



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 in the Panel report, discussions with senior's living operators to facilitate access for collections and optimise recycling by residents.

Proposed Waste Facilities & Equipment

The design accommodates and manages waste generated by both the Seniors 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 4 and 5 floors: L1, L2, L3, L4 and L5. Each residential floor has two garbage rooms, 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 Ground Floor Garbage Collection Room below.

A designated collection area will be provided within 6.5 metres of the truck loading zone area. It is proposed this collection area will be in either 1-2 locations, will contain appropriate screening / landscape buffer and a gravel base with louvered screens.

The Operator of the Seniors Housing will be responsible to:

- Appoint a licensed commercial cleaning 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

- Move recycling bins from the L1, L2, L3, L4 and L5 Garbage Rooms to the Ground Floor Garbage Collection Room as they become full and replenish with empty bins.
- Manage the Garbage Collection Room ensuring
 - Its 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 to the designated collection areas in time for collection

Commercial Strata

Most of the Commercial tenancies are located on the Ground Floor with a smaller area on the Lower Ground Floor. A designated collection area will be provided within 6.5 metres of the truck loading zone area. It is proposed this collection area will be in either 1-2 locations, will contain appropriate screening / landscape buffer and a gravel base with louvered screens.

The Commercial Strata will have a separate Garbage Collection Room located again on the Ground Floor adjacent to the Residential Garbage Collection Room. Again, there are two such rooms for the Commercial Stratum, both located on the Ground Floor. The lower ground floor offices have lift access to the Ground Floor.

The operators and tenants of the commercial spaces on the Ground and Lower 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.

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.