



**Planning Approval**

# **Waste Management Plan (WMP)**

**Residential Apartments, 8 Hocking Place, Adelaide**

May 2025

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**Prepared for:**

Future Urban Group

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# 1 Introduction

## 1.1 Purpose of this document

This planning-stage waste management plan (WMP) has been prepared for a proposed multi-storey residential apartment development (the Development) at 8 Hocking Place, Adelaide.

- The Development is in the City of Adelaide (Council).
- The purpose of the WMP is to describe provision made for waste management in line with requirements and/or expectations in the South Australian Planning & Design Code ((Plan SA, 2024) and from Council.
- Its content is aligned with that (for Waste Management Plans) recommended by the State Guideline: South Australian Better Practice Guide – Waste Management in Residential or Mixed-Use Developments (Zero Waste SA, 2014) (viz. Appendix D).

## 1.2 Project proponent & team

The project proponent (or Developer) and/or other members of the project team that have contributed to preparation of this WMP are listed below.

<b>Proponent</b>	<b>Superfund Obenox Pty Ltd</b>	
<b>Planner</b>	<b>Future Urban Group</b>	<a href="#">Future Urban   Urban Planning &amp; Development</a>
<b>Architect</b>	<b>Tectvs Architecture</b>	<a href="#">Architecture   Tectvs   Australia</a>

## 1.3 Status of document

This is a planning stage WMP based on:

- Most recently issued concept plans for the Development by the Architect (Tectvs Architecture, May 2025), and
- Other information provided by the Proponent and team (see above).

The WMP may need to be updated if design of the Development is changed (from what is described and presented in this WMP).

## 2 Development

The Development is a 14-storey apartment building – see Figure 2-1 overleaf – comprising:

- Thirty-six (36) “social housing” apartments across Levels 1 to 13.
  - These dwellings are mostly (30×) 1-bedroom apartments (on Levels 2 to 10) plus 6×2-bedroom apartments on Levels 11 to 13 (which gives a total of 42 bedrooms in the building).
- Ground level of the building – see Figure 2-2 overleaf – includes:
  - Resident access via a lobby from Hocking Place,
  - Communal area for building residents (with a Whitmore Square access),
  - Consultant room occasionally used for social support and services to residents,
  - Bike store, and
  - Waste (and recycling) bin storage area.

*Note: The Development would have no on-site car parking.*

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## Design Response

Elevations

### Materials

- 01 Blue glazed bricks
- 02 Off-form precast concrete - off-white
- 03 Grey glazing

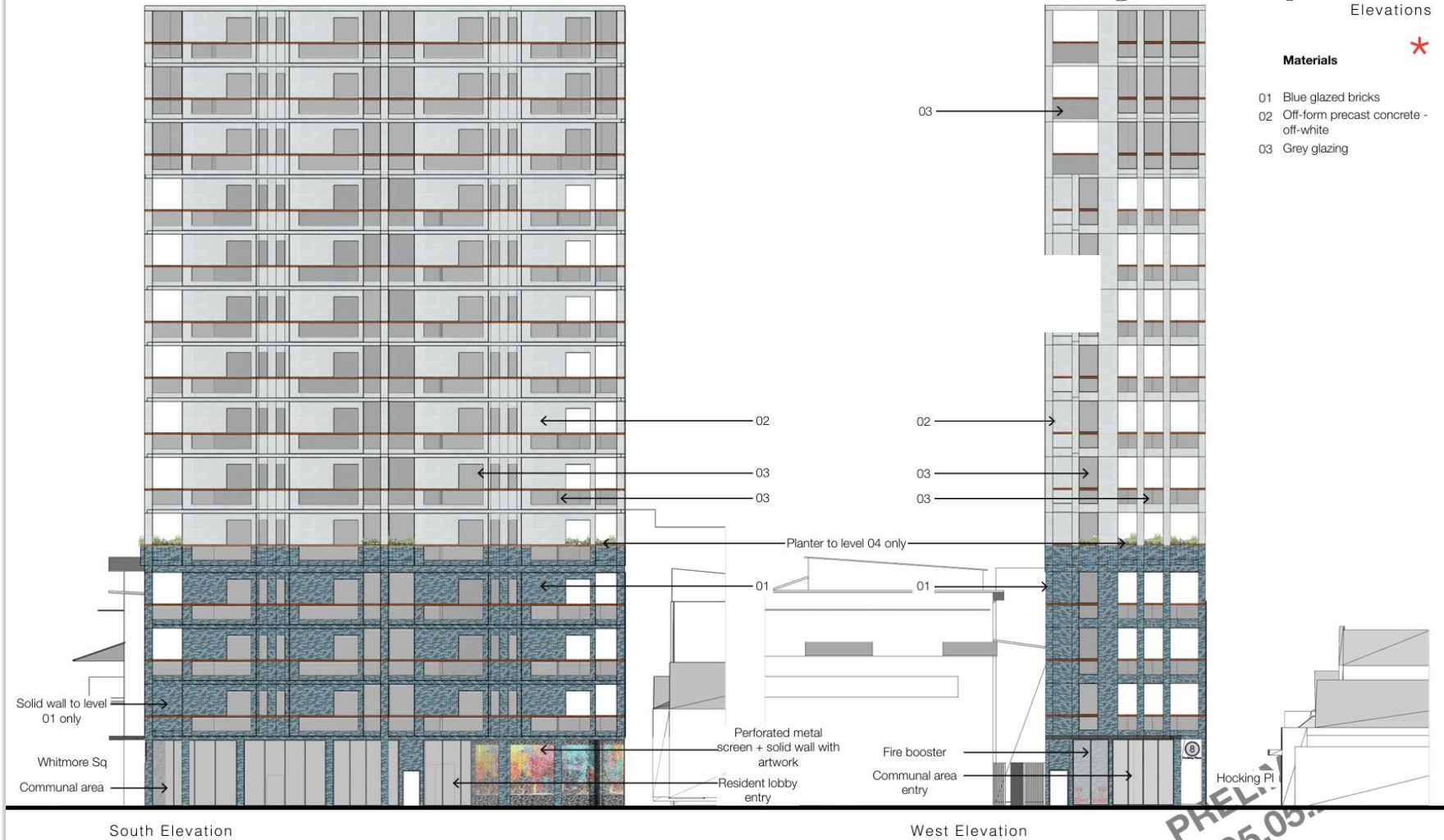


Figure 2-1 – Elevations (South and West) for the Development. Reproduced from concept plans by the Architect (Tectvs Architecture, May 2025).

# Design Response

Ground Floor Plan

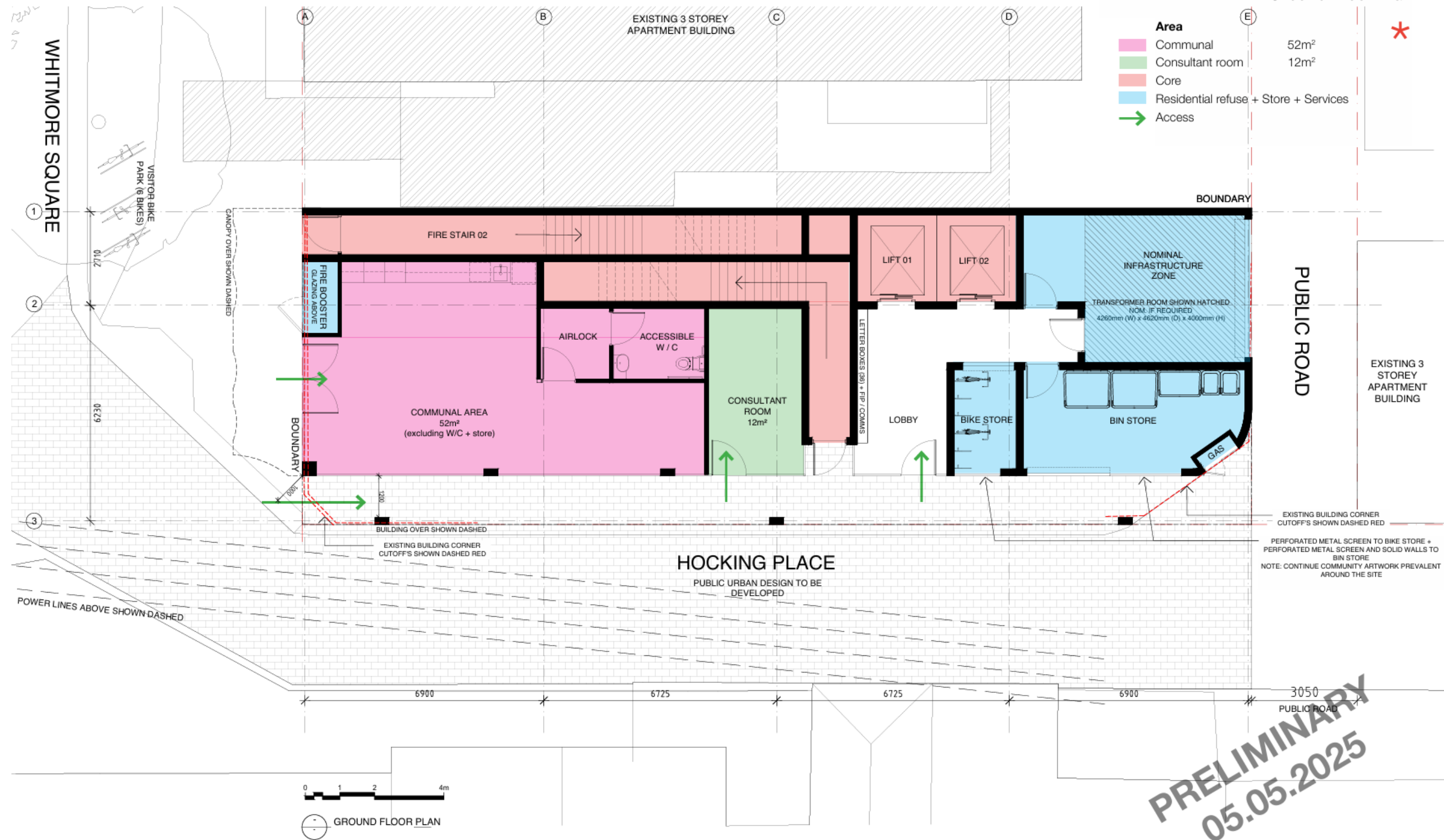


Figure 2-2 – Ground floor site plan for the Development. Ground level plan reproduced from concept plans by the Architect (Tectvs Architecture, May 2025).

## 3 Waste management plan

### 3.1 Proposed waste services

Council was engaged regarding access to their waste and recycling services for residents in the Development (City of Adelaide, January 2025). It confirmed that residential waste and recycling services can be provided by Council to the new apartment building as follows.

- **Routine services** – Mixed skip bin and kerbside collection service for:
  - **General waste** – Rear-lift 660L &/or 1100L (shared) (red lid) skip bin collection, weekly collection
  - **Recycling (Dry comingled)** – Rear-lift 660L &/or 1100L (shared) (yellow lid) skip bin collection, weekly collection
  - **Food waste** – Kerbside collection of shared (green lid) 240L MGB(s), weekly collection
- **Hard (and electrical / electronic) waste services** – For residential sites with > 7 dwellings, access to up to 12 collections per calendar year organised (with Council) by the property's Body Corporate or Building/Facilities Manager.

In addition, Council provides information and support that residents can use to access other recycling services. *For more information and details on these Council waste and recycling services and other support for residents in apartment buildings, including relevant policies and guidelines, please refer to: [Recycling & waste | City of Adelaide](#).*

### 3.2 Routine Services

#### 3.2.1 Waste System Sizing

Table 3-1 below gives the recommended type and number of bins for the Development using the proposed Council waste and recycling services. The recommended type and number of bins is based on:

- 36 apartments with 42 bedrooms, and
- Recommended Waste Resource Generation Rates (WRGRs) in the State Guideline (Zero Waste SA, 2014) for *High Density Residential Dwelling*.

**Table 3-1 – Waste system sizing summary: Type and no. of bins recommended for Development (using proposed Council services).**

Collection Service	WRGR* (L / bed / week)	Design Volume (L / week)	Bin / Receptable requirement			Collection Frequency	Service Type
			No.	Size	Type		
• <b>Garbage (or Residual)</b>	30	1,260	1 ×	1100	L Skip bin	Weekly	Council rear-lift skip bin services
			1 ×	660	L Skip bin		
• <b>Recycling (Dry comingled)</b>	25	1,050	1 ×	1100	L Skip bin	Weekly	
• <b>Organics (Food waste)</b>	10	420	2 ×	240	L MGB	Weekly	Council kerbside collection service

\* Per State Guideline WRGRs for High Density Residential Dwelling (Zero Waste SA, 2014).



### 3.2.2 Waste (& recycling) bin storage room

The Ground Level plan (per Figure 2-2) for the Development already has provision for a waste room.

- Figure 3-1 overleaf reproduces the Ground Level plan and overlays the recommended bin storage (from Table 3-1) in this waste room.
  - This proposed room can store the recommended number and type of bins for the three services proposed.
  - An on-site bin wash area would be co-located with bin storage in this room (as shown and noted in Figure 3-1).
  - As illustrated in this figure, a spatial design refinement (which should be made later at detailed design) is recommended to waste room, neighbouring areas, and resident access – to accommodate space needed on-site for temporary bin relocation during bin washing events (as will be discussed later).
  - Other design requirements and features for this waste room would include:
    - Mechanical extraction to provide negative pressure for odour control, venting to a location not causing nuisance or inconvenience to residents or neighbours.
    - 1.2m (uneven double) door (self-closing) to and from Bike storage area corridor,
    - Motorised 2400mm wide and full height roller door to Hocking Place for easy collection access.
    - Sealed floor graded to drain (in bin wash area).
    - Waterproofed walls (all)
    - Additionally sealed wall (e.g., tiling, epoxy lined) to 300mm wall height.
    - No steps at entry / exit points.
    - Automatic sensor lighting > 160 lux.
    - Secure RFID key card or keypad number access for apartment resident (internal) and waste contractor (external) access (to area).
    - Internal bin wash area to be equipped with “weatherproof” commercial (20A) PowerPoint and cold-water faucet on a neighbouring wall.
    - Signage (Council approved) on and above bins:
      - To guide residents on correct waste and recycling disposal and use of bins, and
      - Property or Building/Facilities Manager contact details in event of spillage, full bins, and/or other reportable issue.
- Figure 3-1 includes additional waste management details for the Development illustrating:
  - Resident disposal path to this waste room from apartments on upper floor via lift and from the Ground-level communal area too.
  - Transfer of waste and recycling bins for collection:
    - Rear-lift (660 &/or) 1100L general waste and recycling skip bins – by pull-out (by Council service contractor) to a collection point in Hocking Place (at the rear of the rear-lift truck that has reversed into Hocking Place from Whitmore Square) and then return to the waste room after.
    - Food waste (240L) MGBs – for kerbside presentation on Whitmore Square frontage, where the runner in the Council kerbside truck would temporarily.

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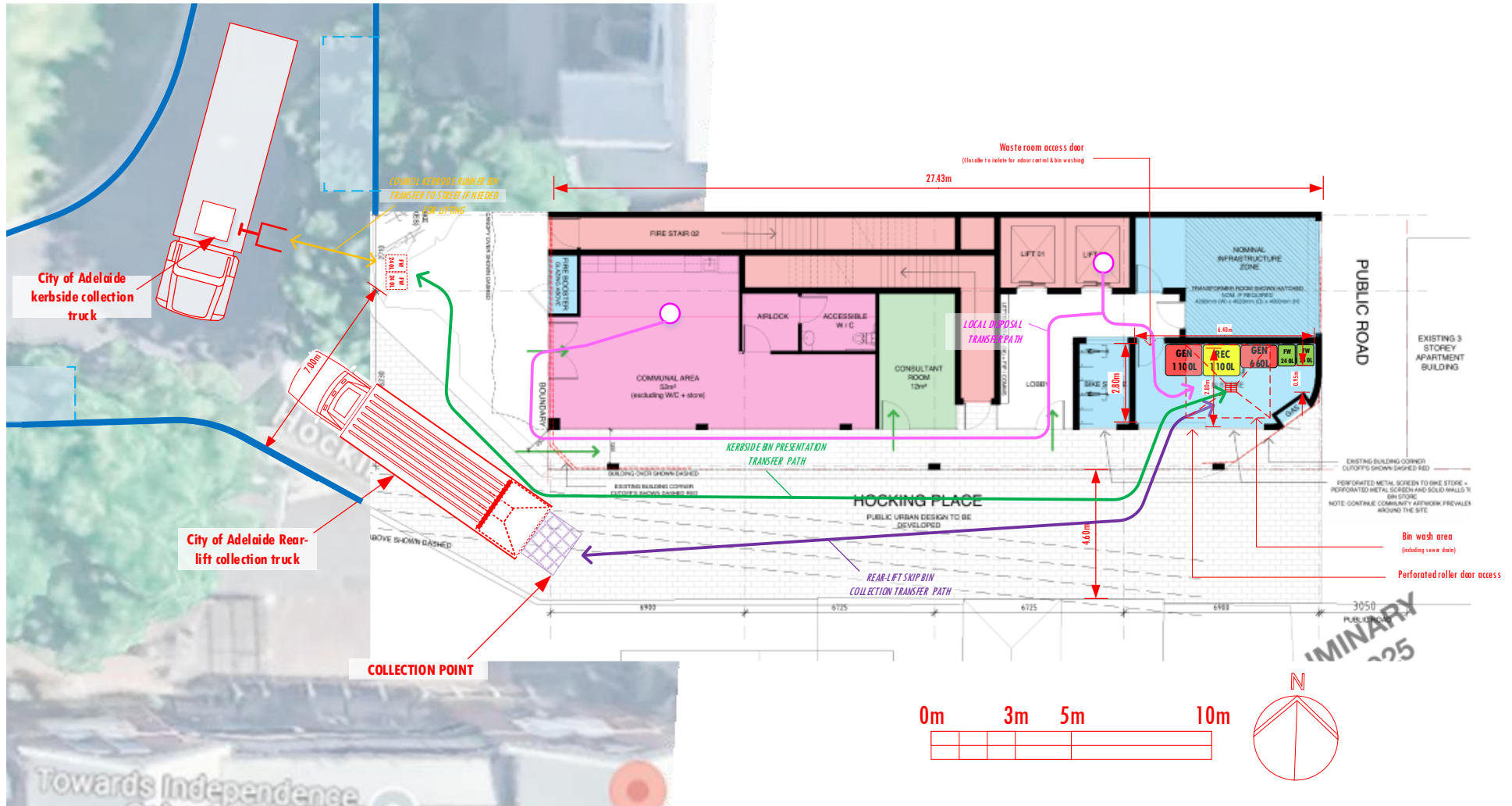


Figure 3-1 – Ground floor site plan for the Development showing the waste bin room with bin overlay and illustrating the expected Ground level disposal paths for (resident) disposal and (Council) collection from this room. Ground level plan reproduced from design plans by Project Architect (Tectvs Architecture, May 2025).

### 3.2.3 Collection arrangements and access

Based on discussions with and feedback from Council (City of Adelaide, January 2025):

- Council already reverses its side-lifting trucks for kerbside collection services down Hocking Place from Whitmore Square, like that which would be needed for proposed rear-lift collection truck access to this Development, and
- Their rear-lift skip bin collection trucks already enter this side lane of Whitmore Square and park to service and empty skip bins from the adjacent building at 42-56 Whitmore Square.

It is therefore expected that there will be no issues with Council trucks delivering the proposed services to the Development (by the arrangements proposed by Figure 3-1):

- *Rear-lift (660 &/or) 1100L general waste and recycling skip bins collection* – The Council rear-lift truck(s) (approx. 10.5 to 10.8m in length) would enter Whitmore Square side lane towards Hocking Place, turning right to face west, then reverse back into Hocking Place, before exiting in a forward direction after collection (in the same way as Council’s existing kerbside collection trucks already do).
- *Food waste (240L) MGBs* – The Council kerbside side-lifting truck (similar in size) would enter the Whitmore Square side lane in the same way, stopping in (the lane) in front of the Development, the (Council) runner would retrieve bins from kerbside and place for lifting, the bins would be emptied (and returned to kerbside verge), the truck would then continue in forward direction, turning right along this lane.

To assist in visualising the above, Figure 3-3 overleaf expands Figure 3-1 to show surrounding roads these Council collection vehicles would be using to deliver these services.

### 3.2.4 Resident User Disposal & Storage

Disposal systems installed in apartment kitchens would enable residents to source separate waste and recycling (into food waste, dry recyclables, and residual), then transfer it to Ground level waste bin storage area to empty into bins provided. The following types of user disposal systems must be provided.

- **Garbage & (Comingled Dry) Recycling** – Built in drawers containing (Min. 30L) bins with carry handles – see photo example in Figure 3-2(a) below.
- **Food waste** – Bench-top kitchen caddy with carry handle as available from Council (see [Kitchen caddies | City of Adelaide](#)) – see photo in Figure 3-2 (b).

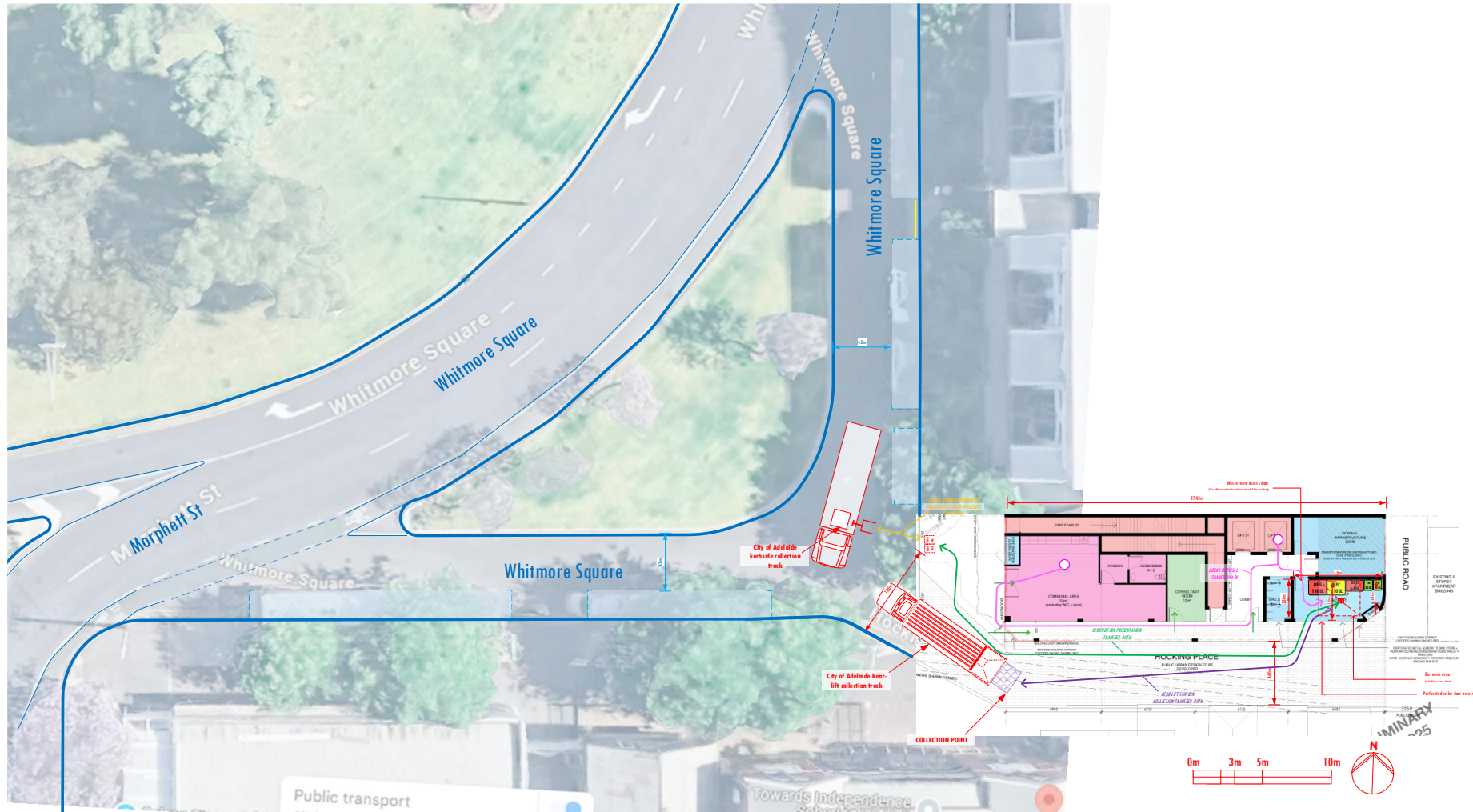


(a)



(b)

**Figure 3-2 – Examples of User Disposal bins that could be installed in dwelling kitchens:** (a) General waste & recycling pull-out drawer; and (b): Bench-top food waste kitchen caddy with handle (per Council requirement, see: [Kitchen caddies | City of Adelaide](#))



**Figure 3-3 – Table 3-1 expanded to show surrounding roads (including street parking) used for collection access to the Development.** Background image for surrounding roads sourced from [Google Maps](#). Other overlay details for street parking and surrounding roads are approximate.



### 3.2.5 Local Disposal paths

Residents would carry their waste or recycling bins from apartments via corridors on their level to the lift, then from the lift via access corridors at Ground Level to the waste bin storage area (e.g., see pathway suggested in Figure 3-1).

- Doors from apartments and along this path should be at least 850mm wide.
- There should be no steps or grades > 1:10 along this local transfer path.

*Note: Even though this Development is a 14-storey building, waste chutes have not been recommended because this the building is being designed for social housing and has a small site area / footprint and low number of apartments per level.*

- Waste chutes would require additional space, especially at Ground level for chute discharge, which would be challenging to accommodate.
- Chutes would add to building construction and future operating and maintenance costs, reducing the future housing affordability.
- It is a relatively short distance for residents to travel from their apartments to the lift, and then from the lift to the Ground level waste room.
- Residents would have waste and recycling user disposal bins with handles (per Section 3.2.4 above) so they can be carried with minimal risk of spillage.

### 3.2.6 Bin Cleaning

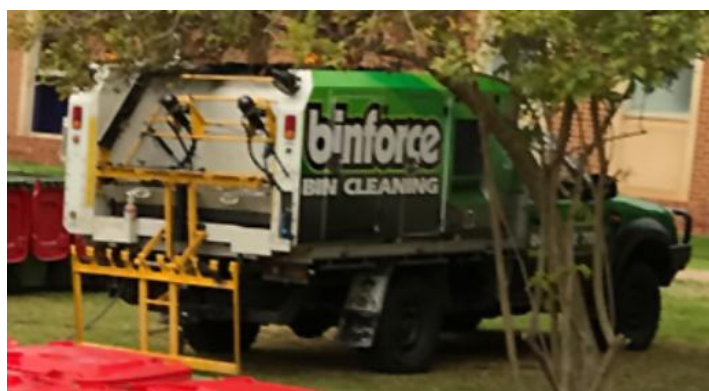
The Development would have an on-site bin wash area in the waste bin storage area (per Figure 3-1).

- It would be multipurposed with bin storage and temporarily set up (with bunding) for operation when needed (by moving bins internally using internal waste room and adjacent bike storage areas).
- It would be graded (with no steps) to a sewer drain with basket screen to catch solids.
- Adjoining (solid) walls (to at least 0.3m) and floor would be tiled, or epoxy lined, and all walls in the bin area waterproofed too.
- The area would be fitted with a “weatherproof” commercial (20A) power point and cold-water supply and faucet.

Periodic bin cleaning would be managed by the Property Manager and scheduled on a regular basis.

*Note: Bin cleaning may 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 Ute or truck that enable them to clean bins on site – Figure 3-4 below.
- To clean bins, their vehicles would be able to temporarily park in Hocking Place.



**Figure 3-4 – On-site bin wash system for kerbside and skip bins on back of Ute.** Source: <http://binforce.com.au/>

### 3.3 Hard waste

Residents would access the Council-provided hard waste service: [Hard waste collection for residents | City of Adelaide](#).

- For residential sites with > 7 dwellings, this service would be organised with Council by the Body Corporate or Building/Facilities Manager.
- Once the Development becomes operational, the Body Corporate or Building/Facilities Manager should engage with Council to confirm access and establish scheduling, presentation, and collection vehicle access arrangements.
- The hard waste presentation area (to be confirmed with Council later) may be:
  - On-site, e.g., temporarily set up in the Ground level communal area, or
  - On the road verge, e.g., on Whitmore Square frontage.
- *Note: Before presentation events, residents would be required to keep hard waste items in their dwellings unless a temporary storage area in the building is set up by the Body Corporate or Building/Facilities Manager.*

### 3.4 Other waste & recycling items

Council provides other support and advice to residents and ratepayers for disposal of other waste and recyclables at its Web site: [Recycling & waste | City of Adelaide](#). This support and/or advice includes (but is not limited to):

- Advice on access to Council Reuse and Recycle Hubs in the City area, where residents can get rid of smaller hard-to-recycle items, including lighting, blister packs, printer cartridges, mobile phone, and other e-waste.
- How to dispose of hazardous waste.
- Disposal of Electronic (or e-waste) as part of Council's hard waste collections or separately at other disposal locations.
- For all other types of waste and recyclables, a lookup directory of suitable disposal locations: [Which Bin SA](#)).

### 3.5 Additional details & guidance

#### 3.5.1 Waste system management & responsibilities

The following parties would have responsibility for managing and operating the waste system properly and effectively.

*Table 3-2 – Required and/or expected waste system management & responsibilities*

Party	Responsibilities
<b>Developer</b>	<ul style="list-style-type: none"> <li>Follow this WMP including provision of waste systems in dwellings, waste bin storage area, and transfer pathways to support proposed waste and recycling.</li> <li>Confirm collection services with Council and engage with them during detailed design (after planning approval) as needed on any additional design requirements to support their services.</li> <li>Notify Council and ensure skip bins and MGBs for the waste system are ordered and delivered and signage installed before building becomes operational and residents move in.</li> </ul>
<b>Community Corporation / Body Corporate</b>	<ul style="list-style-type: none"> <li>Appoint a Property or Building/Facilities Manager responsible to manage and operate the waste system.</li> <li>Include in Community Plan &amp;/or By-Laws requirements for residents to properly use the waste system and follow Council and/or Property or Building/Facilities Manager directions.</li> </ul>
<b>Property Manager</b>	<ul style="list-style-type: none"> <li>Manage the waste system, including resident education and training, spillage clean-ups, maintenance and cleaning activities, hard waste collection management, and bin cleaning.</li> <li>Liaise with Council on an on-going basis to support and review Council waste and recycling collection services and to schedule and organise hard waste collections for residents.</li> </ul>
<b>Residents</b>	<ul style="list-style-type: none"> <li>Properly and effectively use the waste system, including source separation in their apartments (to maximise diversion and minimise contamination), carry bins without spilling to the waste bin storage area, and dispose materials into correct bins.</li> <li>Notify the Property or Building/Facilities Manager of any spillage, if all bins are full, of any incorrect use &amp;/or other issue.</li> <li>Follow Property or Building/Facilities Manager directions on operation and management of the waste system.</li> <li>Follow any Council directions in relation to their services.</li> </ul>
<b>Council</b>	<ul style="list-style-type: none"> <li>Organise and deliver the waste and recycling services to the Development when it becomes operational, including supply of bins and signage for waste room.</li> <li>Provide other informational materials to the Community Corporation and/or Property or Building/Facilities Manager to help them manage the waste system properly and effectively and for residents to use it correctly.</li> </ul>
<b>Council waste contractor(s)</b>	<ul style="list-style-type: none"> <li>Reliably deliver waste and recycling collection services per agreement with Council.</li> </ul>

### 3.5.2 Other waste system design or management guidance notes

- 1) **Bins** – Should comply with AS 4123.1-2008 Mobile waste containers and use existing Council kerbside service standard colours for lids.
- 2) **Vermin, hygiene & odour management (including ventilation)**
  - **Inspection & Cleaning** – An inspection and cleaning regime should be implemented by the Property or Building/Facilities Manager, including ensuring that waste bin storage area and local disposal and collection transfer pathways are kept clean, hygienic, and free of loose waste materials.
  - **Odour Management** – The waste bin storage area would have mechanical ventilation to manage odour. To further minimise any potential odour, the following is recommended.
    - Lids on all bins should be closed by residents after disposal events.
    - For the food waste bins:
      - Residents should always put food scraps in compostable bags and not dispose of liquids into these bags or into the skip bin directly.
      - A plastic bag liner should be considered for the general waste bin and compostable bag liner used with organics bins.
      - The Property Manager can add bi-carbonate soda to bottom of general waste and organics bins too, to help absorb liquids and odours.
      - More frequent bin cleaning can be considered, e.g., monthly, especially during hotter periods.
  - **Bin cleaning** – Bin washing activity should be coordinated and managed by the Property or Building/Facilities Manager, so it occurs on a regular basis, e.g., quarterly, to keep bins in a sanitary condition (and an additional one during summer just after Christmas holidays should be considered if needed).
- 3) **Access & security** – Bins should only be accessible to and used by residents.
  - **Waste bin storage area** – Should be secure and only accessible to residents or Property or Building/Facilities Manager by key or fob or access code.
  - **CCTV** – Should be included in the waste bin storage area to help monitor access and correct use of the bins.



## 4 References

City of Adelaide. (January 2025). *Email correspondence and in-person engagement with CoA Team Leader, Waste & Cleansing re: New Development Waste Management: 8 Hocking Place.*

Plan SA. (2024). *Planning & Design Code*. Version 2024.23 19 December 2024.

South Australian Government. (2017). *Local Nuisance and Litter Control Act 2016*.

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