

# Referral Response - Waste Services

Application Number:	Rev23/0007
Referral Officer	Aisha Poole
Referral Unit	Waste Services
Date of referral	12 April 2024
Land to be developed (Address):	Lot 3003 DP 1184498 184 Lord Sheffield Circuit PENRITH NSW 2750
Proposed Development:	Review of Determination (Refusal) of DA22/0213 for Construction of Part 13 and Part 31 Storey Mixed Use Development with One Level of Basement Car Parking, Five Storey Podium with Above-Ground Parking, Through-Site Link, Retail Tenancies, Supermarket, Child Care Centre, Indoor Recreation Facility and Two Residential Towers. Tower A has 241 Apartments and Tower B has 75 Apartments. Proposal includes an Offer to Provide Community Infrastructure being an Indoor Recreation Facility on Level One (Concurrent Review Application Rev23/0008 for DA22/0214).

## Recommendation

Not supported, however conditions provided

## Detailed assessment

Councils Waste Services department has reviewed the application Rev23/0008 (DA22/0214) RFB MIX located at Lots 3004 & 3005 DP 1184498, 184-192 Lord Sheffield Circuit Penrith. The current proposal will consist of construction of a mixed use redevelopment involving the construction of part 13 and part 25 storey mixed used development, one level of basement car parking, five storey podium with above ground parking, retail and commercial tenancies and two residential towers. Tower A has 241 apartments and Tower B has 75 apartments.

## Environmental Matters

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The following waste management requirements must be complied with and details of compliance demonstrated to Council **prior to the issue of a Construction Certificate**:

- Plans for installation of respective electrical requirements to operate each of the **23m3** integrated auger compactor in accordance with section **3.12.2** of the '*Residential Flat Building Guideline Document*' be provided to Council.
- Plans for Implementation of guide rails for each of the **23m3** integrated auger compactors in accordance with section **3.12.4** of the '*Residential Flat Building Guideline Document*' be provided to Council.
- Bin lifter specifications to be provided for each of the **23m3** integrated auger compactors in accordance with section **3.12.5** of the '*Residential Flat Building Guideline Document*' be provided to Council.
- Lease of the **23m3** Compaction Unit including ongoing maintenance to be drawn up with Council's contractor in consultation with Councils Waste Manager for the provision of the compaction unit for waste servicing. Procurement of compaction unit to be commenced so as to allow for installation **PRIOR to Occupation Certificate**.
- Along the route for the waste collection vehicles within the basement, unobstructed heights of **4.5m** must be demonstrated including ramps (reference **2.3.1** of the '*Residential Flat Building Development Waste Management Guidelines*').
- Updated swept path assessment to be provided to include the 10.5m truck with a width of 2.8m and additional clearance of 0.5m on either side of the truck to be included in the swept path. In addition, the

integrated auger compactor rails to be included on the plan to allow for the swept path diagram to demonstrate the truck aligning with the integrated auger compaction unit guide rails for removal and replacement of the unit. See section **3.12.1** of the *'Residential Flat Building Guideline Document'* for truck specifications.

- A detailed plan showing the linear track systems and carousels to go under each chute for garbage and recycling bins (each linear track to hold 2 X 1100L bins and each carousel to hold 4 x 1100L bins) showing the chutes lining up with each “middle bin” on the linear track, required clearances for maintenance and a 1.8m clearance zone for manoeuvring of bins in front of the linear track systems/ carousels. The chute rooms will need to incorporate the following requirements into the design:
  1. Incorporate linear or circular carousel device under each individual chute (refer to section 3.8 of the *"Residential Flat Buildings Waste Management Guideline"* for design specifications).
  2. Minimum 0.9m clearance around the linear or circular carousel system to allow for manoeuvrability and system maintenance.
  3. 1.8m unobstructed clearance zone between the linear/circular track system and the entrance for access and manoeuvrability.
  4. The room to provide suitable dual door access for the service of bins with a minimum width of 1.8m and accessed by a 1.8m unobstructed access corridor.
  5. Accommodate two additional 1,100L service bins in each chute room with a minimum access clearance of 1.8m wide for the loading of 1100L bins onto the track system or carousel.
  6. The room is to be fully enclosed, walled and not permit through access to other on-site waste infrastructure. Separate unobstructed access is required.
  7. The floor is to be waterproofed, non-slip and sealed in accordance with the Building Code of Australia to permit the use of wash facilities. Weekly Waste Generation Volumes (L) 240L Bin Allocation 660L Bin Allocation 1100L Bin Allocation Residual 2 dwellings per bin 9 dwellings per bin 18 dwellings per bin Recycling 2 dwellings per bin 9 dwellings per bin 18 dwellings per bin
  8. Floor is to be graded to a central drainage point connected to the sewer, enabling all waste to be contained and safely disposed of
  9. Partitioned and enclosed with a minimum 2.7m unobstructed internal room height in accordance with the Building Code of Australia.
  10. The room is to be provided with an adequate supply of water through a centralised mixing valve and hose cock.
  11. The room to incorporate adequate lighting and natural/mechanical ventilation in accordance with the Building Code of Australia.
  12. Note: The room will need to allow for the permanent storage of 2 service bins per dual chute system, allowing residents access to all waste streams during Council's waste collection periods.
- Additional details in the Operational Waste Management Plan is required to demonstrate how caretakers will move full bins (using the tug device) from each chute room (in towers B, C and D) to the service lift at Tower A so as to be moved to Ground and emptied into the compaction unit. The route of travel from Towers B, C and D Chute rooms to the service lift at Tower A to be indicated on plans showing the swept path of the bin tug device.
- All on-site waste collection infrastructure, doors and access points (Waste Chute Rooms, Residential Waste Collection Room, Residential Bulky Household Waste Collection Room, Retail Waste Room, Commercial Waste Room and Loading bay) are to be locked through Councils Abloy Key System. System specifications are outlined in section 3.5.5 of the *'Residential Flat Building Guideline'* document.
- All on-site waste collection infrastructure (Waste Chute Rooms, Residential Waste Collection Room, Residential Bulky Household Waste Collection Room, Retail Waste Room, Commercial Waste Room and Loading bay) are to provide wash facilities through the use of a centralised mixing valve and hose cock. Respective drainage and water proofing to be installed to support the use of hose facilities.
- The chute inlets on each residential level to be located within cupboards (maximum depth of 150mm) and incorporate the following; dual self-closing sealed doors, ventilation, waterproofing and permit accessible resident access.
- All on-site waste collection infrastructure (Waste Chute Rooms, Residential Waste Collection Room, Residential Bulky Household Waste Collection Room, Retail Waste Room, and Commercial Waste Room) are to provide:
  - automatic lighting and mechanical ventilation
  - to incorporate 180-degree outwards opening doors with a latch open function
  - unobstructed internal height clearances of 2600 free from external services and utilities
  - A 1800 unobstructed access pathway is required from the on-site collection infrastructure (waste collection and bulky goods collection rooms) to the rear of Councils standard waste collection

vehicle.

- The waste collection room to provide access of a minimum of 1.8m wide. The room to be line marked to showing the location of the proposed bin allocation with respective clearances.
- The Bulky Goods Collection Room to provide a minimum of **45m<sup>2</sup>** area with a minimum access width of 1.8m.
- The turn table for the 10.5m heavy rigid waste collection vehicle to incorporate a hydraulic override system or similar assisted override system to ensure the turn table can be rotated in the event of a systems malfunction.
- The kerbside crossover and route to loading bay to be of sufficient width to permit Councils 10.5m HRV movements into the site to permit unobstructed access.

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**Prior to the issue of an Occupation Certificate** the following is to be submitted to and approved by Penrith City Council:

- The Developer is to draw up a Lease of the **23m<sup>3</sup>** Compaction Unit including ongoing maintenance to be handed to Strata Management for the provision of waste servicing. Procurement of compaction unit to be commenced so as to allow for installation **PRIOR to Occupation Certificate**.
- The developer is to enter into a formal agreement with Penrith City Council for the utilisation of Councils Waste Collection Service. This is to include Council being provided with indemnity against claims for loss and damage of property onsite and the compaction units during servicing.
- **Note:** By entering into an agreement with Council for Waste Collection, the development will be required to operate in full compliance with Penrith City Councils Waste Collection and Processing Contracts for Standard Waste Collection. The provision of Councils waste collection service will not commence until formalisation of the agreement.
- Councils Waste and Resource Recovery Department to conduct a site inspection of the on-site infrastructure with Councils collection contractors. The inspection to review the on-site waste collection infrastructure for the provision of a safe and efficient waste collection service in accordance with the stamped plans and Councils policy provisions.
- The assigned strata manager for the development and direct contact details to be provided to Councils Waste and Resource Recovery Department prior to the issue of an Occupation Certificate.

Councils collection service will be provided/commenced for the development upon the completion of all on-site waste collection infrastructure and the attainment of an Occupation Certificate.