



**BUPA MORPHETTVILLE REDEVELOPMENT
29-31 AUSTRAL TERRACE, MORPHETTVILLE**

WASTE MANAGEMENT PLAN



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DOCUMENT CONTROL

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29-31 Austral Terrace, Morphettville
Waste Management Plan

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1. INTRODUCTION

CIRQA has been engaged to prepare a Waste Management Plan for the Bupa Morphettsville Redevelopment at 29-31 Austral Terrace, Morphettsville. This plan details the proposed management of waste for the development. The preparation of the statement has included consideration of the requirements and recommendations of Zero Waste SA's *"Better Practice Guide Waste Management for Residential and Mixed Use Developments"* (2014).

2. PROPOSED DEVELOPMENT

The proposed development comprises the construction of a new multi-storey aged care facility on the subject site. Specifically, the proposal comprises the construction of:

- 139 supported accommodation beds
- 3 independent living units comprising one bedroom;
- 6 independent living units comprising two bedrooms;
- 8 independent living units comprising three bedrooms; and
- ancillary resident services such as a hairdresser, lounge areas and function room.

The proposal is illustrated on drawings prepared by Walter Brooke (25-1070RevD dated 10 July 2026).

3. WASTE GENERATION ASSESSMENT

Based on the rates identified in the Zero Waste SA guideline, as well as an assessment of the waste generation of the existing Aged Care facility located on the subject site, the following rates have been adopted for the assessment of the proposal:

- **general waste** – 78 L per bedroom per week;
- **co-mingled recycling** – 30 L per bedroom per week;
- **green organics (including food waste)** – 31 L per bedroom per week;
- **cardboard**– 16 L per bedroom per week;
- **clinical/medical waste**– 1 L per bedroom per week; and
- **confidential paper**– 1 L per bedroom per week.

Table 1 summarises the waste generation assessment based on the above rates.

Table 1 – Weekly waste generation for the proposed uses

Land Use	Qty Bedrooms	Gen. Waste	Recycling	Organics*	C-board	Clinical/Medical	Conf'l Paper
Supported Accom.	139 beds	10,842 L	4,170 L	4,309 L	2,224 L	139 L	209 L
One-Bed ILU	3 beds	234 L	90 L	93 L	48 L	3 L	5 L
Two-Bed ILU	12 beds	936 L	360 L	372 L	192 L	12 L	18 L
Three-Bed ILU	24 beds	1,872 L	720 L	744 L	384 L	24 L	36 L
Total		14,040 L/week	5,340 L/week	5,518 L/week	2,848 L/week	178 L/week	267 L/week
* including food waste							

4. WASTE MANAGEMENT SYSTEM

4.1 BIN STORAGE

The development will include an at-grade bin storage area on the ground floor with direct access to/from the loading dock. The storage area will accommodate separate general, co-mingled recycling, cardboard and organics bins. Signage shall be provided to clearly designate each bin by waste stream. Clinical/medical and confidential paper bins will be stored locally within the hairdresser/consulting room and staff admin offices.

The bin storage area should be ventilated in accordance with the requirements of the Australian/New Zealand Standard, *The Use of Ventilation and Air Conditioning in Buildings* (AS 1668).

Based on the above waste generation assessment, Table 2 identifies the recommended number of bins and services for each waste stream and land use.

Table 2 – Number of bins and service rate for each waste stream

Waste Stream	Bin Size	# of bins	Capacity	Service Rate
General Waste	1,100 L	4	4,400 L	four times per week
Co-Mingled Recycling	1,100 L	3	3,300 L	twice per week
Green Organics	660 L	3	1,980 L	three times per week
Cardboard	660 L	3	1,980 L	twice per week
Clinical/Medical	240 L	1	240 L	once per week
Confidential Paper	240 L	2	480 L	once per week

Figure 1 illustrates that the bin storage room will be able to accommodate the above number of bins.



Figure 1 – Bin storage arrangement

The above service schedule indicates the frequency of collection for each waste stream. This results in the potential for up to thirteen individual truck movements per week. Such a number is a minor increase (+3) to existing collection movements associated with the subject site. Given the associated movements would be undertaken outside of peak periods this would have minimal impact on users of the site and its car park.

4.2 WASTE TRANSFER PROVISIONS

Bins should be provided in communal areas for disposal of waste and recyclables. Waste will be transported to the bin area from communal areas and resident rooms by staff/cleaners.

Waste chutes for general waste and comingled recycling will be located on the upper levels to allow convenient disposal of common waste streams on higher floors. Other waste streams will be transported to the bin area with the use of the lifts.

The kitchen on the ground floor should allow for convenient separation of organic waste (food scraps), recyclables and general waste to encourage separation of waste streams. Waste will be transported to the bin area from the kitchen by staff/cleaners.

Waste will be collected by private contractors. Bins will be wheeled from the bin room to the collection vehicle stored in the loading dock by the contractors.

Appendix A illustrates indicative transfer paths for staff/cleaners to the waste store and for waste contractors to the collection vehicle.

4.3 OTHER WASTE

In addition to the primary waste streams identified above, it is noted that, at times, additional waste services may be required such as disposal of printer cartridges, light globes, etc. This would be organised by staff and undertaken by private contractors, as and when required.

4.4 MANAGEMENT RESPONSIBILITIES

To ensure the waste system is appropriately managed and maintained, the following responsibilities are identified for relevant parties:

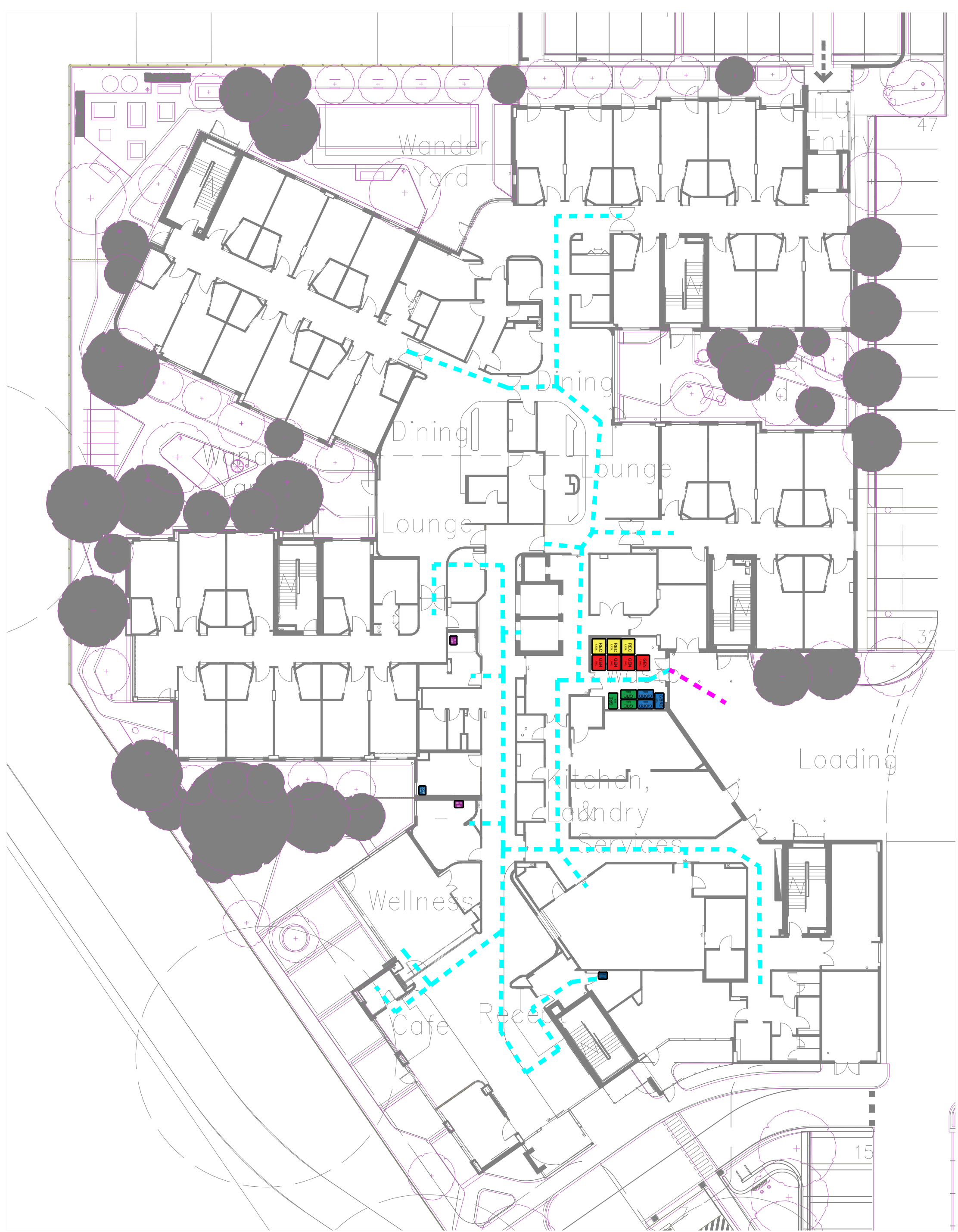
- **local disposal of waste** (from resident rooms/communal areas to bin store) – staff/cleaners;
- **storage and collection of other waste types** – staff/cleaners as required;
- **collection of waste** – private waste collection contractor;
- **management and maintenance of bin store (including hygiene, vermin control etc.)** – building management/maintenance; and
- **education and training of staff and residents (including induction)** – building management/maintenance.

In addition to the above responsibilities, the following specific tasks should be undertaken by building management/maintenance staff:

- ensure that the waste areas are secured to avoid theft and/or inappropriate use of the waste provisions;
- ensure that the waste area and transfer pathways are inspected and cleaned routinely to ensure these areas are kept hygienic and clear of loose waste;
- ensure that bins are routinely cleaned (this could be arranged through a private bin cleaning service who utilise specialist vehicles for the washing and disinfection of bulk bins);
- ensure that bins are labelled/signed appropriately to identify the relevant waste type as well as the site's property address;
- ensure that staff are inducted and educated in respect to the appropriate management and disposal of waste within the site; and
- ensure that staff adhere to the waste management arrangements and manage undesirable behaviour as and if required.

APPENDIX A

WASTE TRANSFER PLANS PREPARED BY CIRQA



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DRAWING AMENDMENTS

VER	DATE	DESCRIPTION	DWN	CHK
A	02/07/2026	TURN PATH ASSESSMENT	RNM	BNW
B	9/07/2026	MINOR AMENDMENT	RNM	BNW
C	10/07/2026	MINOR AMENDMENT	RNM	BNW
D	13/07/2026	MINOR AMENDMENT	RNM	BNW

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BUPA AGED CARE FACILITY

29-31 AUSTRAL TERRACE, MORPHETVILLE

WASTE TRANSFER PATHS

PROJECT # 25414

SHEET # 01_SH04