



In reply please quote: 303.1 / 2022

Contact: Miss G Pham on 9725 0319

17 March 2023

Traders in Purple
PO Box W287
PARRAMATTA NSW 2150

Dear Sir/Madam,

**RE: Lot: 37 DP: 202006, Lot: 39 DP: 202006, Lot: 136 DP: 16186, Lot: 381 DP: 1232437, Lot: 382 DP: 1232437 2 Kamira Avenue VILLAWOOD
DEVELOPMENT APPLICATION NO.: 303.1 / 2022
PAN NO.: PAN-238065**

I refer to Development Application No.303.1/2022 proposing Stage 2 of the Redevelopment of Villawood Town Centre comprising a combination of 8-11 storey Mixed Use buildings containing a total of 222 residential units including a community facility, supermarket, retail premises, childcare centre, medical centre, associated landscaping and car parking as well as 2000m2 of public open space at the abovementioned premises.

Please be advised that Council's Waste Management Branch has assessed the application and their comments are provided below:

Following review of the Waste Management Plan drafted by Dickens Solutions, the following is noted:

1. The WMP outlines:

'All waste deposited into the chute will discharge into 1 x 1100-litre bin positioned under the chute outlet point.'

FCC does not permit the use of 1,100L bins within MUDs/RFBs. The WMP shall be updated to reflect bin volumes/numbers/calculations responsive to 660L bins (Garbage) and rooms shall be updated accordingly to accommodate the full bin allocation.

2. The WMP outlines:

'With the capacity of the bin being 1,100-litres, the chute system will be inspected at least one (1) time per day in order to ensure that waste receptacles will be removed when full.'



As FCC does not support the use of 1,100L bins, the revised 660L bins will need to be rotated a minimum 2x daily for each respective core (West & East). To ensure bins are rotated to permit unobstructed access to Council's waste streams, consideration shall be given to the implementation of a linear track /circular carousel system. The system will automatically rotate the full bins and minimise rotations (2x daily for each chute) by the on-site caretaker. Noting the building proposes 6x chutes, with 660L bins the caretaker will need to rotate/replace the 12x 660L bins daily. This frequency is not sustainable and will inhibit the provision of a safe and efficient waste collection service on-site.

3. The WMP outlines:

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

A manufacturers specification of both the towing device and trailer will be provided to Council.'

Specifications of the device shall be provided to enable assessment of the suitability of the device.

4. The WMP outlines:

'All waste handling activities (including the transfer of recycling bins) will be undertaken by representatives of the Owners Corporation.'

The WMP shall be updated to state that all waste handling activities will be undertaken by the *"The Building Manager /Caretaker"* (consistent with the maintenance of the chute rooms).

5. The WMP outlines:

'The turntable will be designed to accommodate Council's rear loading Medium Rigid Waste Collection Vehicle (MRV)'

The FCC standard waste collection vehicle is a 10.5m HRV used to service residential waste streams (Garbage & Recycling). The current design proposes an 8.8m MRV which will inhibit the provision of a safe and efficient waste collection service.

The architectural plans and on-site loading bay infrastructure shall be updated to accommodate Council's standard HRV in accordance with the height clearance, dimensions, width etc responsive to AS 2890.1.

The current architectural plans do not provide a detailed elevation of the integrated on-site loading bays (Building A & C). The elevation will enable a detailed review by Council to ensure unobstructed height clearances (4.5m) are provided responsive to AS 2890.1 to support scheduled collections.

6. The WMP outlines:

'A bulky waste storage area has been provided for residents to place unwanted materials awaiting collection and removal. This area will provide space for all residents of the complex. It is located on Level 1. The area is a fully enclosed rectangular structure, partially constructed of caged wire and is fitted with a 1.5m double doorway. It has an area of approximately 10.50sqm.'

The location of the Bulky waste storage area (L1) will inhibit the provision/servicing of the waste stream. Once items are placed within the room there are no provisions for the movement of bulky material to the designate on-site loading bay. Additionally, no room has been provided to permit the interim storage of bulky goods awaiting collection inhibiting collection/s.

Consideration shall be given to the relocation of the bulky waste storage area on the 'ground floor' and within close proximity of the designated on-site loading bay to permit a safe and efficient waste collection service.

7. The 'goods lift' located within Basement 1 shall be accessed via a 1.8m unobstructed access corridor. The current arrangement proposes 'MB' parking within the corridor inhibiting access. It is noted the WMP proposes a 'bin tug/trailer' to support bin movements.

The access corridor shall be of sufficient width to support the use of this infrastructure and movements of bins (660L & 240L). The current configuration will inhibit the safe and efficient use of the 'goods lift'.

8. The 'on-site loading bay' for Building C is designed for an MRV. The FCC standard waste collection vehicle is a 10.5m HRV. The loading bay shall be updated to permit unobstructed access for a HRV responsive to AS 2890.1.

The adjacent waste storage room/s (residential, bulky, medical, childcare) do not support the internal movement of bins from the respective storage room to the integrated on-site loading bay. Unobstructed internal bins access (1100L, 660L & 240L) is required to support the provision of a safe and efficient waste collection service. Consideration shall be given to the implementation of dual doors (1.8m wide opening) on the northern elevations to permit direct access to the service vehicles.

Additionally, single doors currently provided on each of the waste storage rooms inhibit the placement/movement of bin infrastructure (1,100L & 660L) within/out of the rooms. Dual 1.8m wide, outwards opening, sealed self-closing doors are required to permit unobstructed bin movements.

9. The 'residential waste room' (Building A) located adjacent to the integrated on-site loading bay shall be fully enclosed and not support unauthorised access (childcare, commercial etc) to FCC residential waste stream (residential & commercial streams to be separate). The waste room shall be of sufficient size to accommodate the entire fleet of bins and provide internal infrastructure responsive to the 'Better Practice Guide for Resource Recovery in Residential Flat Buildings'.

The current design proposes two bin storage rooms on the ground floor. Consideration shall be given to a combined room located adjacent to the integrated on-site waste loading bay to support streamlined bin movements by the caretaker/building manager from the Chute Rooms (Basement 1) to the centralised bin storage room (ground floor) to facilitate schedule collections by FCC.

10. In accordance with the 'Better Practice Guide for Resource Recovery in Residential Flat Buildings' (pg. 85) all on-site waste collection infrastructure/storage rooms shall incorporate the following:

- Ensuring BCA compliance, including ventilation. Where required, ventilation system to comply with AS1668.4-2012. The use of ventilation and air-conditioning in buildings.
- Ensuring storage areas are well lit (sensor lighting preferred) and have lighting available 24 hours a day.
- Provision of bin washing facilities, including taps for hot and cold water provided through a centralised mixing valve. The taps must be protected from bins and located where they can be easily accessed even when the areas are at bin capacity.
- Floor constructed of concrete at least 75mm thick.
- Floor graded so that any water is directed to a sewer authority approved drainage connection ensure washing bins and/or waste storage areas do not discharge flow into stormwater drain.
- Provision of smooth, cleanable and durable floor and wall surfaces that extend up the wall to a height equivalent to any bins held in the area.
- Ensuring ceilings are finished with a smooth-faced non-absorbent material capable of being cleaned.
- All surfaces (walls, ceilings, floors) finished in a light colour.

Council requires that subsequent incoming documentation / amended plans is submitted via the NSW Planning Portal.



Should you wish to discuss this matter further please contact Miss G Pham via email on gpham@fairfieldcity.nsw.gov.au or telephone ph: 9725 0319 at Council's City Development & Compliance Group.

Yours faithfully,

Miss G Pham
Senior Development Planner

