

13 November 2015

Proposal: Development Application – s96 modifications to design

Address: 20 Shepherd Street, Liverpool

Subject: Waste Management

Dear Sir / Madam,

This letter has been prepared to accompany a Section 96 application for modification of the design of 20 Shepherd Street, Liverpool, previously approved in DA-1010/2014.

The modification application seeks approval for realignment of the basement, addition of a level to the basement and minor ground floor modifications to vehicular entries and unit layout. In addition, Level 15 of Building A would be removed in accordance with a DA condition of consent. All proposed amendments relate to Building A, with no changes proposed to Building B.

Proposed changes to Waste Management Infrastructure

Due to the basement and ground floor reconfigurations in the proposed amendment, it is proposed that the following waste management infrastructure would change:

- The main Waste Service and Recycling Area (WSRA) in Basement 1 would increase in size from 91m² to 206m². This area incorporates the bulky goods storage area.
- The ground floor WSRA would increase in size from 36m² to 45m²

The following items relating to waste management would remain unchanged:

- Position of waste chutes on residential levels;
- Position of waste compactor in Basement 1;
- Position of hoist;
- Access to ground level waste room for collection vehicles.

The removal of one level of apartments would result in a reduction in the total number of dwellings from 250 to 241. Using the waste generation rates from Council's Development Control Plan, the total waste generated for multi-dwelling housing can be calculated as follows:

- Waste: 80 litres (L) per dwelling/week
- Recycling: 80 litres (L) per dwelling/week

Under the proposed situation, waste storage and collection requirements would therefore reduce by $9 \times 80 = 720$ litres per week for both waste and recycling. Equally, the bulky goods storage requirements would also decrease with the reduction in dwelling numbers.

Consideration

As discussed above, due to the amended design the waste and recycling volumes and storage requirements would decrease, whilst the size of the WSRAs would actually increase. Access to the WSRAs and other waste infrastructure would remain unchanged. As such, there would be no decrease in the development's capacity to service its ongoing waste management needs under the proposed amendment.

Conclusion

Due to the limited nature of the changes proposed to waste management infrastructure, MRA believes that, in combination with the Waste Management Plan originally approved, the information provided above sufficiently addresses the waste management issues pertaining to the proposed amended development.

Finally, and with consideration to all of the above, MRA recommends that the s96 modifications be approved.

Should you have any questions or concerns, please do not hesitate to contact MRA and the undersigned.

Yours faithfully,



Sheelagh Laguna

Principal Consultant

Manager – Planning & Approvals