

9 July 2021

Waste Management Strategy

5 SKYLINE PLACE, FRENCHS FOREST

The Waste management strategy is as per the previous waste management plan provided to council. However, the design has been modified to respond to comments made by the council's expert waste management officer and is supported by further information outlined in this document of how the waste management will be managed.

Proposed Waste Facilities & Equipment

The design accommodates and manages waste generated by both the Seniors Housing, disability housing & commercial tenants separately, to allow flexibility in management of both of these uses. Either way the facilities are designed to minimise the waste to landfill and maximise the pre-sorted recycling streams.

Seniors Housing

The seniors housing apartments are arranged over 6 and 12 floors with each residential floor having a garbage room, each to serve 4-8 apartments. The garbage rooms are well sized to accommodate recycling bins for the designated recycled waste streams, typically:

- Paper
- Containers (Non deposit)
- Organics

Each garbage room is also equipped with a garbage chute that allows tenants to dispose of their remaining waste where it drops down to skip bins in the Garbage Collection Room in the basement level.

A designated collection area will be provided within 6.5 metres of the truck loading zone area. The area has been appropriately sized and will contain screening. Our plans have been amended to reflect a larger area for the garbage drop off and collection, as shown below:

The loading bay area, as shown is 8.5m long by 19m wide. Our internal calculations and our traffic consultant indicate that this is sufficient space for the loading truck and 70 bins on collection day. This is an increase from the previous version and considered acceptable.

Responsibilities of the Building Management

The building manager will be responsible to:

- Appoint a licensed commercial cleaning contractor, who supplies bins (if required outside of council allocation), empties them regularly as required and returns empty bins to the Garbage Collection Rooms. It should be noted that bins will be rotated as required. That is, bins on higher levels of the Seniors Housing will be moved to lower levels as required
- Keep Garbage Rooms clean, and washed out regularly
- Move recycling bins from the Garbage Rooms on each floor to the Basement floor Garbage Collection Room as they become full and replenish with empty bins.
- Rotation of bins as required across all levels
- Manage the Garbage Collection Room ensuring
 - Is kept clean
 - Recycling streams are as required with minimal contamination and ins are full
 - Skip bins under chutes are cycled to ensure there is always space
 - All bins are put out for collection by the designated contractor at the designated collection area and are returned to the Garbage Collection Room, following emptying.
 - In the case of Organics, they are removed to the designated composting facilities incorporated in the Community Garden or roof-top garden.
 - All bins are washed out weekly.
- Move bins from the Project Independence (Disability housing) component of the Ground floor to the appropriate storage level on the basement
- Move bins to the designated collection areas in time for collection. As per the amendment to the plan, a clear designated path, at the appropriate gradient is now included in the basement. The building manager will, if necessary, use an appropriately designed garbage tug, trailer, mover or trailer to ensure the most efficient movement of garbage to the appropriate collection area. The current plans show an area where the tug can be parked / stored.
- To move bulky goods, that are stored in the bulky goods room, every five weeks to the designated garbage collection area
- In the collection area, sort Bins into specific types to ensure all together for example, all paper bins together, all mixed recyclables together and all general waste together.
- Monitor usage in the first 6 months to ensure the most appropriate allocation of bins on each level is ascertained once 'real-life' garbage usage is known

- To note: There is no expectation of council waste officers to move garbage in any area. All Garbage collection is provided within 6.5 metres of the truck location.

Commercial Strata

All of the Commercial tenancies are located on the Ground Floor. There is a designated Commercial only area for garbage bin storage and collection, so this will not impact with council collection of the Seniors and disability housing waste. This is stored on the basement level. Commercial garbage collection will be undertaken by private contractors.

The Commercial Strata will have a separate Garbage Collection Room located on the basement level adjacent to the Residential Garbage Collection Room.

The operators and tenants of the commercial spaces on the Ground Floor, will be expected to sort their waste into the required collection streams (similar to above) and transport it to the Garbage Collection Room closest to them, noting waste removal will be provided by a private contractor. This will be enforced by the Commercial By-Laws and their lease agreements.

The Commercial Strata Operator / Manager will be responsible to:

- Appoint a licensed commercial contractor, who supplies bins, empties them as regularly as required and returns empty bins to the Garbage Collection Rooms
- Keep Garbage Rooms clean, and washed out regularly
- Rotate bins to ensure there is always an empty bin for each waste stream for the tenants to use.
- Manage the Garbage Collection Room ensuring
 - Its kept clean
 - Recycling streams are as required, with minimal contamination and bins are full
 - All bins are put out for collection by the designated contractor at the designated collection area and are returned to the Garbage Collection Room, following emptying.
 - In the case of Organics, they are removed to the designated composting facilities incorporated in the Community Garden.
 - All bins are washed out weekly.

Other Items

In relation to specific other items raised in the waste management report we address as follows:

Fire Escape Path:

The fire escape path has been relocated as per the attached diagram and the egress no longer is through the bin holding compound. This is an enhanced solution.

Area Adjacent to the Holding Bay:

The area adjacent to the holding bay will be hardscape only, with a small amount of minimal landscape – approx. 2m. As per the revised sketch outlined there is significant capacity to hold all bins as required.

Bin Capacity and Rotation:

As outlined in the overview above, part of the building management contract will ensure that, if required, bins will be rotated from the upper floor to the lower floors prior to bin collection. It is our experience in seniors housing that bin usage is not as great in residential buildings, generally with families and higher occupancy per apartment. It is not expected that there will be an issue with the number of bins provided.

Bin Usage on Collection Days:

The following should be noted:

- The Garbage chute is always in operation
- On collection date, subject to the capacity of all bins, bins that are not required to be emptied will remain on the seniors housing level(s)
- Building management, as per the Operational Plan of Management will ensure that movement of garbage on collection days is swift and returned promptly to residential levels, after bins have been emptied. Seniors' housing residents will be given clear communication in relation to what times, specific bins at capacity, will not be available. Again, in our experience, given all seniors housing residents are owner occupiers they take pride in their buildings and follow operational plans carefully.

Basement Binroom Route of Travel:

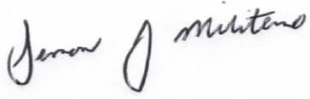
- The attached diagram shows the designated path of travel. As outlined above the building manager will, if necessary, use an appropriately design garbage tug, trailer, mover or trailer to ensure the most efficient movement of garbage to the appropriate collection area

Bulky Good Storage Room:

- As shown in the sketch below a bulky goods room is provided of 30sqm (approx. 90m³ or 60 m³ if a maximum height of 2 metres is assumed). This exceeds Council's Waste Management Guidelines. As outlined above transport from the bulky good room to the collection area will be undertaken by building management

We would be very happy to discuss these matters with you further. Please contact me on 0413 819 447 should you wish to arrange a meeting.

Yours sincerely



Simon Militano

Development Director – Over 55' Housing

Platino Properties

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