



**PROPOSED APARTMENT BUILDING
3 PATAWALONGA FRONTAGE, GLENELG NORTH**

WASTE MANAGEMENT PLAN

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DOCUMENT CONTROL

Report title: Proposed Apartment Building
3 Patawalonga Frontage, Glenelg North
Waste Management Plan

Project number: 25200

Client: Enzo Caroscio Architecture

Client contact: Henry Kent

Version	Date	Details/status	Prepared by	Approved by
Draft	10 Sep 25	For review	TJL	BNW
V1.0	11 Dec 25	For review	TJL	BNW
V1.1	17 Jun 26	Updated arrangements	TJL	BNW

CIRQA Pty Ltd

ABN 17 606 952 309

PO Box 144, Glenside SA 5065

Level 1, 27 Halifax Street, Adelaide SA 5000

(08) 7078 1801

www.cirqa.com.au

1. INTRODUCTION

CIRQA has been engaged to prepare a Waste Management Plan for the proposed residential development at 3 Patawalonga Frontage. 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. EXISTING SITUATION

The subject site is located on the western side of Patawalonga Frontage. The site is bound by Patawalonga Frontage to the east and residential dwellings at all other surrounding sides.

The subject site is currently occupied by a residential dwelling. Waste associated with the site is currently collected/stored in residential 240L mobile garbage bins (MGBs) and presented kerbside on Patawalonga Frontage for collection by Council's waste contractor.

3. PROPOSED DEVELOPMENT

The proposed development comprises the construction of a new multi-storey residential flat building on the subject site. Specifically, the proposal comprises the construction of:

- 14x two-bedroom dwellings; and
- associated ancillary areas.

The proposal is illustrated on Drawings no. 24011 prepared by Enzo Caroscio Architecture (dated 21 May 2026).

4. 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*
Two-Bedroom apartment dwelling*	28 bedrooms	840	700	280
Total		840 L/week	700 L/week	280 L/week

* including food waste

5. WASTE MANAGEMENT SYSTEM

5.1 BIN STORAGE AND TRANSFER PROVISIONS

The development will include an at-grade bin storage area on the ground floor. The storage area will accommodate separate general, recycling and organics bins. 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 for "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.

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

Waste Stream	Bin Size	# of bins	Capacity	Service Rate
General Waste	240 L	4	960 L	once per week
Co-Mingled Recycling	240 L	6	1,440 L	once per fortnight
Green Organics	240 L	3	720 L	once per fortnight

Figure 1 illustrates that the bin storage room will be able to accommodate the above number of bins.

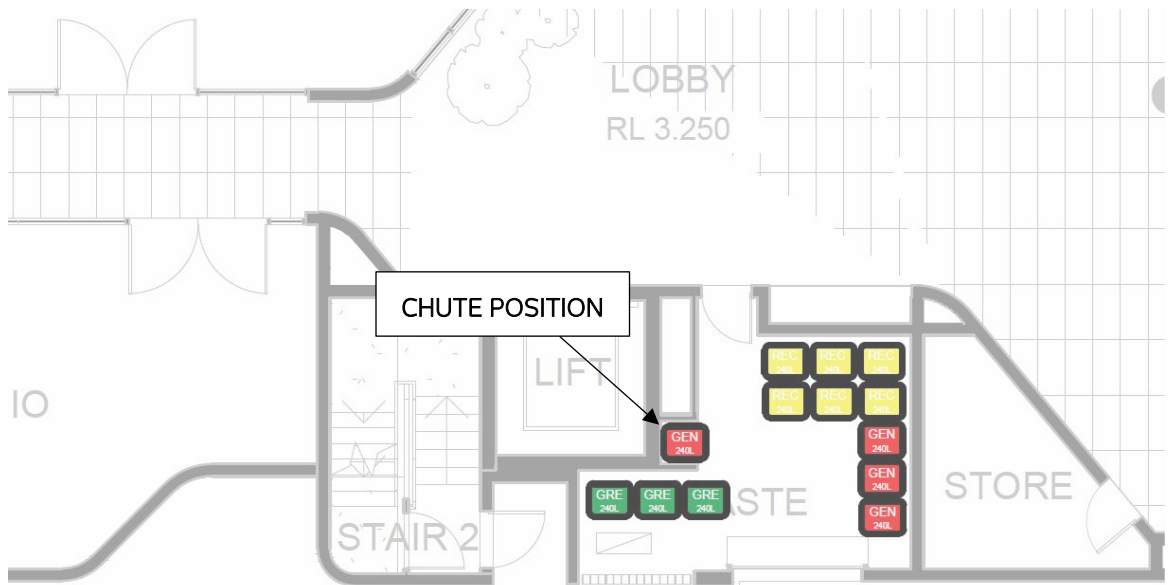


Figure 1 - Bin storage arrangement

General waste will be disposed of via a (single) chute with access on each apartment level (via a service corridor separated from the central lobbies). Building management or a nominated resident will need to 'shuffle' the general waste bins as required to maintain service via the chute system. Recycling and green waste will be transported to the ground floor bin store by residents (or their cleaning contractors).

Given the constraints of the site, it is not feasible to accommodate a refuse collection vehicle on-site. It is therefore proposed that waste be collected by Council's waste contractor. Bins can be presented on-street (within the extent of the site's frontage and with clearance to the existing street tree) as illustrated in Figure 2 (noting that the week with recycling collection results in a greater number of bins presented on-street than the green organics collection week).

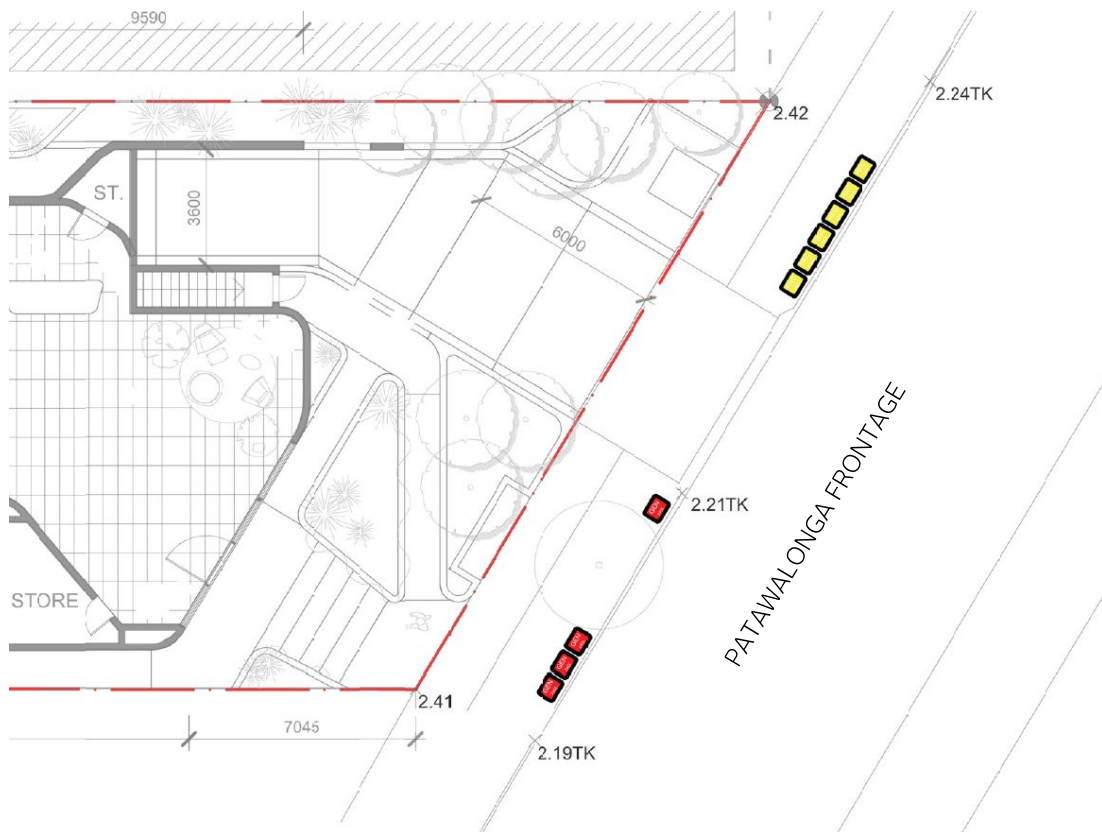


Figure 2 - On-street bin presentation

It is highlighted that such arrangements are similar to arrangements for other properties within the immediate vicinity which rely on Council collection and on-street presentation. This includes presentation of bins on the eastern side of Patawalonga Frontage as highlighted in Figure 3 (this could be an alternative location for bin presentation for the subject site as well).



Figure 3 - On-street bin presentation for nearby medium density developments

Figure 4 illustrates indicative transfer paths for residents from the lift (for waste not disposed of via the chute) and other communal areas to the waste store and for nominated tenants to transfer bins to the street for presentation.

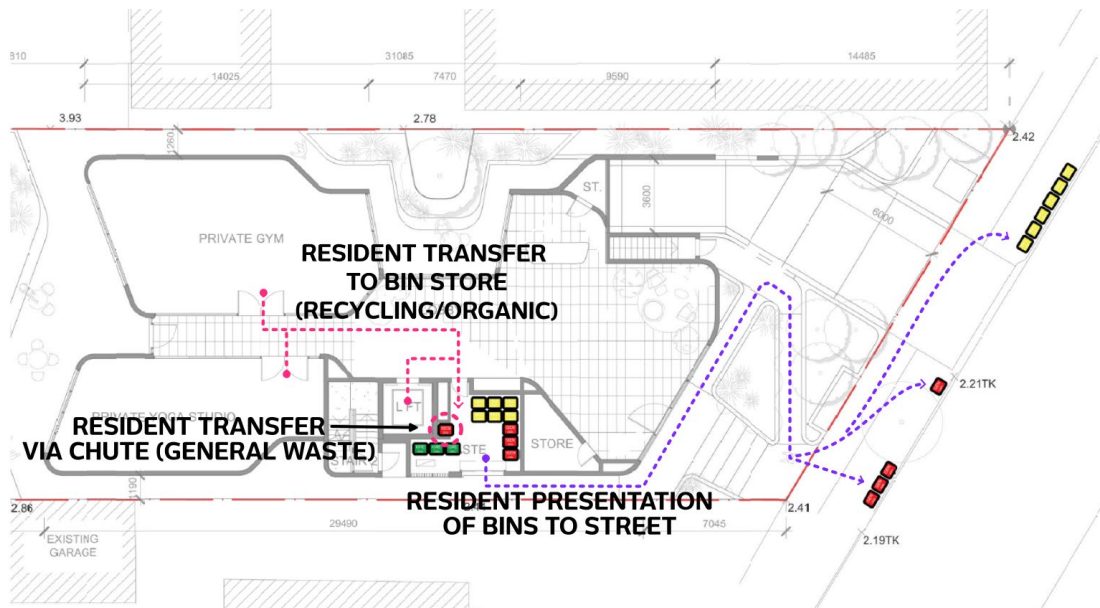


Figure 4 - Indicative waste transfer paths

The arrangements will result in bins being collected via trucks already undertaking the general Council services. There would therefore be no increase in the number of refuse collection vehicle movements associated with the proposal.

5.2 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.

5.3 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 residences to bin store) – residents/cleaners;
- **hard waste collection** – residents (at-call Council service);
- **storage and collection of other waste types** – residents/cleaners as required;
- **collection of residential waste (general, recycling and organics)** – Council's waste collection contractor (via on-street presentation by residents);
- **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.