GLENSIDE BY CEDAR WOODS

220 FULLARTON ROADS,
GLENSIDE,
SOUTH AUSTRALIA

The Glenside development by Cedar Woods is an excellent example of a strong commitment by the Development Manager to consider waste management early in the concept design phase. The long-term thinking required for a master planned and staged development makes resident experience a core consideration in all aspects of the development. This has meant a practical and effective waste management system is allowed for within each apartment building from the outset.



Development profile

- Master planned development of 1,200 homes across apartment buildings and townhouses.
- The apartment buildings have private waste collection.
- The townhouses receive City of Burnside kerbside collection services.

Apartment buildings

Planning the waste management system for a new building starts early in the concept drawings. A typical building has a chute room on each level to provide residents convenient access to:

- A chute with an e-diverter to manage **food organics and garden organics** (FOGO) and **general waste**
- A chute for **comingled recycling**

The waste room is accessible for residents to drop-off bulky items not suitable for the chutes and some individual buildings have arranged a 10-cent bottle and can recycling bins.

Other features include:

- Every apartment has pullout bins within the kitchen cabinetry.
- Remotely accessible cameras within the bin room allow the caretaker to monitor the bins underneath the chutes and when they need to be rotated, and to monitor any misuse of the room.
- The bin room door is connected to the fire management system to automatically close if a fire occurs.
- If the bin room is in the basement, an electric tug is provided to allow the collection contractor to safely transfer the bins to be emptied.









Providing a three-bin system within the apartment buildings mean they are eligible for a financial contribution to their waste management costs from the City of Burnside, as per its waste management policy. It is also a feature that appeals to environmentally conscious potential residents and contributes to a broader range of considered design choices made in the design phase.

Townhouses

The townhouses have access to a Council kerbside bin collection:

	A 140L **general waste** bin, collected weekly
	A 240L **comingled recycling**, collected fortnightly
	A 240L **food organics and garden organics** bin (FOGO), collected fortnightly

Internally, pullout bins are provided within the kitchen cabinetry. Outside, space has been provided to store the three bins in a discreet location.

Townhouses that present their bins presented in rear laneways have a clear paved area in front of their property to present bins for collection and reduce the likelihood that they will obstruct traffic and pedestrians.