

Ref: SSD-67419241
Date: 18 December 2024

The Department of Planning, Housing and Infrastructure
Development Assessment and Sustainability
Attn: John Martinez

Dear John,

Re: SSD-67419241
Property: 25 – 27 Leeds Street, Rhodes

Further to Council's letter of 10 December 2024 I write to provide comments from our Waste, and Property departments on technical matters for consideration during the assessment of the subject application.

Waste

A review of the Waste Management Plan has architectural plans has identified the following issues:

1. **Waste Management Plan Adjustments:**
The current waste management plan assumes two collections per week for both garbage and recycling. However, the Council only offers one collection per week for residential garbage and recycling. As a result, the bin allocation for residential units is incorrect and should be amended to reflect a single collection per week. Additionally, the new bin allocation should take into account the increase in the number of residential units, from 249 units in the previous Development Application (DA) to 340 units in the revised plan.
2. **Collection Point Requirements:**
A larger loading collection point must be provided to accommodate the increased number of garbage and recycling bins, given the revised bin allocation.
3. **Residential Waste Bin Transfer Issues:**
The applicant to ensure that the path for wheeling bins between dwelling storage and the kerbside collection point is a maximum of 30m and does not exceed a grade of 1:14 at any point.
4. **Commercial Waste Bin Transfer Issues:**
The current plan shows that the commercial waste bins on Level 2 are transferred via stairs without utilizing lifts. Furthermore, the commercial waste bins on Level 1 are transferred using the residential lift, and they are also placed in the residential/visitor bike store. This is an incorrect location for the bins and the plan is lead to an incorrect location. Additionally, it appears that the transfer of commercial waste bins may involve the use of a potential residential lift in the Basement level. Please note, the transfer of commercial waste bins cannot use residential lifts.
5. **Residential Waste Room Details:**
The residential waste room on the basement level (24.4 m²), located near the larger residential waste room (199.5 m²), is missing door details on the plan. Additionally, information regarding the bin transfer between these two residential waste rooms and collection point is absent and should be included for clarity.

6. Door dimensions:
the current plan is missing door details for the waste rooms. Residential Waste Rooms should have a minimum door width of 1400 mm. Bulky Waste rooms should have a minimum door width of 1800 mm. These should be clearly shown on the architectural plans and waste management plan.
7. FOGO Bins movement:
The process of moving the FOGO bins from each residential level to the basement level for collection should be clarified. This could include a description of the designated bin transfer route and possible use of elevator.
8. Turntable Condition for Waste Management Plans need to comply with the following:
 - a. Any development that is seeking to utilise turntables needs to demonstrate compliance with the required dimensions for a 12.5m HRV vehicle (provided for a standard heavy rigid vehicle as identified in Australian Standard 2890.2:2018): including the diameter for the turntable and required clearance heights and width.
 - b. In addition, the following needs to be addressed:
 - c. If a vehicle turntable is used, it is to have a minimum 30 tonne capacity.
 - d. The use of the turntable is always to be available to Council's waste collection vehicles
 - e. The installation, operation and on-going servicing is to be at no cost to Council
 - f. Establishment of a sinking fund contribution by the developer to ensure the turntable continues to work and property has funds up front to fund repairs once operational.
 - g. A servicing, maintenance and inspection plan are to be prepared by the service provider, before the Occupation Certificate is issued.

A Contingency plan is to be prepared by the service provider for submission to the Principal Certifier, before the Occupation Certificate is issued and to include the use of a manual system to be available in case of breakdown, Breakdown assistance is to be provided within 4 hours. A review the Environmental Impact Statement and supporting architectural plans has revealed

Property – Seawall

The Rhodes East Place Strategy identifies that the Department would be responsible for delivering foreshore works through satisfactory arrangements with developers.

Council has advised the developer it would agree to dedication of the Foreshore works subject to a Planning Agreement.

Conditional to any dedication, Council will require the seawall to be fit for purpose upon dedication. The engineering report, prepared by Tonkin, dated 10 September 2024, clearly suggests remedial work will be necessary.

Council suggests that the opportunity between the Department and Developer to deliver a fit for purpose seawall be realised through any approval issued under the subject application.

Council thanks you for the opportunity to provide comments on the SSD and trust the above matters are able to be readily resolved. Should you require any further information please don't hesitate to contact me on 9911 6441.

Yours faithfully,



Shannon Anderson
Manager Statutory Planning