

**WASTE MANAGEMENT STATEMENT – 260 Franklin Street, Adelaide**

The proposed development at 260 Franklin Street Adelaide is a mixed use residential and retail building on North West side of the Franklin and Gray Street intersection in Adelaide. The use mix consists of ground floor retail tenancy, Ground, Level 1 and Level 2 parking (67 car spaces total) as well as level 3 to 12 residential (95 apartments). Using the Design Guide for Residential Recycling appendix 2: Waste Resource Generation Rates, produced by the Adelaide City Council, the following waste management solutions are provided.

**Table 1:** Calculations of average waste generation is based on the following information:  
2sqm Café (Allowed for 5 day trade) (worst case scenario for waste production)  
95 Apartments/Households (158 beds)

Floor	Land Use	WASTE (excluding food)	CO-MINGLED RECYCLING	GREEN ORGANICS (including food)
<b>Ground</b>	<b>Café</b> (litres per trading day) <b>Total Day:</b> <b>Total Week:</b>	27 litres / 10m <sup>2</sup> / day  <b>729 litres / day</b> <b>3645 litres / week</b>	13 litres / 10m <sup>2</sup> / day  <b>351 litres / day</b> <b>1755 litres / week</b>	40 litres / 10m <sup>2</sup> / day  <b>1080 litres / day</b> <b>5400 litres / week</b>
<b>Level 3-12</b>	<b>Apartments</b> (high density dwellings) <b>Total Day:</b> <b>Total Week:</b> eWaste Component <b>Total Week:</b>	30 litres / bed / week  <b>672 litres / day</b> <b>4710 litres / week</b> 0.77m <sup>3</sup> / household / year <b>85.47m<sup>3</sup> / year</b>	20 litres / bed / week  <b>448 litres / day</b> <b>3140 litres / week</b>	10 litres / bed / week  <b>1304 litres / day</b> <b>1570 litres / week</b>
<b>Summary</b>	<b>Total Day:</b> <b>Total Week:</b> <b>Total eWaste:</b>	<b>1401 litres / day</b> <b>8355 litres / week</b> <b>1.40m<sup>3</sup> / week</b>	<b>799 litres / day</b> <b>4895 litres / week</b>	<b>852 litres / day</b> <b>6870 litres / week</b>

General Waste and Co-Mingled Recycling are transported down onto the ground floor waste room of each building via separate bin chutes from the residential floors and manually for ground floor retail tenancies. Waste chutes reduce the requirement to take waste into the passenger lifts. Green organics are moved manually into their respective ground floor storage areas by users at which point Facilities Maintenance will move bins to ground floor storage area and use a lifter to put into larger bins.

The information gathered from table 1 indicates the need for the following requirements for waste bins in the complex. 1100L MGB's used for capacity and speed of pick-up.

1100L General Waste Bin (red):	7 Bins provide 1.0 weeks of service
1100L Recyclable Materials (yellow):	4 Bins provide 1.0 weeks of service
1100L Organic Waste (green):	6 Bins provide 1.0 weeks of service (by Council)
Storage Area for Hard Electronic Waste:	Pick up by contractor as required

A waste removal company will be contracted by the Tenancy Strata Corporation to manage waste and empty bins from the ground floor, in accordance with the frequency outlined in this report.

We expect the tenancy strata to remove all waste types from the building once a week as required. Waste is expected to be collected during the day at a similar time to local council collection in the area.

Bin type	Description	Bin size options (litres, L)	Bin size in metres (h x w x d)
General waste	Red-lidded bin, green body	660L	1.2 x 1.36 x 0.77
		1100L	1.39 x 1.36 x 1.09
Co-mingled recycling	Yellow-lidded bin, green body	660L	1.2 x 1.36 x 0.77
		1100L	1.39 x 1.36 x 1.09
Organics (food and garden)	Green-lidded bin, green body	660L (preferred)	1.2 x 1.36 x 0.77
		240L (if required)	1.06 x 0.58 x 0.73

Notes: 1) The total volume collected, and frequency will be set by the individual Council's Waste (or like) Policy.  
2) East Waste will not collect waste/ recyclables from commercial tenancies at MUD mixed use developments (for example, a café on the ground floor). Waste and recyclables from these sites will need to be separately stored for collection by a commercial waste collector. If the waste and recyclables are stored in the same waste room, a divider must be installed to clearly separate the bins. A divider may be a temporary fence or other such mechanism that clearly separates the two sets of bins.  
3) Hard Waste Collection Services can be negotiated.

Figure 1: Bin types and dimensions

General waste

1100L bin



Comingled Recycling

1100L bin



Organics

240L bin



660L bin



660L bin



660L bin



The ground floor storage room has adequate



