

Waste and Resource Recovery for Multi-unit Dwellings

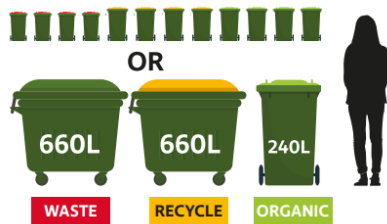
Who should read this guide?

Anyone undertaking development of, or management of buildings/sites containing multiple residential dwellings with the intention to utilise the City of Adelaide Kerbside Waste Services.

Kerbside residential waste management services:

The City of Adelaide provides kerbside residential waste management services for eligible multi-unit dwellings (MUDs). To meet eligibility criteria for the service, residential buildings must be designed in a manner that allows for safe and efficient servicing by the City of Adelaide. This guide provides details on how to meet eligibility criteria.

The service may include:



- 240 litre organics recycling (green lid) bin, collected weekly
- 1 x 7 litre kitchen caddy and roll of compostable bags for each premise to help use the green organics bin
- 660 litre or 1 x 1100 litre recycling (yellow lid) bin, collected weekly
- 660 litre or 1 x 1100 litre waste (red lid) bin, collected weekly
- 2m³ hard waste collection, 2 collections per calendar year (booking required) for the multi-unit dwelling up to and including 7 storeys of residential living
- 2m³ hard waste collection, up to 12 collections per calendar year (booking required) for the multi-unit dwelling above 7 storeys of residential living

If the waste generation of a development exceeds the City of Adelaide's entitlement or it does not comply with the City of Adelaide's service requirements, private collection contractors may be used to substitute or supplement the City of Adelaide's collection service.

Eligibility Criteria

To receive this service the community corporation, strata corporation or equivalent must meet:

The development application and the City of Adelaide process:

- 1 Have sufficient storage room for waste and resource recovery
- 2 Submit for approval a Waste and Resource Recovery Plan.

As part of the City of Adelaide process:

- 3 Enter the City of Adelaide Site Service Agreement.

Further details to meet the Eligibility Criteria are provided below.

1. Have sufficient storage room for waste and resource recovery

The location, design and size of bin storage rooms and the collection areas are important to ensure efficient and safe collection. They must consider size and streams, amenity, bins, access and servicing:

Size and streams:

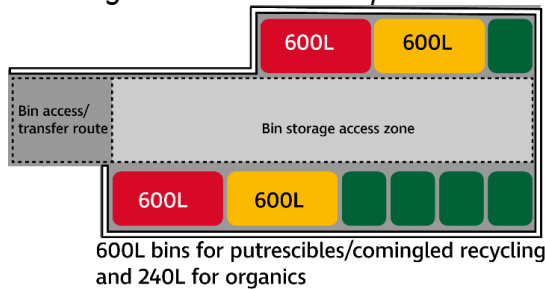
- Storage areas must be big enough to service the number of dwellings in a communal area and consider the frequency of collection
- Storage areas must be large enough to store and separate at least four materials streams (organics, recycling, waste, and hard waste) during the period between collections
- The City of Adelaide recommends providing space for collection bins for donation or reuse of goods
- Many charities offer a free service, including bin supply and collection, and will generally collect clothing, used furniture and homewares in good condition. Council does not provide this service.

Table 1 outlines the space required per bin size, and Image 1 shows a possible floorplan.

Table 1 – Bin space requirements

Bin size	
Size	Space required (m ²)
140L	0.314
240L	0.489
660L	1.142
1100L	1.732

Image 1 – Possible floorplan



Amenity

Storage areas must consider:

- Good ventilation and be located away from dwellings/habitable rooms
- Ongoing compliance with the Building Code of Australia and all relevant Australian Standards
- Prevention and mitigation of fire risks
- Consider safe handling for transporting waste
- Adequate provision for the secure storage and periodic collection of hazardous waste (batteries, smoke detectors, compact fluorescent light globes etc)
- Adequate signage and illumination (also information for visually impaired) to indicate to the user the nature of the waste and recyclable material. Signage needs to align with the Australian Standards for mobile waste containers - colours, markings, and designation
- Structural design requirements for floor
- Suitable flooring and wall finishes to minimise staining and allow for easier cleaning and maintenance
- Adequate floor grading and drainage to prevent spillages entering stormwater
- Where storage areas are on higher levels, a separate service lift should be considered and adequately sized and designed to carry filled bins.

Bins:

- Developments with more than four dwellings will be required to use communal bins.
- The City of Adelaide will provide bins in a safe working order and a maintenance service for repair and replacement when damaged.
- Service recipients are responsible for washing or sanitising bins if they become soiled or odorous.
- Bin identification measures, including address labelling and radio frequency identification devices (RFID), may be adopted to minimise misuse of the service, support bin recovery, enable enhanced reporting and facilitate educational support.

Access

Access points should:

- Be located, enclosed and designed to be screened from the public domain.
- Be secured or gated compounds to prevent interference with bins and equipment.
- Suitable access by residents (where required) or building staff for maintenance purposes.

Servicing

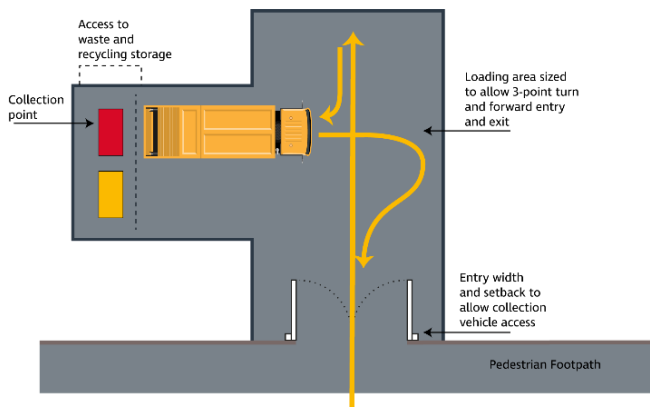
Bins provided by the City of Adelaide for the purposes of the kerbside bin and bulk bin waste management services may be collected using two options: On-site collections or on-street collections.

On-site collections

The City of Adelaide can provide an on-property collection of the bins, also known as a roll-out/roll-in service. To qualify for this service, the development should:

- Provide access for trucks to enter and exit the property in a forward gear
- Minimise the need for reversing
- Minimise interference with pedestrian or vehicular movements
- Provide a roadway designed for fully loaded weight and turning loads of collection vehicles
- Provide adequate clearance and lifting heights for bin servicing and maneuvering
- Not include inclines, declines or ramps in which bins need to be pushed up
- Include a maximum distance of 30 meters from bin room to collection point
- Be positioned and have designated collection times to minimise amenity impact on residents, neighbours and the public arising from noise or odour associated with bin collection.

Image 2 – Possible collection



On-street collections

On-street collections are based on the City of Adelaide’s approval to ensure city amenity and functional requirements are met. To qualify for this service:

- Bins must be stored in the designated waste storage area and only presented to the street during collection periods
- Bins must be placed nearest to the building and be accessible by the City of Adelaide and contractor’s waste collection vehicles
- Bins permitted at the kerbside for collection must not obstruct pedestrians, street furniture, bike lanes, driveways or other points of access and must not exceed the property frontage
- Residents/Building Managers are responsible for moving the bins from the storage area to the collection point and returning the bins after collection.

Larger developments or ones that are unable to provide on-site collection will require further consultation with the City of Adelaide (e.g. in the event the developer is seeking dedicated loading zone or amendments to road/parking controls).

2. Submit a Waste and Resource Recovery Plan that meets the City of Adelaide requirements

Development applications for multi-unit dwellings should include a Waste and Resource Recovery Plan that, to the satisfaction of the City of Adelaide, aligns with the City of Adelaide services and demonstrates how users will access and use the service correctly.

If previous versions of a Waste and Resource Recovery Plan have been submitted to the City of Adelaide, please include a summary of the changes that have been made to the revision.

To assess the development the City of Adelaide requires the following Waste and Resource Recovery Plan Details:

a) Land Use Details

- Contact details of the applicant
- Address of residential building
- Number of residential dwellings by size (studio, one, two, three etc. bedrooms)
- Number of floors
- Number of building occupants
- Type and proportion of uses (residential, commercial, or mixed use)
- Current waste management arrangement i.e collection frequency, number of bins, type of bins (if applicable), type of collection (on-site or off-site).

b) Waste generation

It is important to get an accurate estimate of how much material and waste the MUD is expected to generate. The City of Adelaide uses Green Industries SA’s guidance on waste generation estimates. Visit the Green Industries SA Information Guide:

[Better Practice Guide for Waste Management in Residential & Mixed Use Developments \(greenindustries.sa.gov.au\)](https://www.greenindustries.sa.gov.au)

See Appendix C

c) Waste and resource recovery systems

Details of the entire waste and resource recovery system should be provided including in-dwelling source separation systems, chutes, compactors, bin lifters etc. At a minimum, the building design should include organics, recycling, waste and hard waste. It may also include:

- Items for donation/reuse
- Textile recycling
- Soft plastic recycling.

The collection and disposal of additional material streams must be managed by the building.

d) Bin quantity, size and colour

The plan must include the number and size of bins. A smaller number of larger bins is preferred to a higher number of smaller bins.

e) Collection frequency

The City of Adelaide supports the reduction of waste vehicle movements in our city. It is recommended that developments containing multiple residential tenancies combine waste management arrangements to minimise the number of trucks required to service the property. Premises containing both residential dwellings and businesses should have separate waste storage areas and bins.

f) Bin storage

The development shall include a designated bin storage room(s) that enables material streams to be source-separated and clearly labelled.

Adequate space shall be provided in the bin room and shown in the plan submitted to the City of Adelaide.

The following details shall also be provided:

- Bin room size (m²)
- Bin layout
- Wash-down area
- Ventilation
- Vermin protection
- Noise reduction
- Stormwater pollution prevention
- Odour mitigation techniques.

g) Scaled waste management drawings

Developers must provide a set of scaled drawings showing the entire material management process - from the storage and disposal of organic, recycling and waste by the occupant through to the final collection point and pick up by the collection contractor.

The drawings must include:

- Elevations (including all hanging services) showing adequate clearance for the collection vehicle from the development's entry and exit points to the point of collection
- Generic residential and commercial floor spaces showing organics, recyclable, and waste disposal points

- Waste infrastructure and storage areas including any chutes, carousels, compactors, bins, bin lifters, hard waste, and charity bins
- Clear diagram of the movement of each material from disposal, storage and collection points including any gradient/slope/stairs
- Bin presentation location (on-site or on-street)
- Swept path diagrams illustrating sufficient access to collection points for all vehicles required to collect from the development. Swept path diagrams must show access to/from the nearest main street to ensure access into smaller streets/laneways is feasible.

h) Collection contractors

If the waste generation associated with a development exceeds the City of Adelaide's service levels or does not comply with the Council's service requirements, a private collection contractor may be used for some residential properties to substitute or supplement the City of Adelaide's collection service.

i) Signage

Signs will be required on and near or adjacent to bin storage locations to communicate the correct usage of the system and reduce contamination.

The City of Adelaide can provide assistance with signage.

3. Enter into the City of Adelaide Site Service Agreement.

A Site Service Agreement is provided when service provision is approved. Signing this agreement forms a contract with the City of Adelaide to service the building.

Further information

For further information or to discuss your specific requirements, please contact the Council's Development Assessment team on [8203 7185](tel:82037185) or planning@cityofadelaide.com.au

This information is provided as a general guide only and may not be relevant to your specific circumstance