DA102	Site plan	C
DA200	Basement plan	E
DA201	Ground floor plan	G
DA202 – DA221	Floor plans above ground	E
DA304 – DA305	Sections	E
DA405 – DA406	GFA calculations	D
DA408	Apartment mix	C
DA409	Storage diagrams	C
DA425	Apartment mix	A

This report provides an assessment of how the amended plans address waste contentions raised by Council in its Statement of Facts and Contentions dated 18 February 2022.

## **2. WASTE MANAGEMENT CONTENTIONS**

Contention 11 of the Council's Statement of Facts and Contentions raises a number of concerns with waste management in the proposed development.

These particulars of each Contention are detailed below in **BOLD TYPE TEXT** with specific responses following each item.

### **Contention 11 (a) – Waste Chutes**

**Waste chutes for the serviced apartments and residential waste discharge into the same location which is inconsistent with DCP C5 5.2 and 5.2.3 (1) & (2). The Council does not collect commercial waste. The ground floor bin and chute room layout will need to be rearranged to ensure that the two streams of waste can be separated.**

#### **RESPONSE**

There are two (2) separate and independent systems provided in the building for the management of both waste and recycling material from both the residential flat building component of the development and the serviced apartments.

In the case of all residential flat building units which are located from Level 9 and above, a dual waste and recycling chute has been provided as required by Council's Waste Management Guidelines. It is supported by the installation of two (2) x two (2) bin mechanically operated linear track systems – one for waste and one for recycling.

Waste and recycling material from the respective chutes discharge the material from two (2) separate chute outlets bins in the respective bin systems located in the Bin Room in the north-eastern of the ground floor as indicated on the amended Architectural Drawings.

All waste management infrastructure will be designed to comply with the provisions of Section 3.5.2 of Council's 'Residential Flat Building Waste Management Guideline', including sufficient space around the tracks (900mm on the sides and 1.8m at the end) to allow for maintenance of the system and the movement of bins on and off the tracks.

In the case of the 41 x serviced apartments which are located on Level 3 to 8, when room cleaning activities are being undertaken, hotel employees will transfer all waste and recycling material from in-room receptacles into the respective waste and recycling bins located in the bin/chute room on the ground floor.

All residential waste and recycling materials for the 254 x residential units, will be stored for servicing in 16 x 1100-litre mobile waste bins and 16 x 1100-litre mobile recycling bins, and will be housed within the confines of the Residential Bin/Chute Room located on the ground floor of the building as indicated on the Architectural Drawings.

All residential waste and recycling bins will be serviced by Council as detailed in the Waste Management Plan (to be amended).



All waste and recycling bins for the 41 x serviced apartments, will be collected as part of the commercial component. All of these bins will be stored for servicing in the Commercial Waste Storage Area (CWSA). All commercial waste and recycling bins will be serviced by a licensed private waste and recycling collection contractor Council as detailed in the Waste Management Plan (to be amended).

#### **Contention 11 (b) – Bulky Waste Storage Cupboards**

**The proposal does not provide a bulky waste storage cupboard on each floor near the waste chutes consistent with DCP C5 5.2 and 5.2.4 (4). This is required to allow for residents to place bulky items like cardboard boxes so that the building manager can relocate those to the bin rooms and prevent chutes from being blocked.**

#### **RESPONSE**

A dedicated Bulky Waste Storage Area (BWSA) is provided for residents and is located on the ground floor of the building as indicated on the amended Architectural Drawings. In accordance with the provisions of Council's guidelines it has an area of 46sqm (Council's requirement for 254 units is 39.08sqm).

The BWSA is positioned next to the RWSA, is a secure area with separate access through a 1.8m wide doorway. Residents do not need to access the RWSA to access the BWSA.

It is respectfully considered that providing bulky waste storage cupboards on each level would not be in the best interests of health and safety as these confined space areas would not be large enough to hold large items such as mattresses, white goods, electrical goods, and the like, and would also involve double handling through the manual transfer of these items to the main BWSA – also a work, health and safety issue. It is therefore requested that Council remove this item as a contention.

#### **Contention 11 (c) – Commercial Waste Chutes**

**No waste chutes are provided for the commercial component of the development required by DCP C5 5.2 and 5.2.4 (2).**

#### **RESPONSE**

The provisions of Part 5.2.4 "Non-Residential Development Controls" (page C5-12) provides that "a suitable system for the interim storage of waste and recyclables from each storey to the waste collection area must be provided". It does not specifically state that a chute system is required.

Given the design of the building and other conflicting restraints, installing a commercial waste and recycling chute system is not possible nor practicable. Notwithstanding, due to the fact that the majority of commercial units with the exception of the ground floor café and the serviced apartments are located in Tower A, a walkway will be created from the from the Tower A Commercial Lobby through the eastern side of Retail Unit 3 and connect to the service corridor at the rear of Units 2 and 3 pas the Bulky Waste Area and into the Commercial Waste Storage Area (CWSA).

This will negate the need for commercial tenants on all levels to traverse the ground floor car park. This is considered a practical and efficient outcome in terms of the

transportation of commercial waste and recycling materials.

**Contention 11 (d) – Access for Council's Collection Vehicle**

**The proposal does not demonstrate Council's garbage truck can adequately service the residential waste removal.**


**RESPONSE**

The Architectural Drawings have been amended to demonstrate that access to the ground floor waste and recycling collection areas can adequately accommodate Council's low entry rear loading collection vehicle, which has the following dimensions:

- Operational Length – 9.70m;
- Design Width – 2.8m;
- Operational Height – 3.1m; and,
- Swept Circle – 17.0m.

**4. SUMMARY**

The information provided herein addresses all of the waste management issues provided by Council in its Statement of Facts and Contentions (SOF&C's).



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15 May 2022.