

Development: Mixed-Use

Municipality: Sutherland Shire Council

Sutherland Shire Council works with developers to identify waste requirements and to provide flexible services where possible, particularly for large scale developments that generate high quantities of garbage and recycling.

This mixed use development is located in a popular tourist area. The development consists of 9 storeys of residential accommodation (77 apartments) above three levels of cafes and restaurants, and a low-rise residential component of 18 apartments, located along the front of the development above the commercial premises. It represents various elements of waste management practices.

Management of domestic waste

Low-rise

Residents in the low-rise apartments are required to transfer garbage and recyclables from their dwellings to a communal waste storage area located at the rear of the development.

High-rise

Residential waste systems in the high-rise tower consist of a garbage chute and crates for commingled recycling that are housed in service areas located on each level of the tower.

The crates for recycling are stored on three shelves (as shown), due to the layout of the apartments and the original recycling system that catered for separated paper, glass and plastics. The current recycling service is now commingled however, the crates are still used.

The garbage chute empties into a mobile garbage bin (MGB) rotating compactor, which is easily accessible via a ground-level rear loading dock. Access to the area housing the compactor is limited to building management only.

Recyclables are collected daily from the service compartments on each level by the building caretaker. Recyclables are emptied from the crates into an MGB, which is transported to each level (via the lift) for ease of collection.

Full recycling MGBs are taken to the rear of the development and stored adjacent to the external loading dock and are easily accessible to residents. The loading dock is adjacent to resident mailboxes and close to the collection point.



Mixed-use development



Recycling crates located in service compartments

Collection of garbage and recycling

The building caretaker moves both garbage and recycling bins to and from the kerbside for collection as required.

The development fronts a busy main road in a tourist area so the designated kerbside collection points for domestic waste are located in an adjacent side-street, which also provides access to the rear loading dock.

Council collects garbage from the development up to four times per week. Multiple collections are provided to help minimise the need for a large number of bins placed at kerbside at any one time.

Approximately 20 MGB recycling bins containing compacted waste from the high-rise tower are collected weekly from kerbside at the rear loading dock, adjacent to the compactor location.

The collection point for garbage and recycling from the low-rise waste storage area is on the kerbside of an adjacent dead-end street, different to the collection point for the high-rise tower.

A dedicated turning area is incorporated in the road design however, parked cars in the turning area can be problematic on occasions as they restrict access for collection vehicles.

Bulky items

The council provides a service to collect bulky items twice a year and residents are encouraged to only bring bulky items out for collection at this time.

Transient residents moving in or out often leave bulky items in the car park area on the kerbside, or near waste service areas. When this occurs, building management retrieves the items and takes them to an interim storage area which is not accessible to residents.

Bulky items are stored in the interim storage area until the next council cleanup day, at which time they are taken to the kerbside for collection. The location of this storage area is not publicised to residents, and is limited to caretakers in an effort to discourage dumping of unwanted items.

Ongoing management

A building caretaker is present at the development seven days a week, ensuring that all systems are well maintained and operating efficiently.

Areas are kept clean and hygienic which encourages positive resident behaviour. For example:

- All bulky waste left in inappropriate areas is removed daily and taken to an interim storage area
- Recycling crates (in the tower) are emptied daily



Rear loading dock and waste compactor



Recycling bins stored adjacent to resident mailboxes



High-rise recycling collection point in side-street away from main road frontage

- Garbage bins are washed every second day
- The compactor storage area is cleaned every second day.

Education

In addition to the signage displayed in the waste service and storage areas, new residents are provided with a pamphlet outlining how to access and use the waste services provided.

Management of commercial waste

There are seven commercial restaurants and cafes located in the lower levels of the development along the street and plaza frontage.

When originally designed and constructed, it was assumed the commercial units would be used for retail. Since opening however, the commercial spaces have been occupied by restaurants and cafes. These commercial uses generate significant amounts of garbage and recycling (particularly glass), especially during the busy summer period. This has meant the waste storage area originally designed for commercial operation is too small, and is now used by the low-rise residential units for their garbage and recycling bins.

As an alternative to managing the commercial waste, a communal storage area was established within the commercial parking area of the development. Issues arising from the use of this area for waste storage by shop keepers include inappropriate disposal, open access to residents as well as commercial tenants, and general untidiness and concerns over glass breakage (due to poor disposal practices). These issues led to building management closing this communal storage area.

Commercial waste is now managed by each individual commercial store. Each commercial unit is responsible for the onsite storage and management of waste within their allocated (secure) car park and storage area, arrangements with council or contractors for garbage and recycling collection, and for the placement of bins on the kerb for collection and return back onto the property.

The commercial car park backs onto the commercial areas providing easy access for tenants to their waste bin storage. Access from the commercial car park area to the street frontage for bin collection is via a level entry doorway and ramp.



Low-rise garbage and recycling collection point



Signage in service compartments of the tower



Collection of commercial bins from the plaza