BOHEM ON WRIGHT STREET

156 WRIGHT STREET,
ADELAIDE,
SOUTH AUSTRALIA

Bohem on Wright Street provides an example of how an apartment building can offer residents more recycling options, reduce waste issues onsite, and lower overall costs. The building has convenient waste infrastructure, active onsite management and additional recycling services for residents. The building has also transitioned from high-cost private waste collections to City of Adelaide's bulk bin service.

Bohem highlights the importance of designing waste systems that are convenient, actively managed and supported by positive resident communication. It shows that these systems can deliver both environmental and financial benefits when implemented well.



Development profile

- 224 apartments – mix of one, two and three bedrooms.
- Four commercial tenancies and a restaurant on ground floor.
- Managed day-to-day by CMS Onsite Services
- The residential bins are serviced by City of Adelaide's bulk bin collection service. Commercial tenants have separate bulk bins, collected by a private collection contractor

Overview of the waste system

A chute room on each level of the building provides residents convenient access to:

Comingled recycling and **general waste**, managed via a single chute equipped with an e-diverter.

An 80-litre **food organics and garden organics** (FOGO) bin for residents to place their organics waste in.

The ground floor waste room is also accessible for residents and has:

Donation bins for good quality clothing and bric-a-brac, collected by Vinnies.

10 cent bottle and can recycling bins, with the income returned for use by the building's management committee.

A battery recycling bin.

A hard waste area for bulky items. Residents can coordinate with the Caretaker for a scheduled collection by the City of Adelaide.

Reflections on the waste management system

- Bohem residents were previously paying up to $50,000 per year for private waste collection. Switching to Council collection services has avoided these costs.
- Managing the FOGO bins on each level comes with a staffing cost, but this has been funded through the savings of switching to Council collection services.
- Positive communications and reinforcement of waste and recycling messages have been found to been effective by the Caretaker.
- A digital community app is a good way of being able to communicate residents, including waste and recycling messages.
- Providing a dedicated caretaker staff/trade parking space onsite is extremely valuable and facilitates more efficient servicing of the development.
- Allowing for a drain with a silt/waste trap in the floor near the termination point of the chutes in the initial design phase prior to construction is important and would make regular cleaning of the chutes more efficient.
- Lightweight but bulk packaging from food delivery services has been an increasing cause of chute blockages. Encouraging residents to separate items and not place all packaging combined in the single bag may help reduce this issue.





Managing the FOGO bins

The FOGO system has been added to the building following its design and construction and shows that even without being designed with fit for purpose facilities from the outset, a building can implement FOGO effectively.

- Residents are provided a 7L kitchen caddy and certified compostable bags, supplied by the City of Adelaide via the Caretaker.
- Each chute room has an 80L FOGO bin. The bin is lined with a certified compostable bin liner, and residents transfer organics from their apartments to these bins.
- Every Friday a Cleaner will transfer the contents of these 80L bins into a larger 240L bin, which are then presented on the kerbside for collection by the City of Adelaide's collection contractor.
- Some key components and reflections on this system include:
  - The 80L bins are typically emptied when they are half full due to the weight of FOGO material.
  - Spare 80L bins are kept in the waste room so they can be swapped as required for cleaning.
  - The Caretaker isolates a dedicated lift to service each level and transfer the 240L FOGO bin, this avoids impacting residents with the transfer of the bin.
  - It takes approximately two hours each Friday to service all levels.
  - Outside of the regular transfer, Cleaners will check and manage the FOGO bins if required.