

# Development: Low-Rise/Villa

## Municipality: Leichhardt Council

This large scale multi-unit dwelling (MUD) development of 60 low rise villas (2 stories + garage), provides several examples of appropriate waste planning for a communal development's waste requirements. The site has dual street frontage that assists collection, and a number of waste storage areas located in each unit block for effective service provision. There are communal storage areas located throughout the development, each servicing a number of dwellings.

Each communal storage area is conveniently located for residential access and allows easy transfer of bins to the kerbside collection point. The storage areas have been designed to accommodate garbage and recycling bins and to blend aesthetically with the style of the development.

### Ongoing management

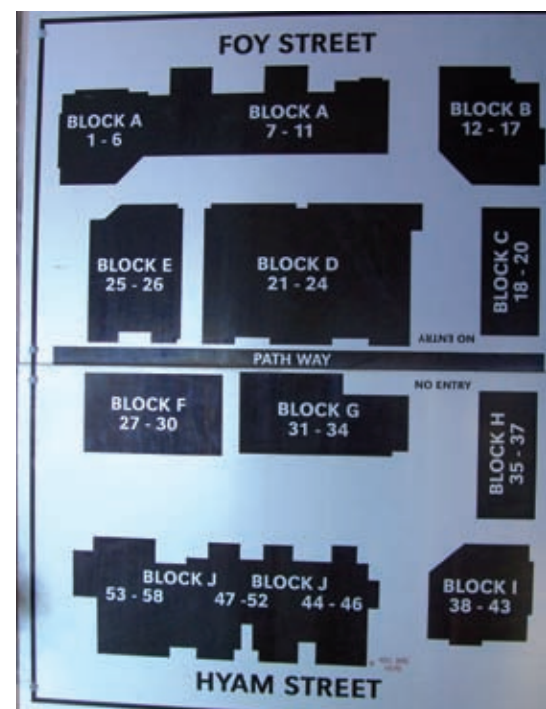
There are no caretakers on site so residents are responsible for managing their own garbage and recycling – both in the transfer of waste from their dwellings to the designated storage area, and the movement of bins to and from the kerbside collection point. Subsequently, residents are responsible for arranging their own service with council.

Council offer residents the option of either having their own garbage and recycling bins or sharing with neighbouring units. All bins are labelled with the owners' unit number(s). This provides residents with increased ownership of their service and encourages responsible and appropriate behaviour.

To encourage waste minimisation, Council also offer a choice of bin sizes, with the domestic waste charge that is levied on the ratepayer being based on the size of bin they select.



Multi-unit development



Development layout

## Security

Each of the garbage rooms is locked and residents are provided with their own keys. There is an issue with access however, as the design enables passers-by to breach the lock by placing an arm through the trellis-work to open the doors from the handle inside.

## Education and signage

All garbage and recycling MGBs are colour coded and display stickers to show whether they are for garbage or commingled recycling.



*One of the communal storage areas located at the front of the property, adjacent to resident mailboxes and the driveway entrance*