

17-27 Queen Victoria Street Waste Management Strategy

Open Area accessible from Entrance at No23, approx. 63sqm

The area as it currently stands is dirty and accessible only from the ground floor retail units.

There are currently 3 general waste bins and 1 recycling bin at the premises for the retail units.

It is proposed that the whole area will be cleaned and repaved with concrete tiles. Proper anti-rodent measures will be put into place to ensure that the stored waste is not vulnerable.

The proposed conversion from office to serviced apartments allows for 19 units with a mix of 4X2bed and 15X1bed units. 3 of the 2bed units are for 3people and one for 4 people. The projected number of people using the premises amounts to 43people, assuming they are all adults over 16 years old.

The RBC guidelines suggest that one bin of 240Lt should be allowed for every 5people over the age of 16 (one for general waste and one for recycling).

The suggested number for this development based on the above should be 9 general waste bins and 9 recycling bins. The 240Lt bins are ideal for this development as the existing corridor widths allow them to be transferred easily. The set of plans accompanying this report show adequate space for this number of bins. The plans have been checked and passed through a management company (Chaney's) that deals normally with managing similar properties and monitors any storage issues.

The RBC allows for fortnightly collection for general waste and recycling, from the pedestrian Queen Victoria Street. A management company (Chaney's or similar) will be responsible for having half of the bins out before 8am for collection by the RBC service once every week (one week recycling, one week general waste) and then put them back into the storage space, as part of their cleaning, maintenance and general management plans. Similar arrangements are used throughout RBC on various locations and developments.

The apartments will be serviced and as such, housekeeping will take waste and recycling to the rear storage through the corridor at No23 (entrance to units 1-7). Guests will also be able to take out their own waste if necessary. Additionally each unit is equipped with an area for temporary storage of general waste and recycling (minimum 110Lt capacity – up to double volume over two tiers).

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