



**Southern Cross Care
“Carmelite” Stage 2
Myrtle Bank
Waste Management Plan**

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Prepared for:
Southern Cross Care



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1 INTRODUCTION

This document presents a Waste Management Plan (WMP) for the proposed Retirement Development “Carmelite” Stage 2 on Spence Avenue, Myrtle Bank (the “Development”). The Development is in the City of Unley (Council) and will consist of Independent Living Units (ILUs). The existing Carmelite (Stage 1) Aged Care development has operated for several years and the waste management system for that site will continue to operate essentially independently of the new Stage 2 waste management system.

The WMP explains how the Development can manage waste effectively to achieve regulatory requirements and desired design and operating objectives, including those recommended by the South Australian Better Practice Guide (State Guidelines) (Zero Waste SA, 2014) for waste management in this type of development. The requirements of the South Australian Planning and Design Code (PlanSA, 2024) have also been considered and addressed in Section 5. The WMP should be read in conjunction with other planning approval documentation for the Development.

The objectives of the Waste Management Plan are to:

- Provide positive long-term amenity for residents living in the building
- Encourage separation of recoverable wastes including recyclables and food waste through convenient disposal options
- Reduce cost of waste management for residents

2 DEVELOPMENT DESCRIPTION

The development is proposed to be at 7 Spence Avenue, Myrtle Bank and is Stage 2 of the Carmelite Development. The development will consist of 46 Independent Living Units / dwellings (ILUs). The apartment building is effectively divided into three buildings, (A1 West, A1 East and A2 Buildings) each with a dedicated core including passenger lift, fire stair, and waste chutes. All three buildings share common ground floor and basement carparks. Vehicle access to the buildings is via a driveway from Spence Avenue, with a 6m-wide private road along the side of the buildings. This road will be built to accommodate 10m waste trucks up to 24 tonnes. Waste trucks will enter and exit the site from Spence Avenue.

The development is also proposed to include an existing building (Archbishops Residence), to be refitted as a resident activity centre including cinema, lounge areas, and administration office. A domestic kitchen is included for preparation of light meals only.

The building is to be administered by Southern Cross Care (SCC) with support staff located on site.

The waste management system has been developed based on the project drawings (Dwgs: 23-0628-SK02 to SK16 dated 29-10-2025).

Figure 2-1 reproduces the site plan (and provides an overview of the proposed waste management arrangements described later in the waste management plan).

Table 2.1 provides the proposed make up of apartments. The table includes the recommended Waste Resource Generation Rate (WRGR) classification based on the State Guideline (Zero Waste SA, 2014).

Table 2.1 Summary of land uses for the Development, their WRGR Description(s) and relevant Development Metric(s).

Land Use	Description	Site Location	Land Use Type	Dev. Metric(s)	
Residential	Retirement Living – A1 West	Levels 1 - 3	High Density Residential Dwelling	14	Dwellings
				38	Bedrooms
	Retirement Living – A1 East	Levels 1 - 3		14	Dwellings
				37	Bedrooms
	Retirement Living – A2	Levels 1 - 3		18	Dwellings
				56	Bedrooms
Ancillary	Office and Communal	Archbishops	Proprietary	250	m ²
	Communal activities	Archbishops		250	m ²

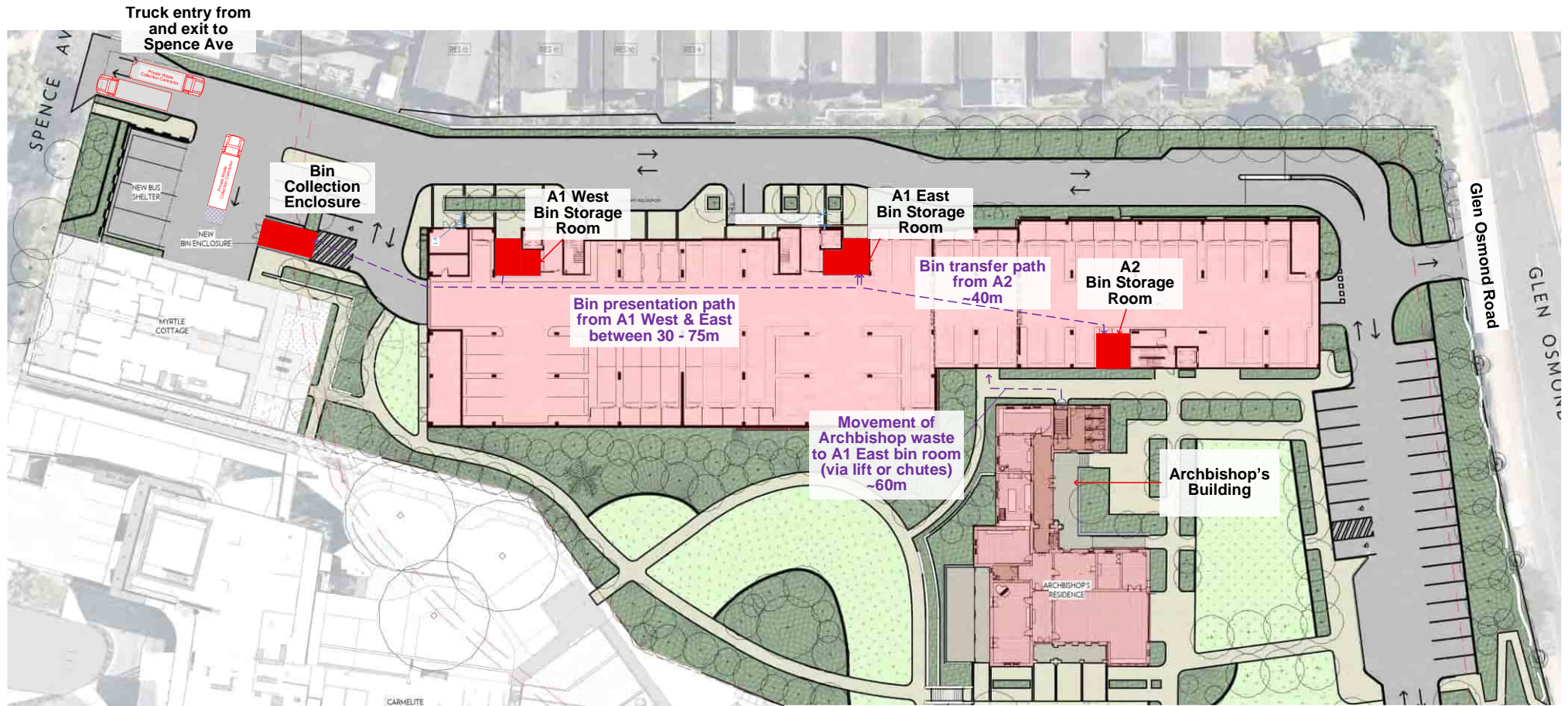


Figure 2-1: Overview of site including waste storage areas and transfer pathways

3 WASTE & RECYCLING SERVICE PROVISION

Table 3.1 outlines the recommended waste services by land use per Table 2.1. The different waste service classifications listed in Table 3.1 are explained below.

- **Routine Services** – These require on-site waste storage with routine and regular collections, and would include services for general waste, dry (comingled) recyclables and food/organics waste.
- **At-call services** – These involve non-frequent collections, such as Hard waste and are organised and provided on an as-needed basis.
- **Maintenance services** – Some waste items (e.g. lighting in common areas, garden waste) would be removed and disposed of (off-site) by the contractor providing the related maintenance service (and hence on-site waste storage is not usually needed or provided).
- **External Services** – These are where waste items (e.g. printer cartridges, batteries, lighting) that can be dropped off by tenants/residents at external locations (e.g. Officeworks, waste depot) (and thus, separate on-site waste storage is not usually needed or provided).

Routine Waste and Recycling services for all residents and communal areas at the Development would be provided by Private on-site collection.

Table 3.1 Expected or recommended waste & recycling services for the Development

Service Type	Apartments
Routine (regularly scheduled)	• General Waste
	• Recycling
	• Food Organics
On-call (as needed)	• Hard/E-waste
Maintenance (waste removed by contractor)	• Garden Waste (Common Areas)
	Sanitary
	• Lighting (where applicable)
External (by tenant off-site)	• Lighting
	• Printer Cartridges
	• Batteries

3.1 Waste & Recycling Volumes

Table 3.2 estimates expected waste and recycling volumes for the Development (in Litres/week).

Table 3.2 Estimated waste & recycling volumes (Litres/week) for each building at the Development.

Waste/Recycling Service	Residential*			Archbishop's
	Retirement Living – A1 West	Retirement Living – A1 East	Retirement Living – A2	Ancillary
	L/week	L/week	L/week	L/week
General Waste	800	800	1,100	750
Dry Comingled Recycling	600	600	900	630
Food/Garden Organics	220	220	330	120
TOTAL	1,520	1,520	2,330	1,440

* Residential waste volumes are de-rated from WRGR guideline values for high density residential dwellings. The dwellings are for Independent Living (retirement) and will therefore have low occupancy for the bedroom numbers (typically maximum of 2 people even for 2- and 3-bedroom dwellings).

4 WASTE MANAGEMENT SYSTEM

For the purpose of Waste Management, the development has been divided into four areas. One set of waste chutes is provided in each of the residential buildings for disposal of waste by residents.

For the Archbishop's Residence (administration office and communal activities), cleaning staff will collect waste from all areas and transport waste to the A1 East bin room in the basement (Figure 2-1). Waste would be carried either to the waste chute on ground level or via the lift to the basement bin room.

Bins will be managed and rotated as needed by the building caretaker.

Full bins will be collected by a Private Waste Contractor.

Table 4.1 gives a schedule of recommended bin storages for Routine Services (based on estimated waste volumes in Table 3.2) and includes for each service:

- *Type of bins;*
- *Collection frequency (expected or proposed); and*
- *Service provider.*

Table 4.1 Waste storage and bin schedule for Routine Services, including collection frequency and collection service provider.

Location	Routine Service	Estimated Waste/Recycling Volumes (L/wk)	Provider	Collection Frequency (Events/wk)	Bins		
					Size (L)	No.	Type
A1 - West	General Waste	800	Private Rear Lift	1	1,100	1	Skip
	Dry Comingled Recycling	600		1	1,100	1	Skip
	Food/Garden Organics	220		1	240	1	MGB
A1 - East	General Waste	800	Private Rear Lift	1	1,100	1	Skip
	Dry Comingled Recycling	600		1	1,100	1	Skip
	Food/Garden Organics	220		1	240	1	MGB
A2	General Waste	1,100	Private Rear Lift	1	1,100	1	Skip
	Dry Comingled Recycling	900		1	1,100	1	Skip
	Food/Garden Organics	330		1	240	2	MGB
Ancillary (Archbishop's)	General Waste	750	Private Rear Lift	1	1,100	1	Skip
	Dry Comingled Recycling	630		1	1,100	1	Skip
	Food/Garden Organics	120		1	240	1	MGB

4.1 Local Storage

Residents would be provided with kitchen bins suitable for the proposed 3-bin waste system. These will include:

- a) *General waste bin – at least 20L in size (bag lined)*
- b) *Co-mingled recycling waste bin - at least 20-30L in size*
- c) *Food organics bin – Kitchen food waste caddy or dedicated tub in bin drawer, ca. 6L in size*

See Figure 4-1 for examples. Bins may be carried to the local disposal point by residents (see Section 4.2)

Communal areas will include bins appropriate to each area. Typically, these will be 20 – 40L bins, lined with plastic bags (or compostable bags for food waste bins). Residents using the communal areas will dispose waste into these bins.



Figure 4-1: Examples of suitable waste and recycling kitchen bins: (a) General waste / recycling / organics in pull-out drawer; and (b): Bench-top food waste kitchen caddy with handles

4.2 Local Disposal (Including Transfer Pathways)

Bins in the communal areas will be emptied by cleaners, with waste transferred to the relevant skip bins (general waste and recycling waste) in the Bin Collection Enclosure.

Residents would carry their general waste, recycling, and organics to a waste chute room located on each residential level next to the lifts or stairwell. See Figure 4-2 for typical waste chute room layout.

Each chute rooms would have three waste chutes:

- 1) General waste chute
- 2) Organics waste chute
- 3) Dry comingled recycling waste chute

The rooms would include large signs to assist residents to dispose material correctly into each chute.

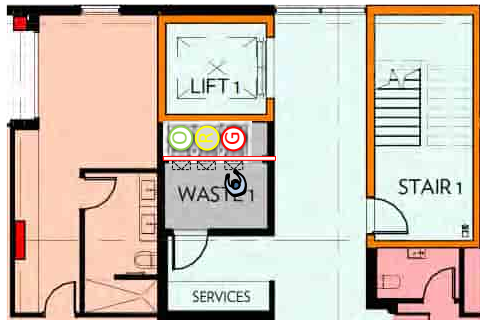
The chutes will be located within 30m of all dwellings, to allow convenient disposal of waste. See Figure 4-3 for examples of typical residential floors with waste disposal pathways.

The building design as presented allows adequate space for a three-chute system.

To prevent blockages in the chutes, a bulky waste basket could be kept in each chute disposal room for disposal of large carboard.

The waste storage areas on Level G should have grades $\leq 1:10$, appropriate hard /even surfaces, and wide enough to accommodate the types of bins being transferred.

A1 – West



A1 – East



A2

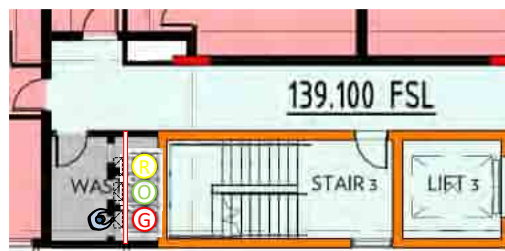


Figure 4-2: Chute disposal rooms for Buildings A1 West, A1 East and A2 Waste (located on Levels 1 to 3). Red = General Waste, Green = Food / Organic Waste and Yellow = Recycling.

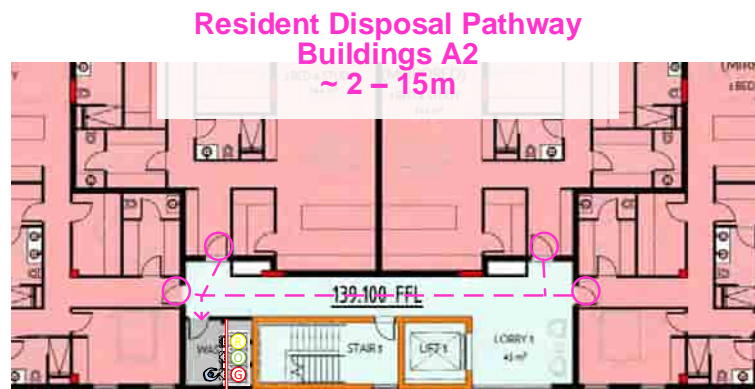
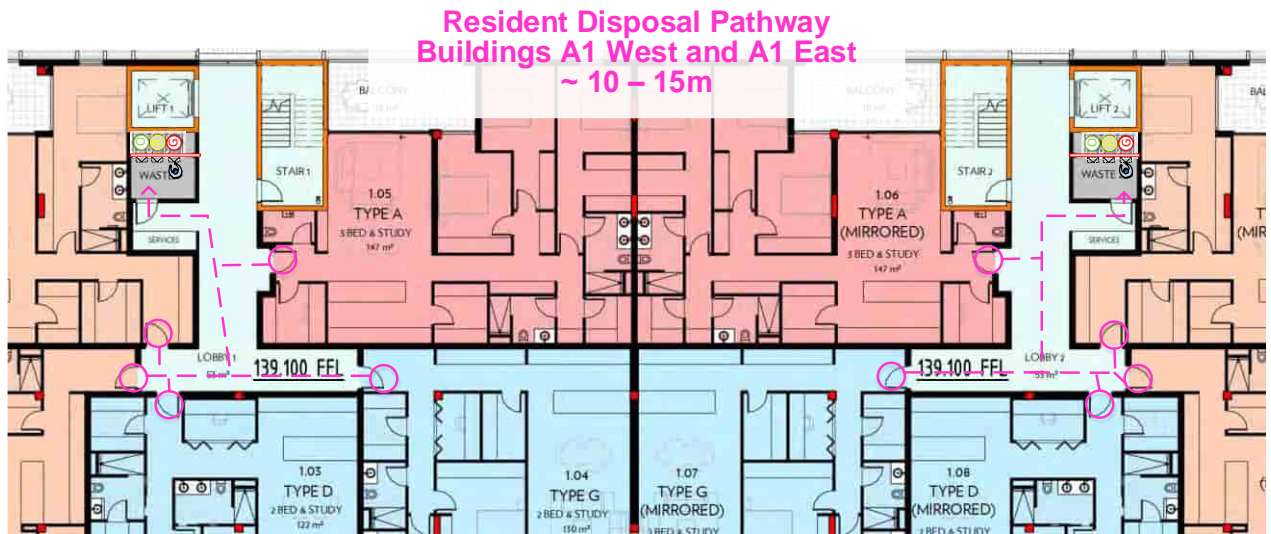


Figure 4-3: Typical residential floors with waste disposal pathways

4.3 Waste Storage Area(s)

Waste Storage at the development utilises shared private skip bins (General Waste and Recycling) and MGBs (Food / Garden Organics) for all the dwellings and commercial services. An overview of the waste storage areas is shown in Figure 2-1 (page 5). Detail of the bin rooms are provided in Figure 4-4.

Waste is stored temporarily under the disposal chutes. Management would be responsible for swapping full bins away from waste chutes. Level sensors are recommended to alert the building manager when bins are full.

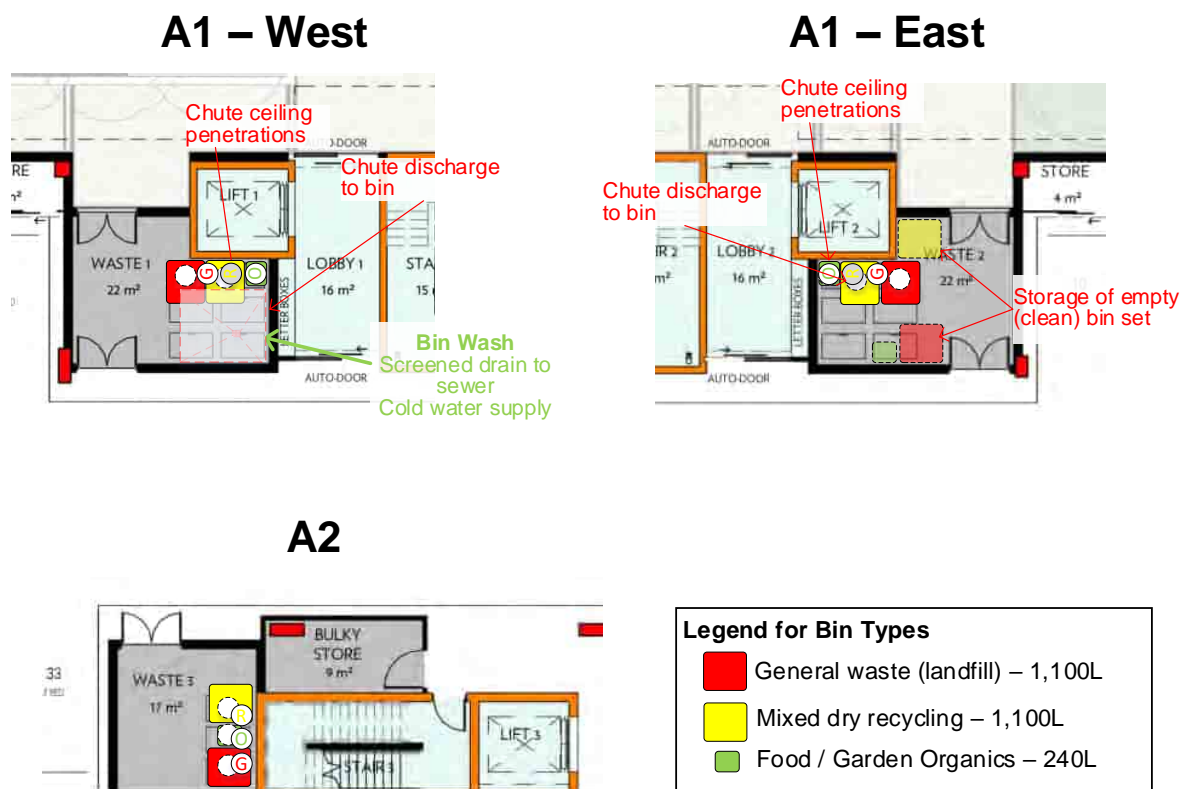


Figure 4-4: Bin storage rooms - Buildings A1 West, A1 East and A2.

4.4 Presentation

Building maintenance staff would move the skip bins from each undercroft bin room to the collection enclosure for waste collection and return them to the Bin Storage Room once emptied (see Figure 2-1). To help with fatigue management, the operator may consider using a battery-powered bin tug, which can tow 3 full bins simultaneously to the waste presentation enclosure. Information on tugs can be found online (emovit.com.au or lindemh.com.au).

The Bin Collection Enclosure is located at the front of the site and is screened from public view. It would have double gates at each end to facilitate the transfer of Skip bins for presentation and waste collection. Refer to Figure 4-5.

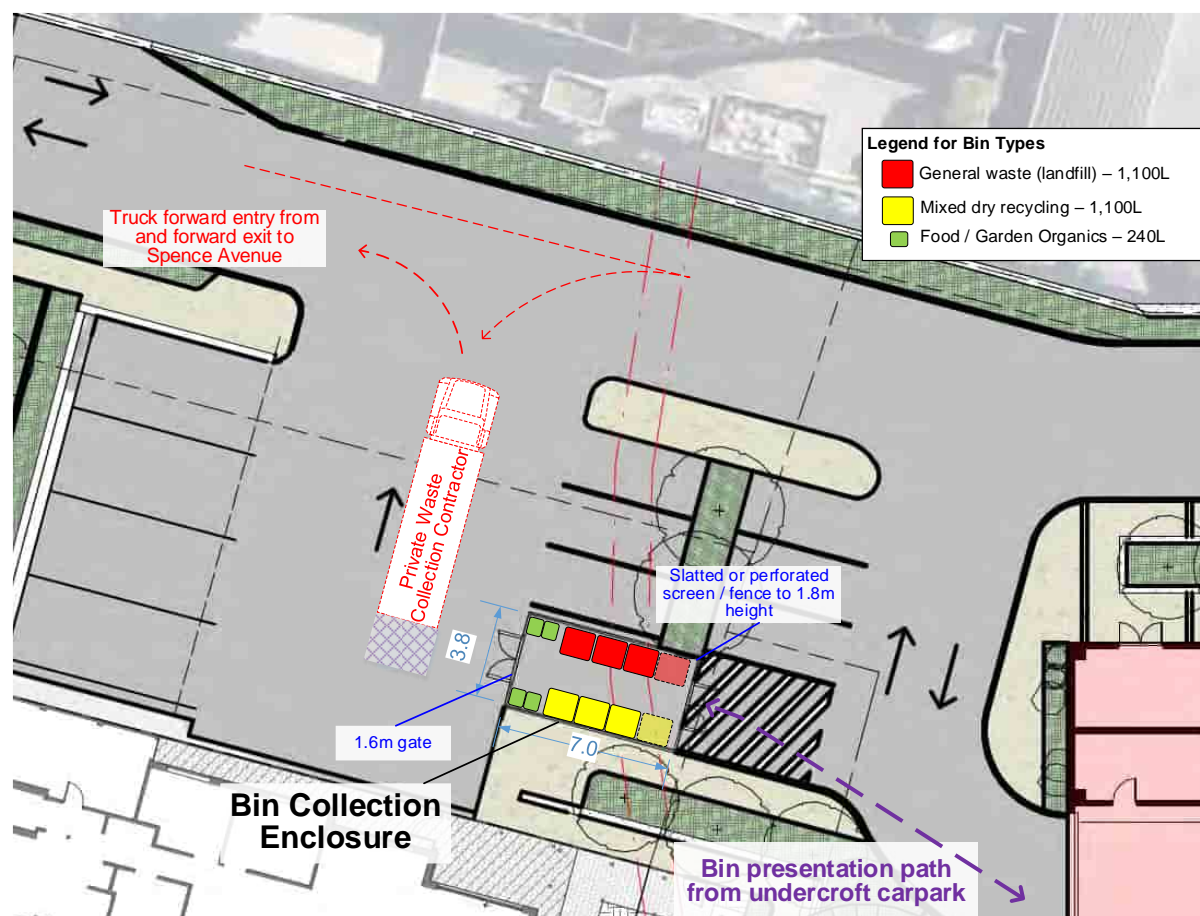


Figure 4-5: Bin Collection Enclosure. Red = General Waste, Green = Food / Organic Waste and Yellow = Recycling Waste.

4.5 Collection

- Would be by Private Rear-lift truck. The trucks would enter the site in a forward direction from Spence Avenue, reverse into the space to the west of the Bin Collection Enclosure and stop temporarily as shown in Figure 2-1. (Refer to Traffic Engineers advice for turning paths).
- Collections would be once weekly for General Waste, Recycling and Organics.
- The Contractor would provide a pull in/pull out service for each bin. The time required to lift bins should be around 5 to 10 minutes for each service.
- Trucks will exit the site in a forward direction to Glen Osmond Road.

4.6 Waste Chute Design

Installation of waste chutes in the Apartment Building will conform to Building Code of Australia (BCA) requirements, including consideration for acoustic insulation to minimise noise impacts during operation, and provide for access by water and electrical services required for operation and maintenance (including cleaning) of the chutes.

The waste chutes should include an extraction fan, so the system can operate under negative pressure. They should also include an in-situ cleaning system to keep tube surfaces clean. Fans should be sized to aid ventilation in chute rooms at each level. Additional mechanical ventilation would be needed for the Ground Floor bin rooms.

Design should consider including level monitoring / alarms for bins in service.

Easy access should be provided to chute lockout mechanisms.

Angles of deflection should be selected to minimise risk of blockages and minimise noise from waste hitting the chute deflection.

The chute discharge area (at Ground Level) will require suitable hard surfaces and installation of drains (to sewer) and grading of floors to capture wash water at the chute discharge points (from periodic chute cleaning). Floor treatments should wrap up the walls so liquid spills can be contained and easily cleaned.

The waste chutes should be subject to a regular inspection and maintenance schedule to ensure reliable operation.

4.7 At-call Services

4.7.1 Hard Waste

- Building management will facilitate private hard waste collection services for residents.
- This would involve at-call hard waste collection by a private contractor.
- Residents will advise building management when they have hard waste to be disposed of. Building management will arrange a hard waste collection at appropriate intervals. On the day of collection, building staff will collect materials from resident dwellings and store it temporarily (up to 3 hours) in the bin presentation area.
- The waste contractor would enter the site in a forward direction from Spence Avenue and stop temporarily beside the Waste Collection Enclosure to collect the waste (see Figure 2-1).
- The Building User Manual(s) for residents at the Development would advise on availability and/or organizing the Hard /E-waste collection services.

4.7.2 E-waste

E-waste may be stored in a 240L MGB (wheelie bin) in the undercroft bin room(s). Building management would arrange collection of the bin when it is full.

4.7.3 Maintenance Services

Waste would be generated by some maintenance services or activities in the common areas of the Development (e.g. garden waste, lighting, repair work, cleaning of toilets, etc.). These maintenance-generated waste materials would be handled and disposed of by the contractor undertaking these services. Dedicated on-site storage for these waste materials is therefore not needed.

4.7.4 External

Residents would be able to dispose of smaller waste items, such as printer cartridges, batteries and lighting, to publicly available external drop off points (e.g. supermarkets, Office works, telco retail stores, etc.), which accept these materials.

4.8 Bin cleaning

A dedicated on-site bin cleaning area would be provided and multi-purposed with the waste storage room for Building A1 West – see Figure 4-4.

- This bin wash area would require grading to a sewer drain with basket screen to remove gross solids, with waterproof / washable surface treatment on floor and

adjacent walls, standard cold-water supply faucet and commercial-grade electrical power supply (if pressure washer system is to be used), plus bunds and screens for use during bin wash events.

- Bin washing activity would be managed by the Site Manager.
- Bin washing would be timed to occur immediately after bins are emptied.

Bin cleaning at the Development could be outsourced to an external contractor (e.g. <http://binforce.com.au/>).

- *These external contractors generally have self-contained bin washing systems on back of a ute or truck that enable them to clean bins on site – e.g. Figure 4-6 below.*
 - *Or some will remove bins from site, replacing them with an empty spare, clean the bins, then return them to site.*



Figure 4-6: On-site bin wash system for rear-lift trucks on back of ute. *Source:* <http://binforce.com.au/>

4.9 Transfer pathways

There are a range of transfer pathways for the waste systems at the Development, which were described in Section 4.2. The following is provided as a guide for sizing and designing these transfer pathways.

- *Transfer pathways –*
 - *User disposal – Free of steps, no grades greater than 1:15, and cater for mobility impaired users.*
 - *Local disposal points to central storage – enough width to accommodate relevant bins, trolley, or waste loads being transferred, free of steps, no grades greater than 1:12*
 - *Collection – less than 35m with no steps or grades greater than 1:10*
- *Corridor widths –*
 - *240L MGBs or smaller bins / loads – min. 1,000 mm (1,200mm preferred)*
 - *660L skip bins – min. 1,200mm (1,400mm preferred)*
 - *1,100L skip skips and/or other waste loads – min. 1,400mm (1,600mm preferred)*
- *Doors –*
 - *Local disposal access – 800mm*
 - *Transfer pathways – Appropriate to the size of bin to be transported, e.g.*
 - *240L MGB (or smaller) – min. 800mm*
 - *660L skip – min. 900mm, prefer 1,200mm*
 - *1,100L skip – min 1,400mm, prefer 1,600mm*
- *Floors – Hard surfaces where bins and skips are to be carted.*
- *Lifts – All lifts should be sized to allow for bulky hard waste items*

Based on current plans, these requirements for transfer pathways in the Development appear to be generally satisfied. All relevant transfer pathways should be reviewed and confirmed at detailed design stage to ensure they are appropriate.

4.10 Collection & Traffic

The waste collection points for the Development introduced above are reiterated below.

- Collection would be by Private Rear-lift truck which would enter the site in a forward direction from Spence Avenue and exit the site in a forward direction back to Spence Avenue
- The Private Contractor would stop temporarily beside the Bin Collection Enclosure as shown in Figure 2-1 on page 5.
- Refer to the Traffic Engineer’s advice for turning paths.
- The Private Contractor would collect waste from the skip and MGB bins in the Bin Collection Enclosure.
- Collections would be weekly for General Waste, Recycling and Organics.
- The time required to lift bins should be 5 to 10 minutes for each service.
- *The collections should be scheduled to*
 - *Fit in with commercial collection contractor requirements.*
 - *Fit in with other site vehicle movements, avoiding busy times such as early morning and evening.*
 - *Minimise impacts on traffic accessing the building.*
 - *We suggest that collections should be scheduled on weekdays between 9am and 7pm (which would automatically comply with the Environment Protection (Noise) Policy 2007 requirements for waste collection).*

4.11 Waste system Operation and Management

4.11.1 Responsibilities

Table 4-2 summarises the responsibilities of different parties / stakeholders for proposed waste management and operational activities at the Development. In summary, the Building / Facilities Manager would manage the waste system, including ensuring that good waste management outcomes by tenants were achieved.

Table 4-2 Management & operational responsibilities for the waste systems at the Development

Activity	Responsible party
<i>Local Disposal & External Disposal</i>	Residents and Building maintenance staff
<i>Local Disposal of waste from communal areas</i>	Cleaning Staff
<i>Waste Storage Areas, Hard Waste, Hygiene, Odour Management & Cleaning</i>	Building maintenance staff
<i>Collection services – Waste & Recycling</i>	Commercial / Private Contractor(s)
<i>Management</i>	Building Manager
<i>Education, Training & Engagement (tenants)</i>	Building Manager, with support from the waste collection contractor

4.11.2 Implementation & Communication

The following should be put in place.

- **Site Management System / Manual** – Advice and instructions on waste management and using the waste systems should be provided for tenants, including contact information for further information, questions and issues.
- **Resident Induction** – Should include guidance on how to correctly use waste /recycling bins as well as the site approach to waste and recycling.
- **Clear signage** – At all disposal points.
- **Emergency Response or Site Management Plan(s)** – Should include response measures (or contingencies) for:
 - Waste collection services suspended or not available;
 - Incorrect use by tenants of the waste systems;
 - Illegal dumping on-site; and
 - Poor waste management outcomes (including cleanliness, odour and/or low diversion).

4.12 Other Waste System Design or Management Issues

The following would be considered and/or implemented for waste systems at the Development. More details for some of these items can be resolved at detailed design stage with the waste contractor.

- 1) **Bins** – These would comply with Australian Standard for Mobile Waste Containers (AS 4213).
- 2) **Signage** –
 - Appropriate signage in all Local Disposal and Waste Storage Areas will be used to assist in the correct disposal of waste and recycling.
 - This signage should conform to the signage requirements of Council and/or the State Guideline (Zero Waste SA, 2014).
- 3) **Vermin, hygiene & odour management (inc. ventilation)**
 - **Inspection & Cleaning** –
 - An inspection and cleaning regime would be developed and implemented by the Building / Facilities Manager for waste systems at the Development, including ensuring that surfaces and floors around disposal areas, transfer pathways and waste storage areas are kept clean and hygienic and free of loose waste and recycling materials.
 - *Where putrescible general waste or food waste is being stored, Local Disposal and Waste Storage areas should be graded to a sewer drain with tiling or epoxy coating to floors and adjacent walls to waterproof the area and for cleaning.*
 - **Odour Control** –
 - All Waste Storage Areas –
 - *Where putrescible general waste or food waste is being stored, consider mechanical ventilation for control of odours if natural ventilation is insufficient.*
 - *The ventilation would extract to atmosphere, to prevent odour build up.*

- *The extraction vent discharge location would be selected to avoid impact on tenants and/or neighbours.*

4) **Access & security** –

- All Waste Storage Areas in the Building should be secure and only accessible by key or fob or access code.
 - *This key or fob or access codes would be provided to tenants, property management staff and/or waste contractor(s) collecting from these areas.*
 - *CCTV is recommended to monitor waste disposal practices in all Waste Disposal and Waste Storage Areas.*

5 PLANNING & DESIGN CODE OBJECTIVES

The applicable General Development Policies relating to Waste are provided in the following table. The third column states how these policies have been addressed in the proposed design.

Design in Urban Areas		
PO 1.5 The negative visual impact of outdoor storage, waste management, loading and service areas is minimised by integrating them into the building design and screening them from public view (such as fencing, landscaping and built form), taking into account the form of development contemplated in the relevant zone.	DTS/DPF 1.5 None are applicable	Response: Bins are to be stored in fully enclosed bin rooms or enclosure with no view from the public realm.
PO 11.1 Development provides a dedicated area for on-site collection and sorting of recyclable materials and refuse, green organic waste and wash bay facilities for the ongoing maintenance of bins that is adequate in size considering the number and nature of the activities they will serve and the frequency of collection.	DTS/DPF 11.1 None are applicable	Response: Collection systems are provided for source-separated landfill, recycling, and food waste. A bin wash area/system is to be included in the Building A1 West bin room.
PO 11.2 Communal waste storage and collection areas are located, enclosed and designed to be screened from view from the public domain, open space, and dwellings	DTS/DPF 11.2 None are applicable	Response: Bins are to be stored in enclosed ventilated rooms at Ground Level. Resident waste disposal is to be via waste chutes located on every resident floor of the buildings. Cleaning staff will dispose of waste from communal areas into waste bins located in the Bin Collection Enclosure.
PO 11.3 Communal waste storage and collection areas are designed to be well ventilated and located away from habitable rooms.	DTS/DPF 11.3 None are applicable	Response: Bins are to be stored in enclosed mechanically ventilated rooms at Ground Level. Ventilation exhaust to comply with building codes.
PO 11.4 Communal waste storage and collection areas are designed to allow waste and	DTS/DPF 11.4 None are applicable	Response: Waste collection trucks will enter the site in a forward direction via Spence Avenue. Trucks will stop beside the

recycling collection vehicles to enter and leave the site without reversing.		Bin Collection Enclosure to collect waste. The trucks will exit to Spence Avenue in a forward direction.
PO 40.4 Provision is made for suitable household waste and recyclable material storage facilities conveniently located away, or screened, from view	DTS/DPF 40.4 None are applicable	Response: Bins are to be stored in enclosed ventilated rooms at Ground Level. Resident waste disposal is to be via waste chutes located on every resident level in the building.
PO 40.5 Waste and recyclable material storage areas are located away from dwellings	DTS/DPF 40.5 Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window	Response: Bins are to be stored in fully enclosed and ventilated rooms, and more than 3m from any habitable room window. Ventilation exhaust to meet building code.
PO 40.6 Provision is made for on-site waste collection where 10 or more bins are to be collected at any one time	DTS/DPF 40.6 None are applicable	Response: Waste collection trucks will enter the site in a forward direction from Spence Avenue and exit site in a forward direction back to Spence Avenue. Trucks will stop beside the Bin Collection Enclosure.
PO 43.1 Areas for activities including loading and unloading, storage of waste refuse bins in commercial and industrial development or wash-down areas used for the cleaning of vehicles, plant or equipment are: a) designed to contain all wastewater likely to pollute stormwater within a bunded and roofed area to exclude the entry of external surface stormwater run-off b) paved with an impervious material to facilitate wastewater collection c) of sufficient size to prevent 'splash-out' or 'over-spray' of wastewater from the wash-down area d) are designed to drain wastewater to either: i. a treatment device such as a sediment trap and coalescing plate oil separator with subsequent disposal to a sewer, private or Community Wastewater Management Scheme or a holding tank and its subsequent removal off-site on a regular basis.	DTS/DPF 43.1 None are applicable	Response: Bin Rooms are provided within the property boundary at Ground Level. A bin wash is to be provided in the Building A1 West bin room, with connection to the sewer via a maintainable basket screen with 3mm holes. The room is fully contained to prevent stormwater from entering the sewer.

6 REFERENCES

PlanSA. (2024). *Planning & Design Code*.

Zero Waste SA. (2014). *South Australian Better Practice Guide – Waste Management in Residential or Mixed Use Developments*.