

Development: High-Rise

Municipality: City of Sydney

This large luxury high-rise multi unit dwelling (MUD) consists of two connected development blocks, the Tower and the Court. Originally designed and built as a hotel, the development now incorporates residential accommodation for over 160 apartments, and provides elements of waste management for this type of housing.

Tower block

The Tower block was originally built in the 1960s and consists of 18 floors with a total of 60 apartments.

Waste services

Residential garbage disposal in the Tower block is via a garbage chute, which is accessible on each level from a service compartment. The chute empties into garbage skips in the basement beneath the Tower block.

Recycling facilities are not provided on each level due to limited space within the service compartment, so residents are responsible for taking their own recyclables to the garbage room in the Court block basement.

Chute maintenance

The Tower block garbage chute was a building retrofit when it was converted from a hotel to residential accommodation. The chute design includes two doglegs which create occasional blockages within the chute.

A tap and brush on a wrench system has been installed at the top of the chute to aid cleaning and removal of any blockages however, management report that the dogleg makes it difficult to use the brush.

The garbage chute is vented to remove odours however there are occasional complaints from the penthouse apartments. To help control odours, the chute is professionally cleaned every 3 to 6 months. This also assists with the control of potential health and safety risks to residents and staff.

Court block

The Court block was built in the 1980s and has 10 floors and 101 apartments. Each level has a service compartment located near the lift well which are equipped with 2 plastic recycling bins (one for paper and cardboard and one for mixed containers), and a garbage chute. The chute empties into garbage skips located in the basement.

Communal garbage / recycling rooms

Facilities for garbage that does not fit in the chute and for recycling, are provided for residents in the basements of both the Tower and Court blocks.

The communal garbage / recycling rooms contain skips for garbage, mobile garbage bins (MGBs) for paper and cardboard and MGBs for commingled containers. There is also room for large bulky items to be stored pending collection by council.



Garbage chute emptying into skip



Communal recycling facilities in basement



Court block service compartment

Ongoing management

An on-site building manager controls and monitors the waste system during the week and a concierge during the weekends.

Cleaning staff undertake roles including:

- Regular cleaning of bins
- Washing out communal storage areas twice a week (each storage area is fitted with hot and cold water connections and is drained to sewer)
- Transfer of recyclables from crates to MGBs in the service compartments and the transfer of MGBs to the communal storage area in the Court block
- Movement of bins to and from the storage area to the collection point.

Waste collection

Council collects garbage and recycling bins from the main driveway of the development. Garbage skips are either wheeled to the collection point from the ground level storage area, or by a motorised pallet jack where the storage areas are on lower basement levels.

Council vehicles reversing and the physical movement of the MGBs and skips across the cobblestone driveway, generates noise when collection takes place early in the morning. This issue is carefully managed and monitored by building management.

Security and safety

Residents have restricted access to the basement storage areas in the Court and Tower blocks where the chutes empty out.

Each chute is labelled with the appropriate safety and instructional signage. Shut-off systems ensure that waste is not emptied from the chutes when changing skips.

Only residents have access to the communal waste storage areas in the carpark – with no available access for any possible intruders.

There is a roller shutter door linking one of the waste storage areas to the collection point on the driveway and only management have access to this door.

Educational material and signage

New residents are given educational materials and instruction on how to use the provided systems. Ongoing education is provided via posters displayed on walls and signage on bins. City of Sydney Council has provided building management with these posters and stickers free of charge.



Motorised pallet jack for skips



Driveway and roller doors on right to garbage room



Example of displayed educational material