Chasecrown - Glenelg Apartments

Waste Management Plan

Document verification

Date	Version	Title	Prepared by	Approved by
25/06/2025	V1 (DRAFT)	Chasecrown - Glenelg Apartments Waste Management Plan	J. Webb	J. Webb
17/10/2025	V2 (FINAL)	Chasecrown - Glenelg Apartments Waste Management Plan	J. Webb	J. Webb

Document summary

Rawtec prepared this waste management plan (WMP) to support the planning application of the development. We consulted the client, project manager, project architect and traffic consultant and considered all relevant policy requirements (see Appendix 1).

This WMP includes a high-level proposal for a waste management system, with a preliminary design to show how waste can be managed at the site. If land uses and waste management arrangements for the development change during detailed design, this WMP will need to be updated.

The WMP is aligned with the *South Australian Better Practice Guide – Waste Management in Residential or Mixed Use Developments (Green Industries SA, 2014).*

1. Development summary

Project	Glenelg Apartments: 25 South Esplanade, Glenelg SA 5045
Client	Chasecrown
Architect	Chasecrown
Project manager	Chasecrown
Traffic consultant	Cirqa

1.1. Land use and occupancy

Table 1 lists the tenancy/land uses that will generate waste and recycling at the development, based on the latest architectural plans.

Table 1: Tenancy/land use and occupancy overview

Level(s)	Tenancy/land use	Waste resource generation category	Size
Ground to Level 4	Residential Apartments	*Residential (High Density)*	50 bedrooms (18 apartments)

1.2. Waste management considerations

The client and project architect identified design choices and other elements that could affect waste management at the site (Table 2). We have included these in the design of the waste management system.

Table 2: Development waste management considerations

Consideration	Description
Building Manager	Building Manager responsibilities include: • Swapping full bins with empty bins from under the chutes. • Transferring comingled recycling bins/recycling in the Cute & Recycling Room on each level to the Bin Room for consolidation into the larger comingled recycling bins.
Chute & Recycling Room (Each Level)	• Each level will have a designated room for waste/organics chutes and a comingled recycling bin. • Residents will dispose of each stream as per below: – Cute for: ▪ General waste ▪ Organics. – Recycling via 140/240 litre comingled recycling bins.
Hard waste	• Residents will temporarily store hard waste items either: – within their dwelling or allocated storage areas – in the bin room. • Collection will occur on an at-call basis, arranged as needed (by building manager if stored in bin room).

1.3. Recommended services

To manage waste and recycling effectively, the development needs to include the services listed in Table 3.

Table 3: Recommended waste management services

Required/recommended waste and recycling collection services		
	Development land uses	**Apartments**
Routine collection (rear lift)	General waste	**X**
	Comingled recycling	**X**
	Organics recycling	**X**
On-call or external drop-off	Hard waste	**X**
	E-waste	**X**
	CFL/Lighting	**X**
	Printer Cartridges	**X**
	Batteries	**X**

X = Required/Desired

NS = Not serviced as separate service not required

2. Waste management analysis

2.1. Waste and recycling volumes

The development will generate about 4,400 litres of waste and recycling per week (Table 4).[1]

Table 4: Estimated volume of waste and recycling generated at the development

Estimated waste generation volumes (litres per week)		
Development land use		**Apartments**
WRGR classification		*Residential (High Density)*
Waste stream	General waste	1,500
	Comingled recycling	1,300
	Organics recycling	500
	Hard waste	300
	E-waste	60
Total site volume		**3,700**

*Totals have been rounded and may not equate

NE = Not Estimated as Not Required

[1] Estimates are based on the proposed land-use data provided by the client/architect and metrics from the *South Australian Better Practice Guide – Waste Management for Residential and Mixed Use Developments*. Some metrics have been further developed by Rawtec based on industry knowledge and experience.

2.2. Bin size and collection details

Based on the estimated volumes of waste and recycling in Table 4, the development needs 6 bins and 3 collections per week (Table 5).

Table 5: Estimated bin requirements and collections per week

	Bin Room				
	Total volumes (L per week)*	Bin size (L)	Number of bins required	Collections per week	Collection Vehicle
General waste	1,500	1,100	2 + Chute Bin	1	Rear-lift
Comingled recycling	1,300	1,100	2	1	Rear-lift
Organics recycling	500	660	1 + Chute Bin	1	Rear-lift
Hard waste	300				Pan-tech/Flat bed
E-waste	100				Pan-tech/Flat bed
Total	**3,700**		**7**	**3**	

*Totals have been rounded and may not equate

The following irregular waste streams will be managed as they occur onsite:

- **Containers under SA's 10 cent Container Deposit Scheme** will be managed by resident and commercial tenants separately. A building manager may manage a 240L bin collection service on behalf of the development.
- **Electronic waste and separate waste streams** (such as appliances and batteries, printer cartridges, lighting) will be stored at the development until sufficient quantities are available. All items must be source separated and collected by a certified collection contractor or taken to a licensed facility (e.g. recycling depot or participating retailer).
- **Hard waste** (during tenancy fit-out or in residential developments) will be stored at the development and managed via a pull-in/pull-out collection service. This must be arranged by tenants and the building manager, so hard waste can be collected from the loading area at a suitable time.

Other advice

- **Bins and signage** must meet the Australian Standard for Mobile Waste Containers (AS 4123.7-2006 Mobile Waste Containers).
- **E-waste/hard waste collection:** Provide a central and accessible storage point for E-waste and hard waste. If hard waste is collected from individual locations, the building manager and tenant may need to be present for collection and costs may increase.

2.3. Waste storage area

The Bin Room houses the bulk bins. Figure 1 shows how this area could be designed. Figure 2 shows the transfer pathways to and from the Bin Room. Figure 3 shows the Chute & Recycling room on each level and apartment transfer pathways. When planning the waste storage area, consider the additional waste management design advice listed in Section 5.

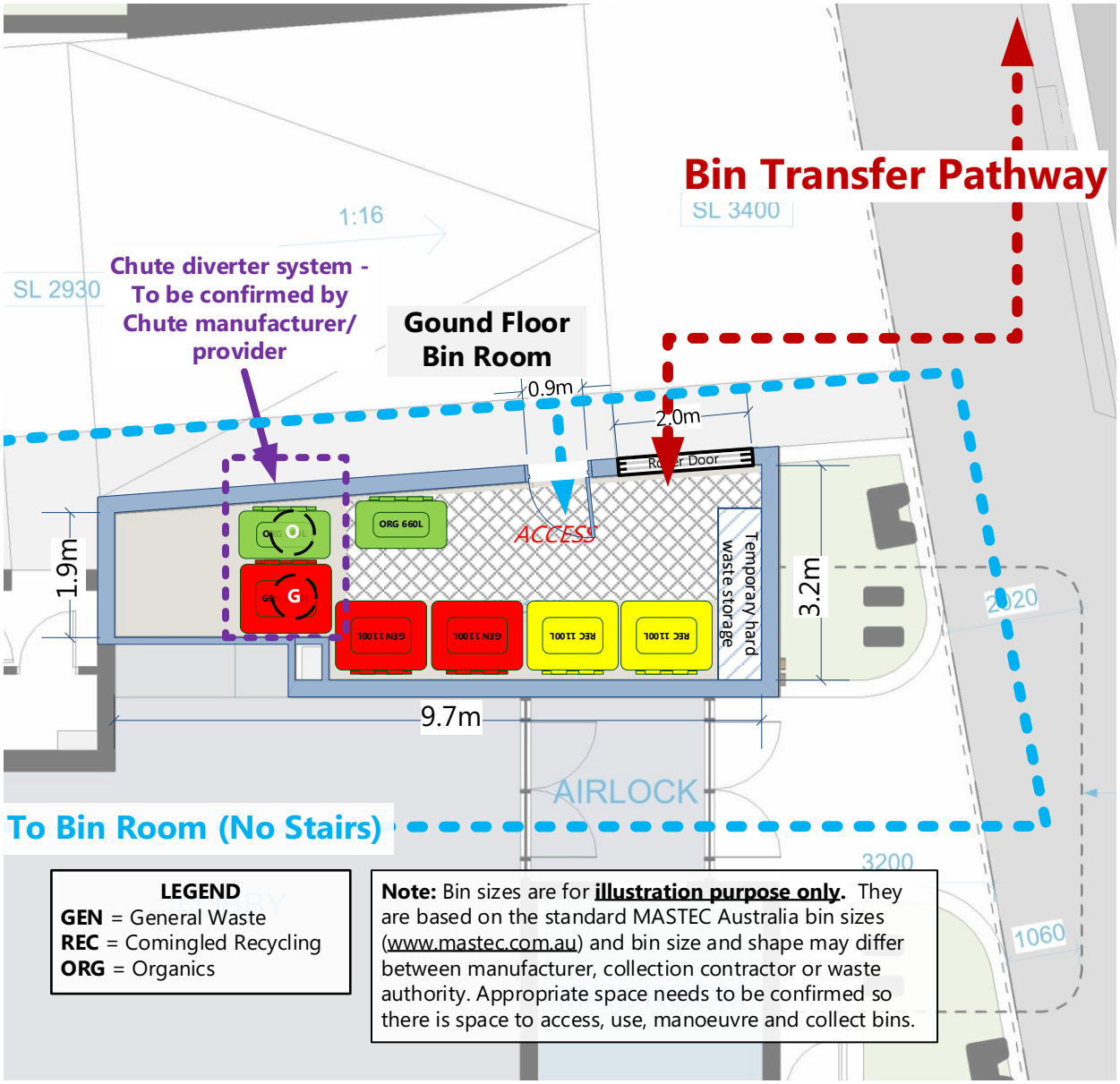

Figure 1: Bin Room design

Detailed design

- Detailed design and construction advice may be needed in later stages. Equipment specifications (such as chutes and compactors) must be confirmed by the provider before construction.

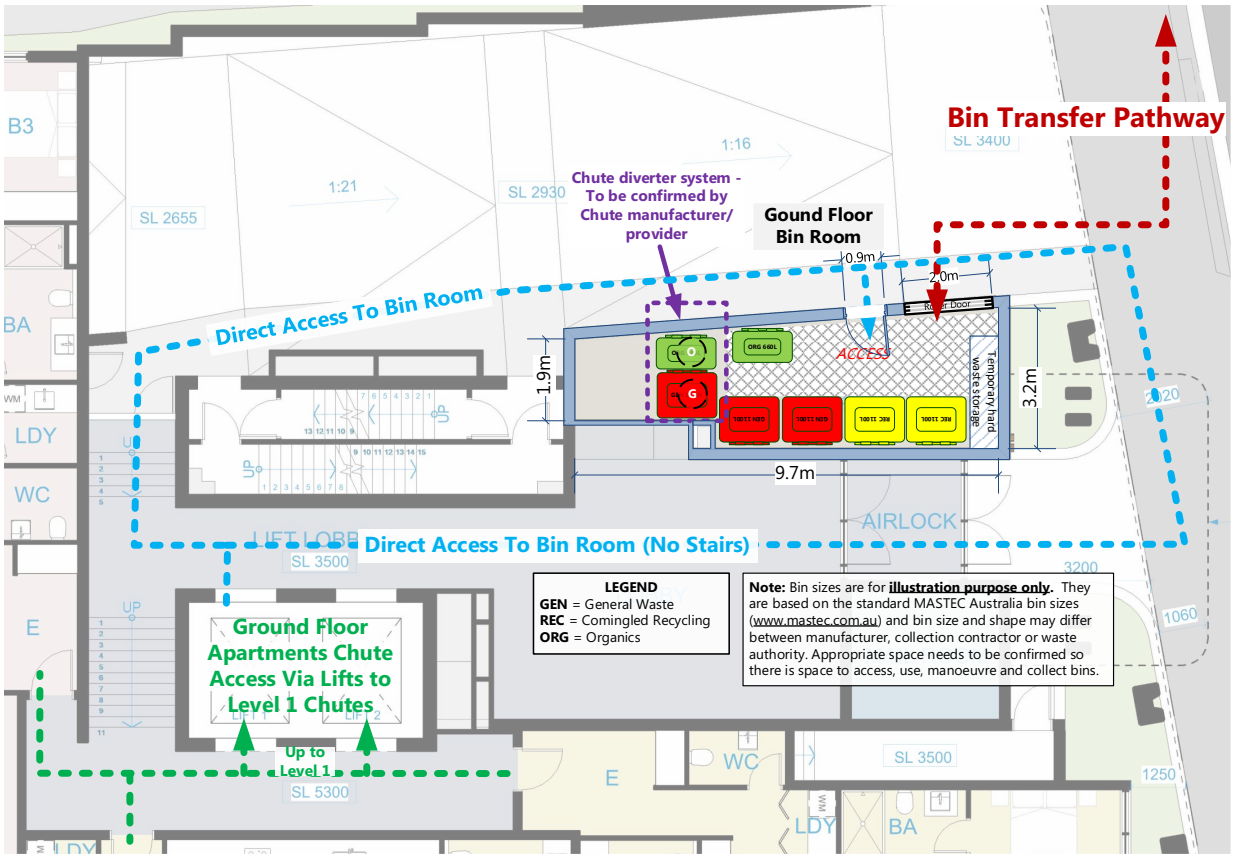

Figure 2: Bin Room and ground floor apartments transfer pathways

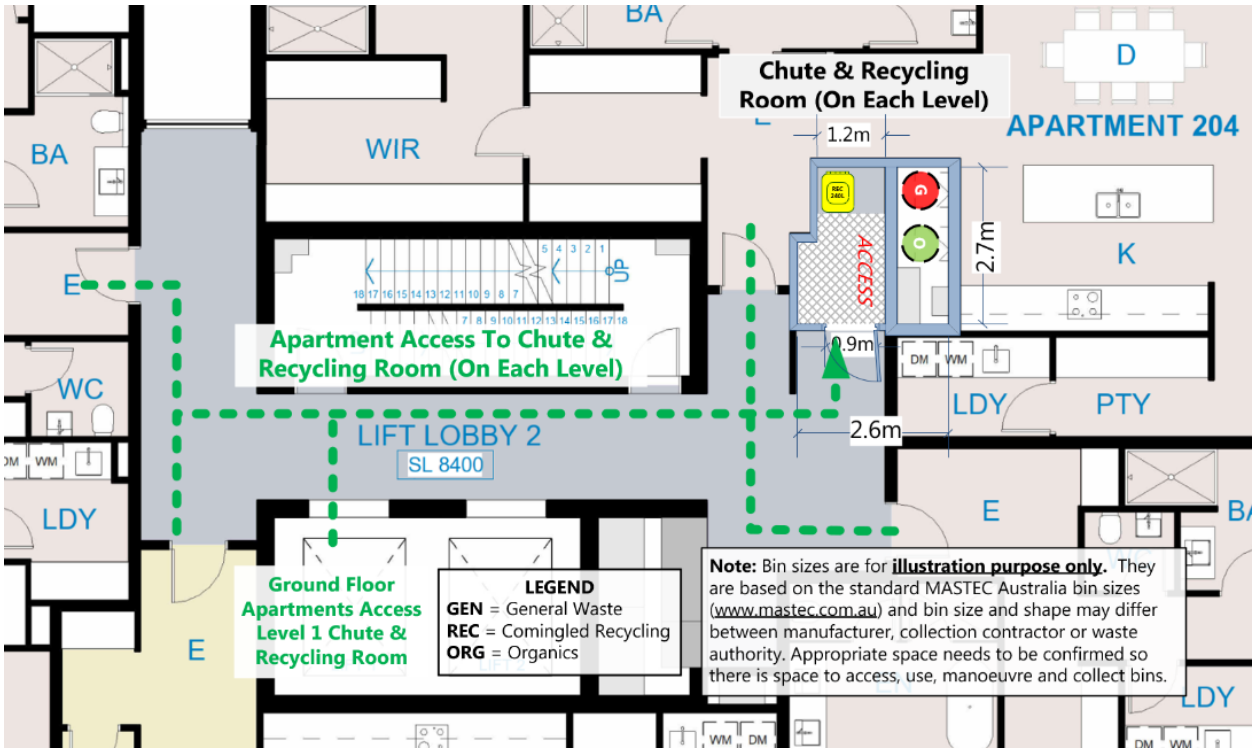

Figure 3: Chute & Recycling Room and apartment transfer pathways

3. Waste management system

The waste management system (WMS) explains how to manage the waste and recycling generated at the development (Table 6). It covers each land use and considers the relevant waste management policies (see Appendix 1).

When planning the WMS, consider the waste management design advice in Section 5.

If land uses and waste management arrangements for the development change during detailed design, this WMP will need to be updated.

Table 6: Proposed waste management system for the development

Proposed waste management system		
Waste/recycling services	• General waste • Comingled recycling	• Organics recycling
WMS step	**WMS notes**	
1. User storage	• Each apartment includes in-built storage (e.g. kitchen drawer) for: – General waste: in black bin liners. – Organics: in compostable liners. – Comingled recycling & cardboard: stored loose in bins/containers.	
2. Transfer pathways	• All residents bring waste/recycling to the Chute & Recycling Room on each level (ground floor residents accessing the level 1 Chute & Bin Room via lifts). • Chute & Recycling Rooms will include: – Chute openings for general waste and organics. – Bins provided for comingled recycling. • For large cardboard items, residents will access the Bin Room directly. • Transfer routes from apartments to disposal points: – Must be at least 1.25 m wide. – Free of steps and obstructions. – Slopes not exceeding 1:10 gradient.	
3. Aggregation and storage	• Waste and recycling will be aggregated separately in the bulk bins provided for general waste and organics (via chutes), and comingled recycling (bin transfer by building manager). • Bins will be clearly labelled and regularly monitored to avoid contamination.	
4. Bin collection	• Waste and recycling collection vehicles park in a nearby on-street loading area (within 30m from the Bin Room). • The driver will collect and return the bins directly from the Bin Room.	

4. Collection requirements

4.1. Vehicle movements per week

The development will need about 3 regular collections per week. This is based on the waste and recycling volumes and collection service frequency in Table 5.

Other advice

- **Collection times:** Schedule waste collection timing and frequency to reduce the impact of noise and traffic on residents, neighbours and the public.
- **Peak periods:** More waste is usually generated during holiday periods like Easter, Christmas and public holidays. Extra collections may be needed at these times.

4.2. Collection vehicle

Table 7 lists approximate truck dimensions to help the traffic consultant's analysis. Please note:

- Vehicle dimensions and operating conditions can differ between waste collection contractors.
- Rawtec does not provide traffic engineering services. The traffic consultant's report details how collection vehicles will service the development safely.
- The client must confirm with the preferred waste collection contractor that it can service the development before collection can begin.

Table 7: Approximate collection vehicle dimensions

Collection vehicle dimensions		
Vehicle type	Rear lift	Pan-tech/Flat bed
Collection type	Collection of bins up to 1,100 L	At call waste streams
Vehicle dimensions	3.4m minimum to 4m (h) × 2.5m (w) × 8.8m minimum to 11m (l)	Up to 4.5m (h) × 2.5m (w) × 8.8m (l)
Rear loading space required	2 m	-
Clearance height required	3.8m minimum (recommend 4m)	Up to 4.8 m
Vehicle turning circle	18-25 m	18-25 m

Note: Vehicle width dimensions are based on Australian MRV standard specifications - AS 2890.2-2002. Vehicle length and heights are based on common collection vehicles operating in the South Australian market. Waste and recycling collection vehicles are custom designed and may differ from these specifications.

5. Other waste management and design advice

Table 8 lists advice on designing developments to encourage good waste management practices, based on the *South Australian Better Practice Guide – Waste Management for Residential and Mixed Use Developments*.

Table 8: Other waste management and design advice

Area	To consider
Bin/chute rooms	• Make bin/chute rooms accessible to mobility impaired persons. • Locating chutes in closed waste rooms on each floor may prevent odours or spillage issues compared to providing access directly from a hallway.
Bin transfer routes	• Transfer routes should be at least 1.4 m wide, free of obstructions and steps, and with a slope of no more than 1:10. • Transfer routes should not pass through living areas or dwellings.
Bin washing	• A bin washing station must: – slope to a drain connected to the sewer – have a tap and a hose with mains supply – be at least 2 m × 2 m – be slip resistant. • Note: – Line marking and bunding are not required. – Bins can be stored on top of the bin wash area. During washing, other bins can be placed outside the room. – The bin wash area can be installed outside the waste room. – The waste contractor may provide this service (either onsite or offsite).
Container deposit scheme (10-cent) containers	• Businesses with large volumes of 10-cent refund drink containers (e.g. restaurants, cafes, hotels) could organise a collection service with a business that shares the revenue from the containers (e.g. Scouts SA).
Education and training	• The building manager should educate and train residents/tenants to use the waste management system correctly. • Consider including better practice waste management requirements in strata or commercial lease agreements.
Health and amenity	• Effective WMS design should: – reduce and stop odour and noise – consider and preserve visual amenity for residents/tenants, neighbours and the public – prevent waste spreading beyond the defined location – specify washable services enabling periodic cleaning – provide adequate ventilation.

Area	To consider
Lid within a lid bin	• A 'lid within a lid' system can make it easier to dispose of waste and recycling into bulk bins (e.g. 1,100 litre bins): – The smaller, lighter lid reduces the weight and risk for people disposing of materials. – The large lid can be locked, stopping oversize items being put into the bin.
Waste storage area	• For residential buildings, waste storage areas should be: – external to all living areas but within the dwelling or on common property – no more than 30 m from living areas for convenience and to reduce spills/mess. • Consider installing a security camera to allow the building manager to remotely view when bins under chutes need to be rotated and to discourage misuse of bins and dumping.
Waste streams	• All SA residents should have access to an organics (food and/or garden) collection service. • Locate the disposal point for all three streams together (general waste, comingled recycling and food organics).

6. Appendix 1: Waste policies

This WMP is based on the following policies, design and operational requirements:

- The South Australian Environment Protection (Waste to Resources) Policy 2010, Government of South Australia, version 1.6.2019:
  - Waste is subject to resource recovery processes, which can include source separation, before disposal to landfill.
- *South Australian Better Practice Guide – Waste Management in Residential or Mixed Use Developments*, Green Industries SA, 2014.
- South Australian Planning and Design Code
  - Table 9 summarises the Performance Outcomes in the code related to waste and recycling.

Table 9: Waste and recycling performance outcomes in the Planning and Design Code

Design	
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.
PO 19.3	Driveways are located and designed to facilitate safe access and egress while maximising land available for street tree planting, landscaped street frontages, domestic waste collection and on-street parking.
PO 20.1	Provision is made for the adequate and convenient storage of waste bins in a location screened from public view.
PO 26.3	Provision is made for suitable household waste and recyclable material storage facilities which are: a) located away, or screened, from public view, and b) conveniently located in proximity to dwellings and the waste collection point.
PO 26.4	Waste and recyclable material storage areas are located away from dwellings. **DTS/DPF 26.4 -** Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.
PO 26.5	Where waste bins cannot be conveniently collected from the street, provision is made for on-site waste collection, designed to accommodate the safe and convenient access, egress and movement of waste collection vehicles.
PO 30.4	Provision is made for suitable household waste and recyclable material storage facilities conveniently located and screened from public view.
PO 30.5	Waste and recyclable material storage areas are located away from dwellings. **DTS/DPF 30.5 -** Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.
PO 30.6	Provision is made for on-site waste collection where 10 or more bins are to be collected at any one time.

PO 32.1	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, vessels, 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) 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 ii) a holding tank and its subsequent removal off-site on a regular basis.
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.
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.
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.
PO 11.3	Communal waste storage and collection areas are designed to be well ventilated and located away from habitable rooms.
PO 11.4	Communal waste storage and collection areas are designed to allow waste and recycling collection vehicles to enter and leave the site without reversing.
PO 11.5	For mixed use developments, non-residential waste and recycling storage areas and access provide opportunities for on-site management of food waste through composting or other waste recovery as appropriate.
PO 23.3	Driveways and access points are located and designed to facilitate safe access and egress while maximising land available for street tree planting, domestic waste collection, landscaped street frontages and on-street parking.
PO 24.1	Provision is made for the convenient storage of waste bins in a location screened from public view. **DTS/DPF 24.1 -** Where dwellings abut both side boundaries a waste bin storage area is provided behind the building line of each dwelling that: a) has a minimum area of 2m2 with a minimum dimension of 900mm (separate from any designated car parking spaces or private open space); and

	b) has a continuous unobstructed path of travel (excluding moveable objects like gates, vehicles and roller doors) with a minimum width of 800mm between the waste bin storage area and the street.
PO 35.3	Provision is made for suitable household waste and recyclable material storage facilities which are: a) located away, or screened, from public view, and b) conveniently located in proximity to dwellings and the waste collection point.
PO 35.4	Waste and recyclable material storage areas are located away from dwellings. **DTS/DPF 35.4 -** Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.
PO 35.5	Where waste bins cannot be conveniently collected from the street, provision is made for on-site waste collection, designed to accommodate the safe and convenient access, egress and movement of waste collection vehicles.
PO 40.4	Provision is made for suitable household waste and recyclable material storage facilities conveniently located away, or screened, from view.
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.
PO 40.6	Provision is made for on-site waste collection where 10 or more bins are to be collected at any one time.
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, vessels, 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) designed to drain wastewater to either: iii) 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 iv) a holding tank and its subsequent removal off-site on a regular basis.
PO 44.1	Development with a primary street comprising a laneway, alley, lane, right of way or similar minor thoroughfare only occurs where: a) existing utility infrastructure and services are capable of accommodating the development b) the primary street can support access by emergency and regular service vehicles (such as waste collection) c) it does not require the provision or upgrading of infrastructure on public land (such as footpaths and stormwater management systems) d) safety of pedestrians or vehicle movement is maintained

e) any necessary grade transition is accommodated within the site of the development to support an appropriate development intensity and orderly development of land fronting minor thoroughfares.

Housing Renewal	
PO 16.1	Provision is made for the convenient storage of waste bins in a location screened from public view.
PO 16.2	Residential flat buildings provide a dedicated area for the on-site storage of waste which is: a) easily and safely accessible for residents and for collection vehicles b) screened from adjoining land and public roads c) of sufficient dimensions to be able to accommodate the waste storage needs of the development considering the intensity and nature of the development and the frequency of collection.

(08) 8376 7752
11 Paringa Ave, Somerton Park,
South Australia 5044