

Development: Locked Gate Community

Municipality: Canterbury City Council

This development consists of a series of separate three and four storey multi-unit developments located within a locked gate community.

Collection of bins from locked-gate communities can be problematic as issues arise from providing collection operators with the required level of access. This development shows that waste collection from a locked gate community can work well if planned and developed in conjunction with local council. It also effectively addresses another concern of typical large scale multi-unit developments – the need to collect a large number of bins where there is poor street access.

Bin storage

Approximately 60 x 240L mobile garbage bins (MGBs) for garbage and recycling require collection from the development each week.

To ensure residents have easy access to dispose of garbage and recycling, each building within the development is provided with its own communal storage area. One of the storage areas is located within the building basement, and the other is located externally at the front of the development adjacent to the site entrance.

Residents are responsible for taking their own garbage and recyclables to the designated storage area for their building.

Access and collection

Access for residents

Residents can easily access facilities once inside the development. Access for non-residents is controlled due to the security protecting the general site entrance.

Storage and presentation area

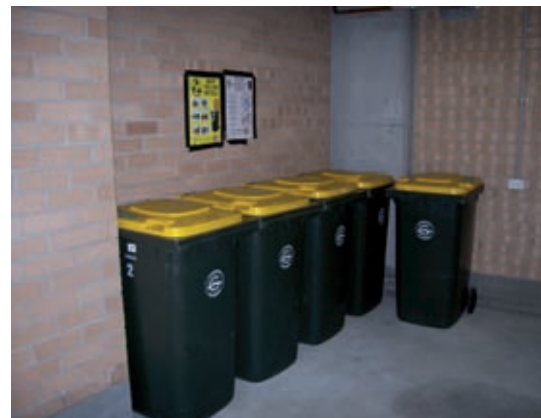
Currently Canterbury City Council has a policy requirement for all new multi-unit developments that garbage and recycling bins are stored in a waste and recycling storage area.

- If the storage area is within 15 metres of the street kerb, Council will provide a “wheel out - wheel back” service whereby the garbage and recycling bins will be collected directly from the storage area.
- If the storage area is further than 15 metres from the street kerb, the development is required to include in its design, an on site bin presentation area. Bins need to be moved to the presentation area for the “wheel out – wheel back” service.

In this case, the development includes both a storage area located within 15 metres from the kerb and a bin presentation area. Collection staff wheel the bins from these areas out to the collection vehicle waiting area at the kerb.



Recycling and garbage bins in the external storage area



Recycling bins within the basement storage area

Bins from the basement storage area are moved to the presentation area at the required time for collection. The use of a caretaker to manage this process is essential to ensure bins are moved to and from the area at the correct time.

The bin presentation area was included as part of the site entrance design so that bins can be left safely in position, and not interfere with the general flow of traffic.

Security access

As it is a requirement that the bin presentation area is located on site, the appropriate security access must be provided for collection operators to enable them to access the area. Therefore, the collection operators have been provided with remote control access to the development.



External storage area located behind the locked gates



Bin presentation area located onsite in a position that should not interfere with general traffic flow



Close up of street markings indicating the bin collection area