



HELPING HAND
CHILDERS STREET APARTMENTS
WASTE MANAGEMENT PLAN



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Waste Management report

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1. INTRODUCTION

CIRQA has been engaged to prepare a Waste Management Plan for Helping Hands' Childers Street Apartments at North Adelaide. This plan details the proposed management of waste for the development. The preparation of the statement has included consideration of the requirements and recommendations of Zero Waste SA's "Better Practice Guide Waste Management for Residential and Mixed Use Developments" (2014).

2. PROPOSED DEVELOPMENT

The proposed development comprises the demolition of the existing buildings within the subject site and the construction of two multi-storey buildings accommodating five two-bedroom and seven three-bedroom dwellings. The dwellings will function as independent living units associated with the broader Helping Hand precinct. The proposal is illustrated on Drawings 140700 SK-0003 to SK-0005 prepared by Woods Bagot (28 November 2024).

3. WASTE GENERATION ASSESSMENT

Based on the rates identified in the Zero Waste SA guideline, the following rates have been adopted for the assessment of the proposal:

- high-density apartment dwellings
 - general waste – 30 L per bedroom per week;
 - co-mingled recycling – 25 L per bedroom per week; and
 - green organics (including food waste) – 10 L per bedroom per week.

Table 1 summarises the waste generation assessment based on the above rates.

Table 1 – Weekly waste generation for the proposed uses

Land Use	Qty	Gen. Waste	Recycling	Organics*
Independent Living Units	31 bedrooms	930 L	775 L	310 L
* including food waste				
** assumes 7 day per week operation				

4. WASTE MANAGEMENT SYSTEM

4.1 BIN STORAGE AND TRANSFER PROVISIONS

The development will include at-grade bin storage areas on the ground floor of each building. The storage areas will accommodate separate general, recycling

and organics bins for the dwellings. Signage shall be provided to clearly designate each bin by waste stream.

The bin storage area should be ventilated in accordance with the requirements of the Australian/New Zealand Standard, *The Use of Ventilation and Air Conditioning in Buildings* (AS 1668).

Based on the above waste generation assessment, Table 2 identifies the recommended number of bins and services for each waste stream and land use (bins will be shared between dwellings to optimise efficiency of the bin stores and minimise the number of bins needing to be presented on-street).

Table 2 – Number of bins and service rate for each waste stream

Residential Waste	Bin Size	# of bins	Service Rate
General Waste	240 L	4	once per week
Co-Mingled Recycling	240 L	7	once per fortnight
Green Organics	240 L	3	once per fortnight

Figure 1 illustrates that the bin storage rooms will be able to accommodate the above number of bins (and also identifies the primary waste transfer paths).

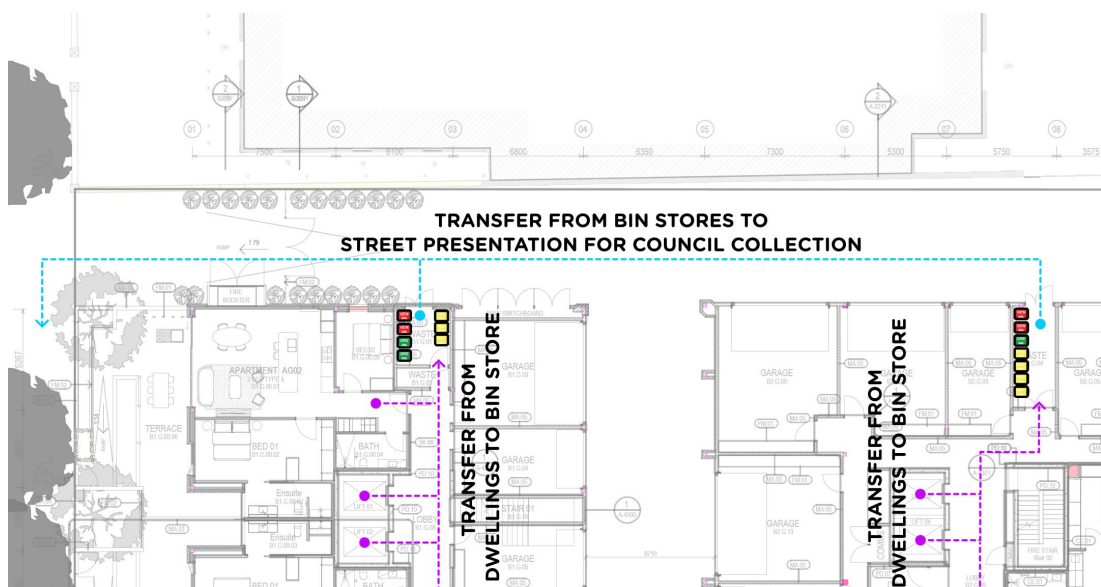


Figure 1 – Bin storage arrangement and key waste transfer paths

Waste associated with the apartments will be transported to each bin area by residents. Bins will then be transported by residents (or property management personnel associated with the overall Helping Hand precinct) to Childers Street for presentation and collection by Council’s standard waste collection services.

4.2 OTHER WASTE

In addition to the three primary waste streams, it is noted that, at times, there would be need for hard waste collection for the residents. Council provides an 'at-call' service (free once a year and at-cost for additional collections) for residents. When required, residents place their hard waste in a kerbside area for collection.

4.3 MANAGEMENT RESPONSIBILITIES

To ensure the waste system is appropriately managed and maintained, the following responsibilities are identified for relevant parties:

- **local disposal of waste** (from dwellings to bin stores) – residents;
- **hard waste collection** – residents (at-call Council service);
- **storage and collection of other waste types** – residents as required;
- **collection of residential waste (general, recycling and organics)** – Council's waste collection contractor (presented on-street by residents and/or property management personnel);
- **management and maintenance of bin store (including hygiene, vermin control etc.)** – building management/maintenance; and
- **education and training of residents (including induction)** – building management/maintenance.

In addition to the above responsibilities, the following specific tasks should be undertaken by building management/maintenance staff:

- ensure that the waste areas are secured to avoid theft and/or inappropriate use of the waste provisions;
- ensure that the waste area and transfer pathways are inspected and cleaned routinely to ensure these areas are kept hygienic and clear of loose waste;
- ensure that bins are routinely cleaned (this could be arranged through a private bin cleaning service who utilise specialist vehicles for the washing and disinfection of bulk bins);
- ensure that bins are labelled/signed appropriately to identify the relevant waste type as well as the site's property address;
- ensure that residents are inducted and educated in respect to the appropriate management and disposal of waste within the site; and
- ensure that residents adhere to the waste management arrangements and manage undesirable behaviour as and if required.