

## **FURTHER WASTE MANAGEMENT REPORT**

### **PROPOSED DEVELOPMENT @ 12-16 FRANCIS STREET & 124 MINTO ROAD,** **MINTO**

#### **1227/2019/DA-M**

In further correspondence from Council to the Applicant dated 9 June 2020, it has been as advised that further information is required before the application can be further considered. It is noted that this is the second request for additional waste management information in respect of this application.

The recommendation made in Council's previous request required the development to be reconfigured to support individual bin storage arrangements. However, the amended application has continued to seek communal bin storage. The recommendation made in Council's previous request required the development to be reconfigured to support individual bin storage arrangements. However, the amended application has continued to seek communal bin storage.

In regard to Council's stance it is advised that due to the design of the building, site constraints, practicality and common-sense, the most efficient method of waste storage is for all bins to be stored in a communal Waste Storage Area located in the Basement as indicated in the Architectural Drawings.

The following issues have been raised by Council (**in Bold Text**) in relation to the waste servicing of the proposed development:

In response to the issues Council has raised concerning waste management activities, the following information is provided.

#### **1.Travel Distances**

**Despite the relocation of the bin storage area, there is an excessive travel distance between the bin storage area and a number of proposed units. In some cases, this distance is approximately 90m (in the case of unit 13). Eleven units in total exceed the maximum travel distance of 40m, as specified in Part 3.6.6.9 (h) of Council's (Sustainable City) Development Control Plan 2015. This excessive non-compliance is not supported.**

#### **Response**

As indicated in the Architectural Drawings the communal Waste Storage Area (WSA) is located in the Basement directly opposite the two (2) lifts, one of which provides direct access into the WSA.

When the residents dispose of their waste and recycling material it is assumed that they will do so by transporting, their material from the small (20-litre capacity) receptacles located in the cabinets in the kitchen. In order to transport this material it is also assumed the residents will exit their unit by the front door walk along the at-

grade footpath to the lift, take the lift down to the basement and deposit their material into the designated waste or recycling bin.

According to the Architectural Drawings, the maximum distances from units to the lift by the most direct travel route are:

- Unit 13 (front north-eastern corner) – 68m (approx.),
- Unit 1 (front north-western corner) – 60m (approx.),
- Unit 2 (south of Unit 1) – 50m (approx.)
- Unit 3 (south of Unit 2) – 45m (approx.)
- Unit 23 (rear southern end) – 45m (approx.), and,
- Unit 7 (front middle section) – 45m (approx.).

Travel distances to all other units are between 10 and 40 metres.

It is understood that there are no restrictions on what residents can take into or out of the units in terms of the weight of the article that they carry at any given, and further that travel distances in terms of waste material is an arbitrary figure that is not supported by any rigid criteria. Walking a distance of 68 metres along a properly constructed level concrete footpath carrying a receptacle with approximately 10kg of material in it, is not considered a difficult task.

It is therefore respectfully considered that Council relax its guidelines in this case.

## **2. Bin Presentation Issues**

**Additionally, the bin storage area is located further than the maximum distance of 25m from the collection point. The caretaker responsible for the presentation of the bins to the street would be required to wheel the bins (individually given the width of the access path) from the basement storage area up through the bin lift and then travel approximately 65 metres to Francis Street and approximately 63 metres to Minto Road. This distance is excessive and exceeds the maximum distance of 25m as stipulated in Council's (Sustainable City) Development Control Plan 2015.**

**The proposed travel distances (between units and the bin storage area, and between the bin storage area and the collection point) are non-compliant with Council's (Sustainable City) Development Control Plan 2015 and are not supported.**

### **Response**

All bins will be presented for collection to the Francis Street kerbside (the true frontage of the site). The width of the property along the Francis Street frontage is approximately 39.5m excluding the driveway. On any given collection day 10 x 240-litre waste bins and either 10 x 240-litre recycling bins or 10 x 240-litre green waste bins will be presented for servicing. The length of 20 x 240-litre bins when lined up in single file along the kerbside frontage will be 17.70m, which is approximately 44.8% of the frontage – less than the 50% required by Council's DCP, and thus complies.

A Mobile Bin Towing Device, of an approved type, will be provided to transport and manoeuvre bins through the development. A trailer will be used to assist in moving the bins.

### **3.Width of Footpaths**

In addition to the travel distance issues raised above, there is concern in relation to the width of the footpaths provided, as they will need to accommodate foot traffic from residents entering and exiting the development, as well as the caretaker presenting and retrieving bins each week. The lack of setback between the footpaths and building frontages within the development provides little room for manoeuvring and passing of pedestrians while bins are being wheeled through the development. Adequate clearance is to be provided to allow for both pedestrian access and caretaker access while presenting and retrieving bins.

#### **Response**

It is understood that all internal footpaths will be constructed in accordance with Council's requirements.

### **4.Bin Storage Area**

For information purposes, the waste storage area provided is sufficient in size to accommodate the number of bins required for the development. The required bins for the proposed number of units are:

- General waste – 10 x 240L bins (1 x 240L bin per 2.5 units), weekly collection,
- Recycling – 10 x 240L bins (1 x 240L bin per 2.5 units), fortnightly collection, and,
- Garden organics – 10 x 240L bins (1 x 240L bin per 2.5 units), fortnightly collection.

#### **Response**

The WMP will be amended where applicable to comply.

It is trusted that the information provided herein is satisfactory to Council.

Garry Dickens  
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14 July 2020.