

INTER OFFICE MEMO



To:	S Lettice, N Butler		
From:	Sharon Faulkner		
Subject:	52 Walker St Rhodes – Meriton Development		
Date:	15 August 2010	File No:	

Comments

Waste Management:

The following are unacceptable issues identified from the above development proposal.

Domestic – Ongoing Management

Outsourcing of waste collection services to a private contractor.

- Council is required under the Local Government Act to supply a domestic waste service to each residential property within its LGA and levy each rating notice accordingly for the service. As such we will levy each unit owner with a waste charge regardless of the site outsourcing waste collection services.

Council is the nominated collection contractor.

Collection vehicle clearance height 3.8metres

Clearance height is not to be calculated from floor to ceiling with the exclusion of devices attached to ceilings e.g fire sprinklers, pipes etc.

Collection vehicles require clearance height of 3.8metres from floor to lowest device fitted to ceilings

Have 1 x 120ltr recycling bin per floor in the waste compartment room with bins rotated daily

- This volume is inadequate – the standard volume of recycling generated per single dwelling or unit is 120ltrs per week which = 17ltrs per unit per day. Rotating a day's volume every day would mean there was no recycling service available to residents for most of every day. This will ensure residents place recycling in the garbage chute.

Council requires 34ltrs of recycling storage per unit per floor – 2 days volume in order to maximise resource recovery.

Compact garbage at the ratio of 3:1

- Compaction of waste at 3:1 will required bins to be replaced too frequently due to bins splitting from continual compaction

Councils requires that garbage not be compacted above the ratio of 2:1

Waste storage areas have been designed to accommodate inadequate volumes of waste and recycling bins. Total number of 660ltr bins stated in the waste management plan as being required 53, (32 garbage + 21 recycling) short 29 bins.

- Waste and recycling storage areas must be designed to accommodate Councils standard bin sizes and volume must be calculated using Councils standard waste generation rate, i.e. 120ltrs each, per week per unit of waste and recycling.

- The following table states the number of bins required to be stored on site based on Councils standard:
Waste generation rates
Garbage compacted at 2:1
Twice weekly collection
Garbage and Recycling collected on different days

Building	No of units	660ltr Garbage Bins	660ltr Recycling bins	Permanent Storage
A	198	9	18	27
B	93	5	9	14
C	208	10	19	29
D	84	4	8	12
Total	583	28	54	82

Permanent storage space is required for a total of 82 660ltr bins
Temporary storage space for servicing for 54 660ltr bins

Domestic – Construction

No waste generation volumes have been supplied for the construction phase of the development.

- As part of the Waste Management Plan, Council requires to be supplied the expected volumes of waste:
To be generated
To be reused on site
To be recovered at a recycling facility
To be disposed of to landfill
Tipping dockets for the disposal and/or recovery of wastes are required to be held on site and are subject to inspection/auditing by Council

Council requires a complete Waste Management Plan for the construction phase of the development

The following issues should be given consideration

Allocated space for the storage of garden organics bin/s

- While onsite composting facilities are required on site, there are items such a large/thick branches that are not appropriate to compost. Even if the maintenance of to grounds is outsourced and includes removal of non compostable organics they still need some storage space for organics generated between grounds maintenance servicing. Garden organics cannot be disposed of in Councils domestic waste garbage bins. Council will not be supplying a garden organics service to this type of development in Rhodes.

An adaptable chute system for waste disposal/recovery of recycling

- At the present time recycling cannot be recovered via a chute system due to the breaking of glass. The recycling technology available at the present time cannot remove these shards however future technology may. If this were to eventuate, recycling bins on all floors and the need to rotate them would become obsolete saving considerable time and ongoing labour costs to the body corporate.

Bulk Household Items - Disposal/ Recovery Area

- A Storage area of 2m2 has been allocated per building for the storage of bulky household items requiring disposal. While Council will not be supplying the disposal/recovery service for bulky household items to this development consideration should be given to significantly increasing the storage area for these items. Storage should be divided into sections to maximise resource recovery, i.e. whitegoods and metals, ewaste, furniture and mattress's, and to reduce ongoing disposals costs to residents. To this end consideration should also be given to obtaining a Charity Clothing, Printer Cartridge and Mobile Phone bin as these items will be recovered free of charge by the supplier of the service.