

# Development: Townhouse/Villa

## Municipality: Strathfield Council

This smaller multi-unit dwelling (MUD) development consists of 16 x 2 storey townhouses and is divided into two sets of 8 dwellings, each with a communal waste storage area for shared garbage and recycling bins.

### Waste storage capacity

The rooms of the two communal waste storage areas have ground level access. Each storage area can accommodate up to 5 x 240L mobile garbage bins (MGBs) which are used for either commingled recycling or organics. A further 3 smaller garbage (80L) MGBs can also be accommodated, whilst still allowing for manoeuvring of bins within the storage area. However, the two rooms combined do not provide enough space to house all MGBs from the development, and a further 3 garbage and 2 recycling MGBs are stored on the stairway service near the exit to the street (as shown).

Provisions are not made for the storage of bulky waste items in the communal waste areas. Consequently, residents must be responsible for their own on site management of bulky items awaiting collection.

### Ongoing management and collection

The development has regular garbage, recycling and garden organics collection services, and the garden organics bins were provided due to the amount of garden space and organic waste generated from the development.

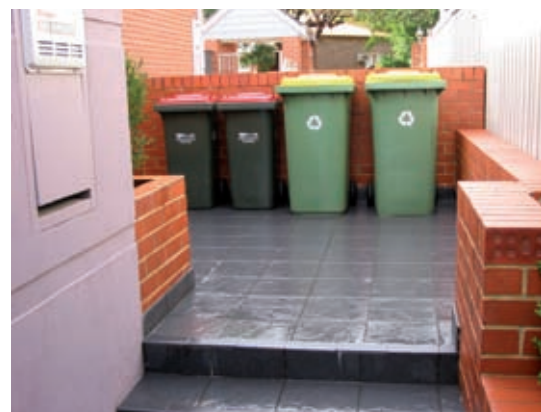
Residents are responsible for taking their recyclables and garbage to the waste storage rooms and placing them in the appropriate MGBs provided. Garbage and recycling bins are colour coded and grouped accordingly to make the system easier to use and to minimise the contamination of recyclables.

A caretaker is responsible for keeping the communal waste storage areas clean and tidy and for moving bins to and from the kerbside collection point. The waste storage areas are equipped with hose fittings to enable cleaning of the area and waste bins – and drain to the sewer. An extinguisher is also provided in case of fire.

Access for the movement of bins from the storage areas to kerbside is via a long but flat pathway however, there is a small set of stairs that must be negotiated. Unfortunately, the movement of bins up and down stairs is a recognised feature that is not in accordance with better practice. This would have to be carefully managed due to the potential risk of injury.



*Villa/townhouse development*



*Additional bins stored outside*



*Communal waste storage area*

## Security

Access to the development is via a locked gateway for pedestrians or via a vehicle ramp to the basement.

The communal waste storage areas are located at ground level adjacent to dwellings. Access to each communal storage area is only from within the complex.

Once inside the complex however, the door on each communal storage area is left unlocked and they are easily accessible to all residents.

## Educational material and signage

All garbage and recycling MGBs are colour coded and display stickers showing what they are used for: garbage (red lids) or commingled recycling (yellow lids). The garden organics bin also displays signage with graphics.



*Bins placed out for collection on the kerbside*



*Entrance to storage area*



*Access path for movement of bins from the storage area to and from the collection point*



*Garden organics bin sticker using graphics and text to provide information*