

APPENDIX 3. WASTE MANAGEMENT PLAN



195 North Terrace
Purpose Built Student Accommodation

Waste Management Plan

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Prepared for:
The Mandala Group

Colby Phillips Advisory Pty Ltd

117 / 147 Pirie Street

Adelaide, SA 5000

info@colbyphillips.com.au

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Distribution List

Aidan Forte	Moto Projects
Rowan Barbary	Brown Falconer
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1 INTRODUCTION

This document presents a waste management plan (WMP) for the 195 North Terrace Purpose-Built Student Accommodation Development (the “Development”). The Development is a student accommodation building comprising 635 student bedrooms and associated communal facilities, together with a ground-level café tenancy. The architect is Brown Falconer, and the traffic engineer is Empirical Traffic Advisory.

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), the South Australia Planning and Design Code v 2026.7, and Adelaide Council’s Resource Recovery Strategy (City of Adelaide, 2020). The WMP should be read in conjunction with other planning approval documentation for the Development.

The objectives of the waste management plan are to:

- Demonstrate how waste can be effectively managed on site
- Ensure that residents/tenants are provided with suitable space to conveniently separate and store recoverable wastes from landfill
- Encourage education of waste system users to maximise diversion of waste from landfill
- Provide a cost-effective waste management system

This is a preliminary waste management plan prepared for Development Application purposes.

2 DEVELOPMENT DESCRIPTION

The Development is at 195 North Terrace, in the City of Adelaide (Council) – see Figure 2.1 which shows an overview of the site. Per plans provided by the project architect (Brown Falconer, Drawings 2025045/3744 DA01–DA17 Rev A, dated 05 Jun 2026), the Development is a 40-storey building with frontage onto North Terrace to the north and Angels Lane to the south, with Gawler Place to the west. It has been designed to function as a Purpose Built Student Accommodation (PBSA) with ancillary facilities for exclusive use by the student population, together with a ground-level café tenancy. Waste collection access is via Angels Lane on the southern side of the site.

The design of the waste management system at the development is in line with The City of Adelaide (Council) key actions for multi-unit developments, as outlined in their Resource Recovery Strategy document:

Key Action	Response
1.2: Provide multi-unit dwelling building owners, managers and residents with tailored waste management solutions that targets elimination of food from the waste stream.	All residents will be offered a bench-top food waste kitchen caddy and will have access to organic waste disposal in the communal kitchens to encourage diversion of food waste from the general waste bins.
2.2: Provide a multilingual waste management education toolkit for building managers and residents.	Building management will provide multi-lingual signage and a building manual for the use of the waste management system onsite, in particular for the use of the waste chute system and food waste disposal.
4.2: Centralise best practice waste management decisions at development phase, during build and in occupancy phases.	The design of the waste management system at this site has been completed in line with the South Australian Better Practice Guidelines and is aimed to simplify diversion of recoverable materials from landfill.

2.1 Development Metrics

Table 2-1 gives the proposed Development Metrics. In summary, the Development would comprise:

- *Student Accommodation (Levels 4 – 39)*
- *Supporting service areas (communal kitchens, laundry, recreation)*
- *Publicly accessible café at Ground Level*

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)	
Student Accommodation	Student Accommodation and ancillary facilities	Levels 4–39	High Density Residential Dwelling (inc. student accommodation)*	635	bedrooms
Commercial	Food and Beverage	Ground Level	Light Café	121	m ²

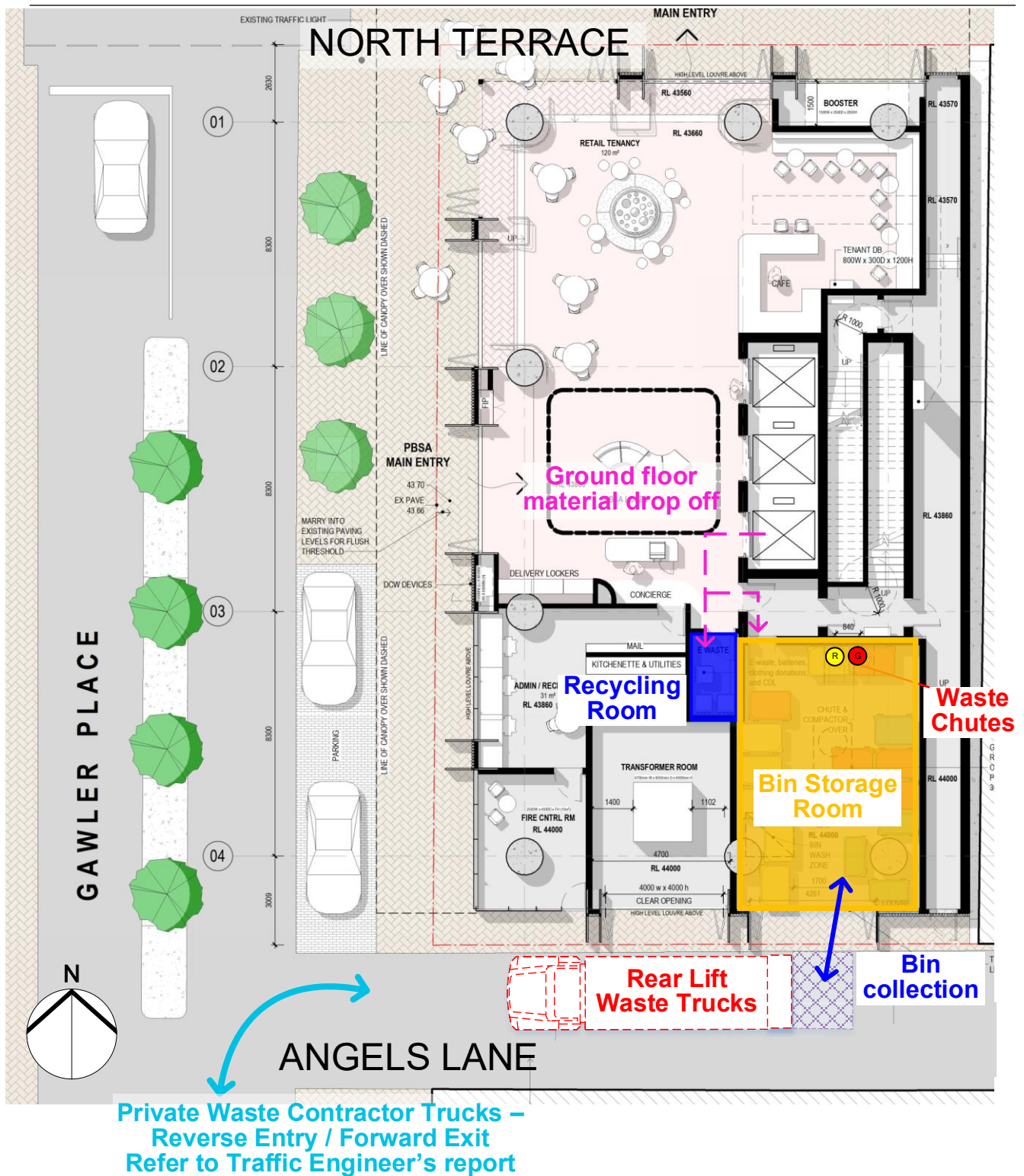


Figure 2.1: Site Overview

3 DESIGN ASSUMPTIONS

3.1 Waste & Recycling Service Provision

Table 3-1 outlines the recommended waste services. The different waste service classifications listed in Table 3-1 are explained below.

- **Routine Services** – These require on-site waste storage and routine and regular collections, and would include services for general waste, dry (comingled) recyclables, cardboard, food waste, and CDL / 10c bottle.
- **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 or commercial tenancies, sanitary waste in public/common toilets) 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).

All waste collection services would be provided by private contractors (for general waste, recycling, organics, Container Deposits, and cardboard).

Table 3-1 Expected or recommended waste & recycling services for the Development

Service Type	
	Student Accommodation and Café
Routine (regularly scheduled)	General Waste Mixed Recycling Cardboard Food Organics Recycled deposit containers (CDL)
At-call (as needed)	Hard waste E waste Clothing donations (OPTION) Batteries (OPTION)
Maintenance (waste removed by contractor)	- Sanitary (common / shared toilets) - Lighting (where applicable)
External (by tenant off-site)	Printer Cartridges

3.2 Waste & Recycling Volumes

Table 3-2 estimates expected waste and recycling volumes for the Development (in Litres/week).

- Anticipated waste generation volumes for the Student Accommodation component have been adjusted from the Waste Resource Generation Rates in the SA Better Practice Guidelines. Generation rates have been based on other similar sites currently operating in Adelaide
- The Development comprises student accommodation (635 bedrooms) and a ground-level café (121 m² GFA). Waste volumes are shown separately for each land use. Both waste streams are stored in a single shared bin room.

Table 3-2 Estimated waste & recycling volumes (Litres/week) for Development

Waste/Recycling Service	Residential	Commercial
	<i>Student Accommodation</i> L/week	<i>Café</i> L/week
General Waste (not compacted)	31,800*	1,270
Mixed Recycling	10,800	470
Cardboard / Paper	1,300	210
Recycled Deposit Container	300	170
Food Organics	3,200	1,000
TOTAL	47,600	3,120

* Volume of General Waste *before* compaction

4 WASTE MANAGEMENT SYSTEM

4.1 Summary

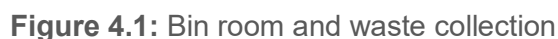
- All waste at the development will utilise shared skip bins located in the ground floor waste storage room. An overview of the waste storage area is shown in Figure 4.1.
- All waste will be collected by Private Contractor(s)
- A pair of waste chutes will be accessible by student residents for disposal of General Waste and Mixed Recycling (see Figure 4-3 and Figure 4-6). The chutes penetrate into the bin storage room (see Figure 4.1). The general waste chute would include an overhead compaction unit to reduce general waste volume by around 50%. This will reduce bin changes to three times daily.
- Cleaning staff will rotate full bins from under chutes.
- Shared food waste disposal bins will be provided in the communal kitchens (Level 9 and Rooftop kitchen). These bins will be serviced (emptied) by cleaning staff. Most food waste is generated in the communal kitchens; residents generating food waste in their rooms are encouraged to take it to the communal kitchen for disposal.
- Bulky waste (large cardboard etc) would be disposed of directly into the bins located in the waste storage room (by students and cleaners) to ensure waste chutes do not become clogged.

Table 4-1 (page 8) summarises the total waste & recycling volumes and provides recommendations for the types of bins, number of bins, and expected collection frequency. Actual collection frequency can be determined once the site is operational and may be seasonally adjusted.

Table 4-1 Waste storage and bin schedule for Routine Services, including collection frequency and collection service provider.

Use	Local Disposal Location	Routine Service	Estimated Waste/ Recycling Volumes (L/wk)	Collection Frequency (Events/wk)	Provider	Max. Bins/Items Stored & Collected (per Event)		
						No.	Size (L)	Type
Student Accommodation and Café waste combined	Ground Level Residential Waste Room	Compacted General Waste	17,170*	4	Private Rear Lift	6	1,100	Skip
		Mixed Recycling	11,270	3		6	1,100	Skip
		Food / Garden Organics	4,200	3		3	660	Skip
		Recycled Deposit Containers (CDL)	470	1		2	240	MGB
		Cardboard / Paper	1,510	2		1	1,100	Skip

* General waste volume after compaction by overhead press



Residents generating food waste in their rooms can take it to the communal kitchens and dispose of it in the food waste bins there (see Figure 4.4). A standalone large (e.g. 60L) food waste bin should be provided adjacent the lifts and serviced by cleaning staff. Signage should be included to educate and encourage residents in the use of the bins. Cabinetry will have waste drawers including a food waste bin.

Residents would carry bulky waste (such as pizza boxes, cardboard packaging, and other larger (non-putrescible) items that could block chutes) down lifts to Ground Level where a separate bin would be provided in the bin room.

A recycling room is also provided at Ground Level, within 10m of the lifts. At the discretion of the operator, this area can provide several specialty recycling bins. For instance, CDL/10c bottle recycling, clothing donations, and E-waste.

The Waste Areas at Ground Level are internal to the building which ensures that bins are screened from public view. Transfer pathways should be free of steps, grades $\leq 1:10$, with appropriate hard /even surfaces, and wide enough to accommodate the types of bins being transferred.

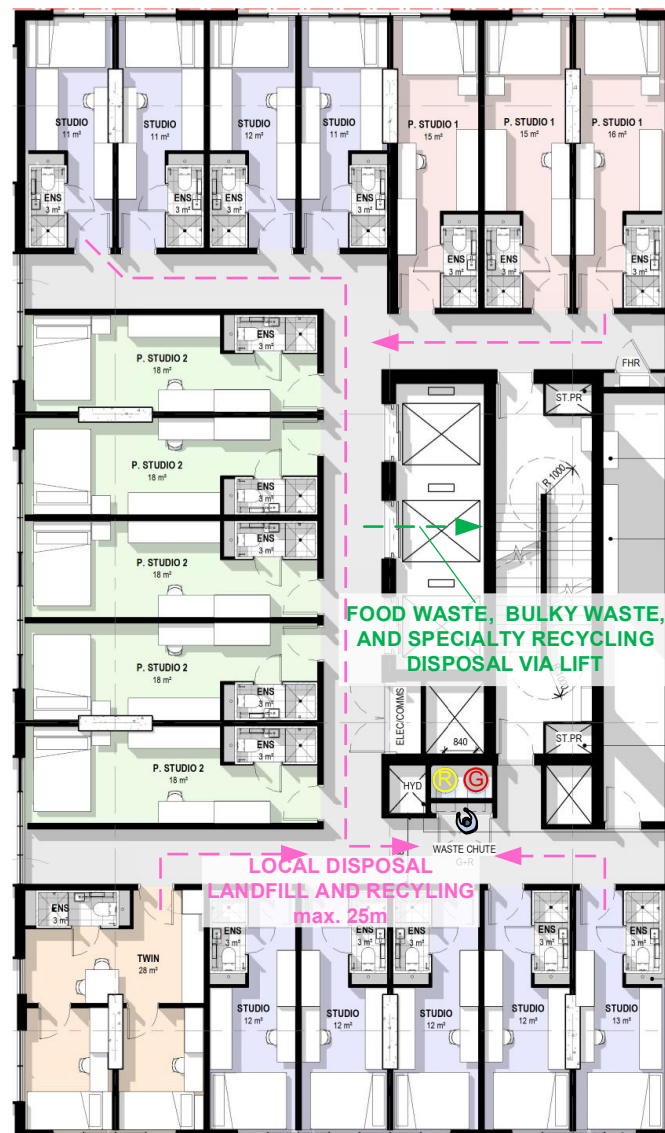


Figure 4.2: Typical Apartment Level showing disposal paths.

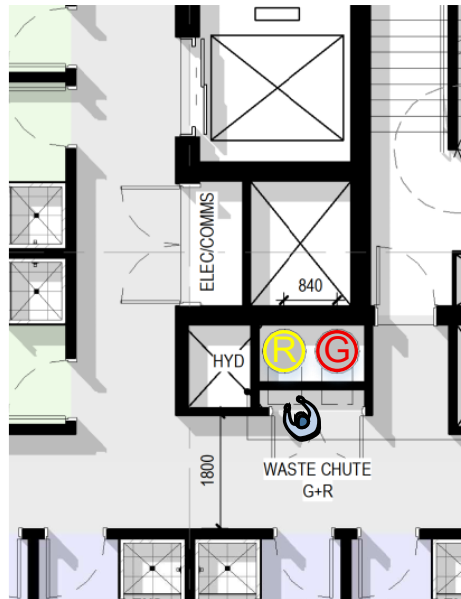


Figure 4-3 Preliminary chute room layout (subject to change during detailed design). G = General Waste and R = Mixed Recycling

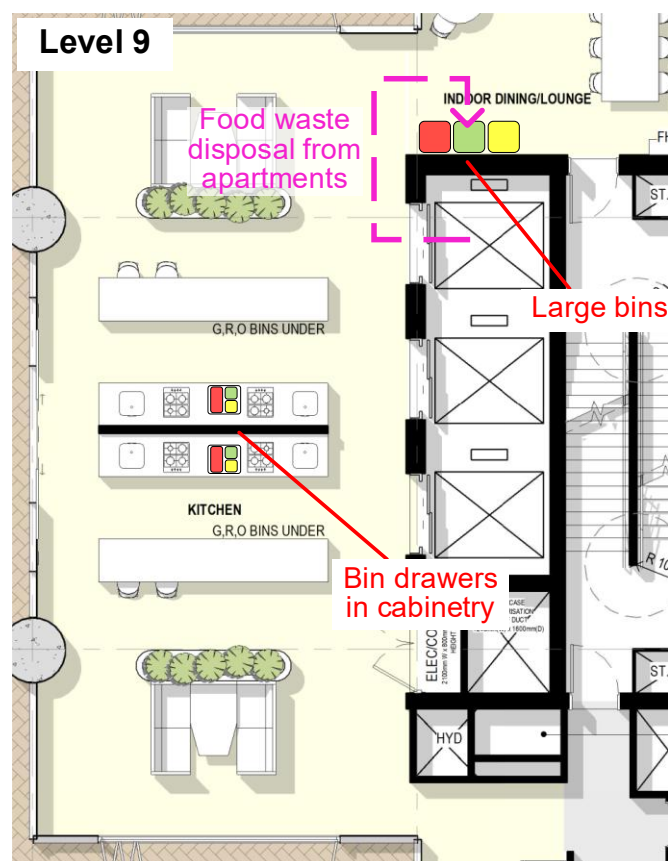


Figure 4.4: Communal kitchen waste disposal. Rooftop kitchen waste drawer(s) also to include food waste disposal bin.



Figure 4.5: Bin examples for communal spaces. Source: www.draffin.com.au and www.hafele.com.au

4.4 Waste Storage Areas

Space in the Ground Level Bin Room is provided for:

- 6 x 1,100L General Waste Skip Bins.
- 6 x 1,100L Recycling Skip Bins.
- 1 x 1,100L Cardboard Skip Bin
- 3 x 660L Organics Skip Bins.

Space is provided in a separate area to allow for direct resident disposal:

- 1 x 240L E-waste MGB
- 1 x 240L CDL bin
- 1 x 240L other speciality recycling

It is proposed that an overhead waste press / compactor is installed for General Waste to reduce (approximately halve) the space required for storage of General Waste.

The room should have mechanical ventilation to remove odours. The ventilation should extract to atmosphere, with location selected to avoid impact on tenants, customers, and residents.

4.5 Hard waste

A Bulky Waste bin is provided at ground level within 10m of the Lifts.

On the understanding that rooms are furnished it is expected that large hard waste items will not be disposed of. Significant volumes of hard waste are only likely to be generated at the

end of the year when students end their tenancy. Special arrangements may need to be made (e.g. extra skip bins) at this time to allow disposal of additional medium sized items.

The Building User Manual(s) for residents at the Development would advise on availability and/or organizing the Hard waste collection services.

4.6 Waste / Bin Presentation Transfer

- Bins would be retrieved by the private waste contractor directly from the Ground Level Bin Storage Room (pull in / pull out service). No external bin presentation is required.
- The private waste contractor could provide a pull in/pull out service to collect the bins directly from the main bin storage room.

4.7 Collection

- Collection of all waste would be carried out by private contractors. For general waste, mixed recycling, organics, and cardboard, a rear-lift service would be used. For container deposit (CDL), specialist contractors will determine the lift method (typically rear tailgate lift).
- Collection would be directly from the Bin Storage Room at ground level.
- The rear-lift truck would reverse into Angels Lane from Gawler Place, collect the waste as shown in Figure 2.1 (page 5).
 - Private collection contractor will retrieve skip bins from the Bin Storage Room.
 - Once emptied, the collection contractor would return the bins to the bin room.
 - Collections should take around 5 to 10 minutes per collection.
- Collections would be:
 - Four times weekly for General Waste
 - Three times weekly for Mixed Recycling
 - Three times weekly for Organics
 - Once weekly/fortnightly for CDL
 - Twice weekly for Cardboard / Paper
 - At-Call for other services

4.8 Waste Chute Design

Layouts of chutes and waste management equipment is subject to detailed review by equipment suppliers during the Detailed Design phase of the project (after Planning Consent).

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 will be needed for the Ground Floor bin room.

Design should consider including level monitoring / alarms for bins in service under the chute discharges.

Easy access should be provided to chute lockout mechanisms. Fire isolation hatches should be provided including fusible link to allow hatches to close automatically in case of fire.

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

The chute discharge areas (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.

Chute operations would be managed by the Property Management staff including swapping over full bins under chutes with empty / spare bins.

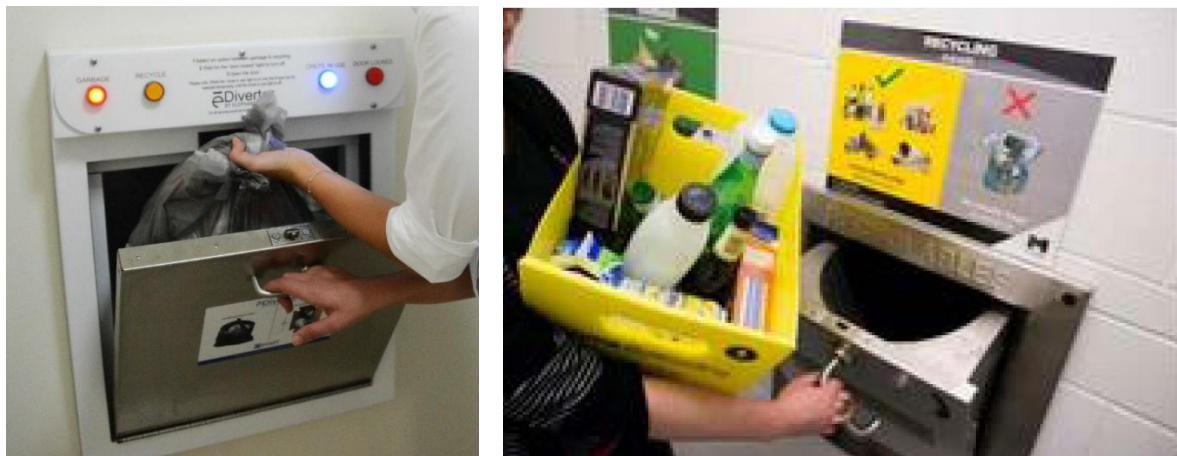


Figure 4-6 Example chute disposal access point

4.9 Maintenance Services

Waste would be generated by some maintenance services or activities in the building and commercial tenancies at the site (e.g. lighting, repair work, cleaning of commercial 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.

4.10 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. At the site operator's discretion, additional small bins (e.g. 80L MGB or baskets) may be provided in communal areas for these minor recyclable streams.

The Building User Manual(s) for residents and commercial tenants at the Development will include advice on external drop-off points for these waste items, which may include reference to Council advice available at their Web site.

4.11 Bin cleaning (& On-site Bin Wash Area)

An on-site bin cleaning area should be provided and multi-purposed with the Waste Storage Area— see Figure 4.1 (page 9).

- This bin wash area would require grading to a sewer drain with basket screen to remove gross solids, with water proof / 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.

Alternatively, 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 ute or truck that enable them to clean bins on site – e.g. Figure 4.7 below.
- Some service providers will remove bins from site, replacing them with an empty spare, clean the bins, then return them to site.

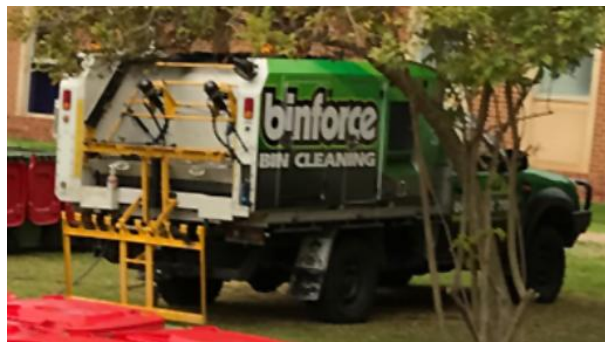


Figure 4.7 On-site bin wash system for rear-lift trucks on back of ute. *Source:* <http://binforce.com.au/>

4.12 Transfer pathways

There are several transfer pathways for the waste systems at the Development, which were described in earlier in Section 4. The following is provided as a guide for sizing and designing these transfer pathways.

- *Transfer pathways –*
 - *User disposal – prefer less than 50m each way and 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 or waste loads being transferred, free of steps, no grades greater than 1:12*
 - *Collection – less than 30m 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. 1,500mm (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. 1,200mm*
 - *1,100L skip – min 1,400mm*
- *Floors – Hard surfaces where bins and skips are to be carted*
- *Lifts – All lifts should be sized to a minimum of 1400mm to allow transfer of 1100L skip bins.*

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.

4.13 Collection & Traffic

The waste collection point for the Development introduced above is reiterated below.

- All collections are from Gawler Place as per Figure 4.1 (page 9). This is similar to existing collection services.
- Truck access is reverse entry into Angels Lane from Gawler Place, with forward exit onto Gawler Place turning left (south). The truck then completes a 3-point turn using Fisher Place and proceeds north along Gawler Place to North Terrace. The traffic engineer (Empirical Traffic Advisory) has confirmed turning paths. Refer to ETA's report for additional information.
- Collection should normally be completed within 5 to 15 minutes per service.
- The collections should be scheduled to
 - Minimise impacts on traffic accessing the building.
 - Comply with noise requirements
 - Typically, most collections would occur early morning.

4.14 Management & Communication

4.14.1 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 be responsible for managing the waste system, but residents would play an important role in managing their local disposal activities and accessing the hard waste service, and Council (at its discretion) may support the Building / Facilities Manager with resident engagement and education to help drive good waste management outcomes.

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

Activity	Responsible party
<i>Local Disposal & External Disposal</i>	Residents
<i>Waste Storage Areas, Hygiene, Odour Management & Cleaning</i>	Building Manager & their property management staff
<i>Collection services – All waste & recycling including Hard Waste</i>	Private Contractor with coordination by the Building Manager
<i>Management</i>	Building Manager
<i>Education, Training & Engagement (Residents and Staff)</i>	Building Manager

4.14.2 Implementation & Communication

To successfully implement this WMP, the following should be put in place.

- **Mandated responsibilities for apartment residents** – Obligations for residents to properly access, operate and use the waste systems provided should be written into any tenancy residency agreement.
- **Resident Induction** – Should include first-day guidance on how to correctly use the waste systems, especially the considerations for recycling, bulky cardboard, and food waste disposal.
- **Building User Manual** – Multi-lingual advice and instructions on waste management and using the waste systems should be included in the Building User Manual(s) developed for residents, including contact information for further information, questions and issues.
 - *This may include advice to residents on how to operate the chute system as well as how to properly dispose of other waste / recycling items including lighting, batteries and hazardous household waste*
- **Emergency Response &/or Property Management Plan(s)** – Should include response measures (or contingencies) for:
 - *Collection services suspended or not available;*
 - *Incorrect use by residents of the waste systems; and*
 - *Illegal dumping on-site.*

4.15 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 and/or Council.

- 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 should be used to ensure 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).
 - Consider signs with photographic / pictorial diagrams and/or multiple languages.
- 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 –
 - *All doors from bin rooms should remain closed when not in use.*
 - *Bin storage rooms should be mechanically ventilated to prevent build up of odours. The building operator may consider active odour control devices such as activated carbon, if necessary.*
 - *The extraction vent discharge location would be selected to avoid impact on residents, tenants and/or neighbours and in line with Australian Standards and Building Codes.*
 - *Bins should be cleaned occasionally and any time significant fouling (spillage) occurs*
 - **Vermin –**
 - *Consider using automatic pesticide sprays in the bin room*
 - *Consider setting rodent traps in the bin room*
- 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 residents, tenants, property management staff and/or waste contractor(s) collecting from these areas.*
 - *CCTV is recommended to monitor waste disposal practices in all 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: Waste storages are internal to the building, or in an enclosed area not visible by the general public.
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 dedicated bin wash area is to be co-located within the bin storage room as shown in Figure 4.1 (page 9). Space is also available for collection of cardboard, CDL bottles, E-Waste, and clothing (at the discretion of the site operator).
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: The waste storage areas at Ground Level will be fully screened from public view.
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: The waste storage room at Ground Level would be fully enclosed and screened from public view. Mechanical ventilation is to be provided, with exhaust located away from tenants, customers, neighbours, and pedestrians. Exhaust must comply with relevant Australian Standards and NCC standards.

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.	DTS/DPF 11.4 None are applicable	Response: Waste trucks reverse into Angels Lane from Gawler Place, collect bins, then exit forward onto Gawler Place turning left (south). The truck completes a 3-point turn using Fisher Place and proceeds north along Gawler Place to North Terrace. Turning paths and clearances have been confirmed by the traffic engineer (Empirical Traffic Advisory). Refer to their report for confirmation.
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	DTS/DPF 11.5 None are applicable	Response: Space has been allocated for separation and collection of General Waste, Mixed Recycling, Food Waste. Allowance is made for segregation of food waste by residents, for collection by a specialist contractor who will compost offsite.
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: - 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 - paved with an impervious material to facilitate wastewater collection - of sufficient size to prevent 'splash-out' or 'over-spray' of wastewater from the wash-down area - are designed to drain wastewater to either: - 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 wash is to be provided within the enclosed bin room. The bin wash area is contained within the bin room at Ground Level (see Figure 4.1, page 9). It will include an impervious surface, draining via a 3mm basket screen or similar for removal of gross solids prior to sewer disposal. The bin enclosure is interior to the building so rainwater will not enter the sewer.