Government of South Australia

Green Industries SA



WASTE MANAGEMENT ESSENTIALS

FOR URBAN DEVELOPMENTS

MIXED-USE, MULTI-UNIT AND MEDIUM TO HIGH DENSITY RESIDENTIAL DEVELOPMENTS

Important notes

This document has been prepared by Rawtec and MasterPlan on behalf of Green Industries SA.

The information contained in this document is based on sources, assumptions, methodologies and local government and industry stakeholder feedback that were considered reasonably reliable at the time of preparation. The information is provided as general guidance only and should not be relied on or applied beyond its intended purpose without considering the reader's own circumstances and, where appropriate, seeking professional advice. This document, parts of it, or the information contained in it must not be used in a misleading, deceptive, defamatory or inaccurate manner, or in any way that may prejudice Rawtec, including by implying that Rawtec endorses any particular product, service, supplier, recycler, technology or course of action.

About Green Industries SA

GISA promotes waste management practices that aim to eliminate waste or its consignment to landfill and promote innovation and business activity in the waste management, resource recovery and green industry sectors.

GISA works with and supports South Australian industry sectors and organisations to improve resource efficiency, waste management, and lean production practices as a way to reduce operating costs, boost productivity, and environmental performance

Green Industries SA acknowledges and respects the Traditional Custodians whose ancestral lands we live and work upon, and pays respect to their Elders past, present and emerging.

We acknowledge and respect their deep spiritual connections, and the relationship that Aboriginal and Torres Strait Islander people have to Country.

We extend our respect to all Aboriginal and Torres Strait Islander peoples and their nations in South Australia, and across Australia.



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Terms and definitions

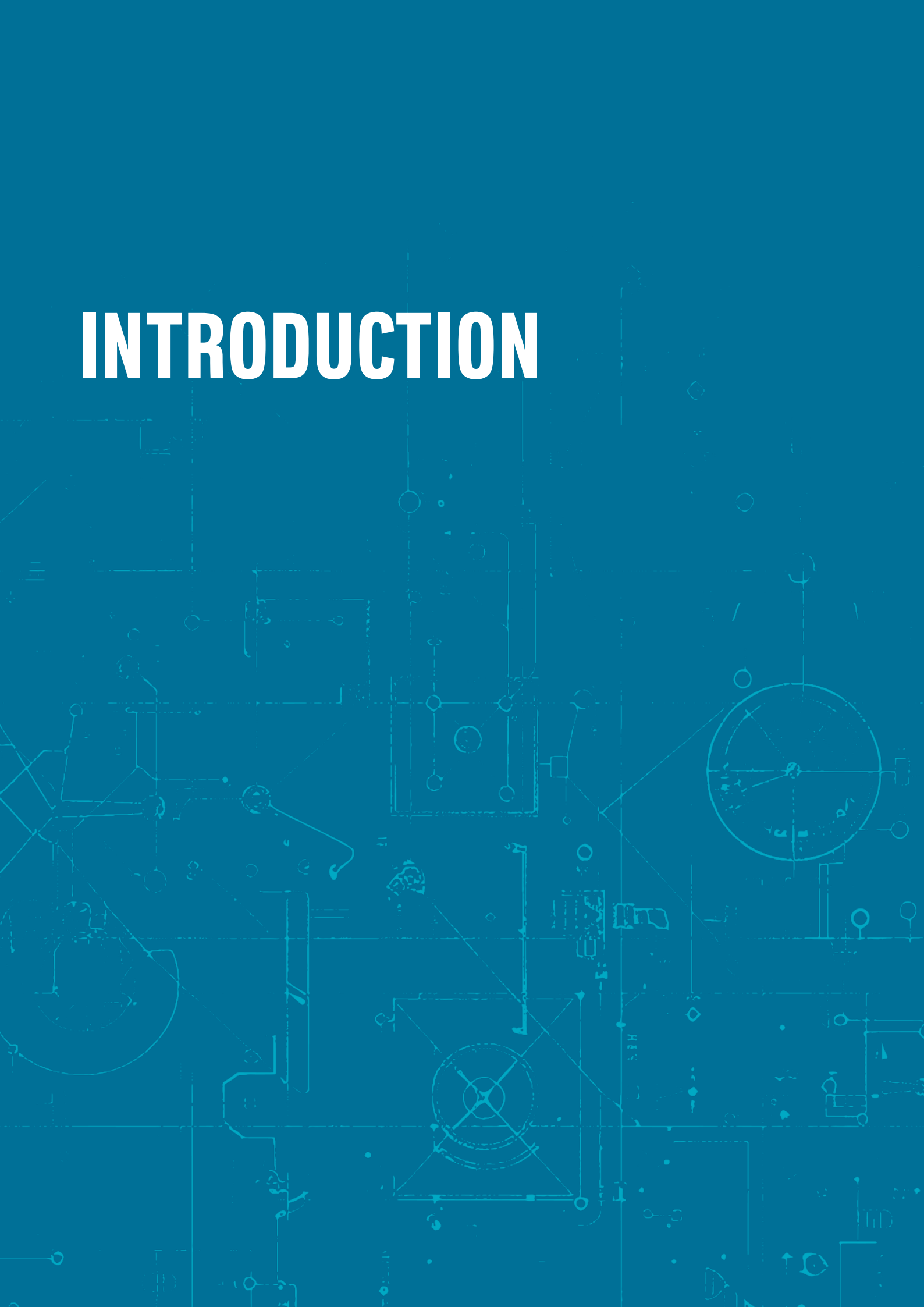
Land use definitions

		EXCLUDES
Detached dwelling	The South Australian Planning and Design Code defines this as: *A detached building comprising one dwelling on its own site and has a frontage to a public road, or to a road proposed in a plan of land division that is the subject of a current development authorisation.*	
Dwelling	The Planning and Design Code defines this as: *A building or part of a building used as a self-contained residence.*	• Ancillary accommodation
Group dwelling (community title developments)	The Planning and Design Code defines this as: *One (1) of a group of two (2) or more detached buildings, each of which is used as a dwelling and one (1) or more of which has a site without a frontage to a public road or to a road proposed in a plan of land division that is the subject of a current development authorisation but does not include a building that is part of co-located housing.* *Group dwellings may be structurally independent and therefore detailed but built without separation and therefore appear more like townhouses or apartments (residential flat buildings).	• Co-located Housing
Residential flat building	The Planning and Design Code defines this as: *A single building in which there are two (2) or more dwellings but does not include a building that is part of co-located housing.* *Other terms for this form of development include apartment building, flats or multi-unit dwelling. They can also be 1, 2 or 3 story developments that appear more like townhouses (group dwellings) with shared walls and a common driveway.	• Co-located Housing; • Group dwelling; • Row dwelling; • Semi-detached dwelling
Row dwelling	The Planning and Design Code defines this as: *A dwelling:* a.) *occupying its own site and has a frontage to a public road, or to a road proposed in a plan of land division that is the subject of a current development authorisation; and* b.) *comprising one of three or more dwellings erected side by side, joined together and forming, by themselves, a single building.*	
Semi-detached dwelling	The Planning and Design Code defines this as: *A dwelling:* a.) *occupying its own site and has a frontage to a public road or to a road proposed in a plan of land division that is the subject of a current planning authorisation; and* b.) *comprising one of two dwellings erected side by side, joined together and forming, by themselves, a single building.*	

General terms

AS4123.7-2006	The Australian Standard specifying colours, labelling, and signage for mobile waste and recycling containers to ensure consistency.
Bin storage room/compound	A designated area within a development for the storage of waste and recycling bins prior to collection. It may be enclosed or uncovered depending on the development type and location.
Bin transfer pathway	The designated route for moving bins between storage, presentation, and collection areas. The pathway must be free of obstacles, meet minimum width and slope requirements, and comply with accessibility standards.
Building manager/caretaker	The person responsible for day-to-day management of waste systems in a development, including resident education, bin rotation, contamination management, and coordination of hard waste collections.
Bulk bins	Large mobile garbage bins with four wheels in different sizes, including 660 litre, 1100 litre, 1.5 m^3, 3 m^3, and 4.5m^3.
Chute	A vertical duct that allows residents to dispose of waste or recyclables directly into bins located on lower levels.
Collection contractor	The organisation responsible for collecting and emptying bins. This can be a service provided directly by council, outsourced by council or a commercial provider.
Comingled recycling	Recyclable material collected in one bin, including paper, cardboard, glass bottles and jars, plastic containers, tins, and cans.
Community Circular Hub	A shared facility within a development or neighbourhood providing residents access to circular economy services, such as tool libraries, repair hubs, donation drop-off points, and community gardens.
Compactor	A piece of equipment that compresses waste or recyclables to reduce volume and collection frequency. Often used in large mixed-use or high-density developments.
Container Deposit Scheme (10 cent containers)	A legislated scheme in South Australia under which eligible beverage containers (glass, plastic, aluminium) can be returned for a 10-cent refund.
E-diverter	A mechanical device fitted to a chute that allows residents to select between different waste and recycling streams.
Environment Protection Act 1993 **(SA)**	The principal legislation in South Australia for environmental protection, including requirements for managing pollution and waste.
E-waste	Discarded electronic equipment such as computers, phones, and televisions. Banned from landfill in South Australia.
FOGO (Food Organics and Garden Organics)	Food and garden organic waste collected for composting, such as food scraps, coffee grounds, tissues, paper towels, compostable packaging, and garden clippings.
General waste	Residual waste that cannot be recycled or composted and is disposed of to landfill.
Hard waste	Large household items unsuitable for regular kerbside bins, such as furniture, mattresses, or bulky materials. May be collected via council services or private contractors.
Hazardous waste / materials	Items that pose risks to health or the environment if not managed properly, such as chemicals, paints, gas bottles, and asbestos. Must be taken to authorised facilities.
Kerbside bins	Two-wheel mobile garbage bins of varying sizes - 80, 140, 240 and 360 litres.
Local Nuisance and Litter Control Act 2016 **(SA)**	Legislation that sets requirements for managing local environmental nuisances such as noise, odour, and litter.
National Construction Code (NCC)	The performance-based code that sets minimum required standards for building design and construction across Australia.
SCAP	The State Commission Assessment Panel
Waste management consultant	A professional engaged to provide technical advice and prepare waste management plans for developments, ensuring compliance with council and state requirements.
WMP	Waste management plan

INTRODUCTION



Urban density is increasing across Adelaide and in regional growth areas. At the same time, there have been significant changes within the waste and recycling industry, including moves towards a circular economy. These factors mean waste management in the built environment needs to continue to evolve.

A waste management system that is well designed early in the planning process of new developments deliver positive outcomes, including:

- higher environmental performance
- putting in place the systems residents need to streamline correct disposal
- more cost-effective waste management services over the life of the development.

Document purpose

This document outlines what is needed for effective waste management in new multi-unit residential and mixed-use developments.

Whilst aimed at new residential developments, the principles can still be relevant to commercial developments and may also provide valuable insights for existing developments to make changes if physical space and service options allow.

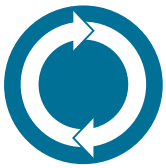
The clear guidance in this document should be read in conjunction with relevant council policies to ensure development applications are consistently assessed, leading to the delivery of consistent and high quality waste management systems in multi-unit residential and mixed-use developments.

There are also opportunities to go beyond minimum expectations and achieve higher landfill diversion, contribute to the circular economy, and keep valuable materials at their highest and best use.

This document cannot address every design situation. Instead, it provides practical guidance for the most common forms of higher density development. Early engagement with the local council can help achieve appropriate outcomes in specific circumstances and developments.

Design principles

Three design principles shape waste management systems in new developments.



Circular economy

Waste management contributes to the circular economy by:

- reducing waste generation
- maximising resource recovery and minimising disposal to landfill
- keeping materials at their best and highest use
- designing for flexibility, future reuse and redesign.



Effective waste management

Waste management systems must be effective for occupants, providing:

- the ability to source separate materials
- convenience for all users to manage waste and recycling
- flexibility to adapt as waste generation, logistics and recovery process change, or the development evolves
- safe and convenient collection
- long term cost-effective waste management for occupants.



Liveability

The waste management system should contribute to the liveability of all occupants, including:

- accessibility and convenience
- amenity for the development and public realm (considering visual, access, noise and odour outcomes).

Waste management planning process

A waste management system includes the physical infrastructure and the operational activities once a development is constructed.

The type and scale of a development will influence the complexity of the waste management system, and its design should begin in the early planning stages. Early waste management planning is particularly important for large and complex developments.

Inadequate waste management planning can:

- delay the development approval process
- create challenges for managing waste and increase costs for building occupants and the community.

The lifespan of the building and the impact on current and future occupants also need to be considered during the design and planning phase to help provide flexibility as potential use, better practice and waste generation evolves.

The design of a waste management system is refined over various stages of the development process to balance:

- requirements of council policies and by-laws
- operational considerations of waste services
- requirements of the development
- competing demands for space on a site and the surrounding public realm (Figure 1).

Roles and responsibilities

The development application process involves various parties who are responsible for considering waste management.

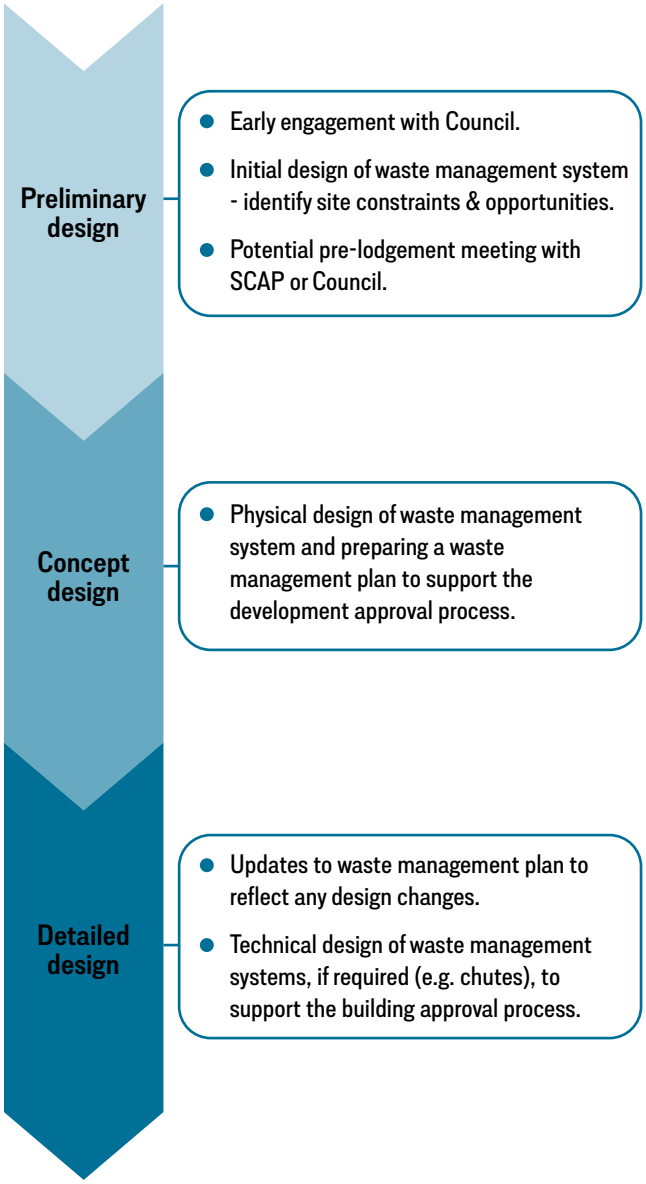
The **State Commission Assessment Panel** (SCAP) independently assesses large developments (in project value, defined location or building height). Typically, SCAP will refer waste management considerations to the local council and receive their input.

Local Government is most often the relevant authority assessing development applications and have a critical role in determining whether the proposed waste management system is appropriate and effective. Councils also provide waste and recycling collection services to residents in line with their policies and by-laws. Councils are the preferred provider of these services, where developments align with the council's services available.

Developers (and their architects and designers) have a responsibility to consider the needs of future occupants of the development and how waste management interacts with daily life. Decisions made by a developer have a tangible impact on the future liveability of a development.

A **waste management consultant** has technical knowledge and skills to support developers and architects/ designers design an effective waste management system. They prepare waste management plans to support a development application.

Figure 1: Summary of developing the waste management system through the design stages.



Waste Management Plans for development approval

A waste management plan (WMP) is a document that demonstrates a development has considered and planned for waste management in its design and complies with relevant Planning and Design Code performance outcomes, council policies and by-laws and other relevant legislation and regulations.

A WMP will often be required as part of the development application process for specific types of developments, including:

- residential flat buildings
- mixed-use developments
- community title developments
- commercial high-density developments.

Other considerations may also trigger a request for a WMP, including:

- shared waste management services
- shared access to a development (vehicle or pedestrian)
- collection vehicles entering private property
- land division of small/narrow allotments
- location/zoning of a development
- the road type the development is on (e.g. arterial road).

Early engagement with council or other relevant authority for the assessment of Planning Consent to confirm whether a development needs a waste management plan can avoid project delays and improve design outcomes.

What is included in a WMP?

The essential information within a WMP includes:

- summary of the development types and size
- anticipated waste generation of each stream
- the waste management system, including infrastructure and equipment (e.g. chutes), bin and collection requirements
- bin storage area(s) and transfer pathways
- bin presentation and collection areas (and how this interacts with the surrounding public realm)
- collection vehicle access (including swept path diagrams)
- operational considerations and how the system will be managed and maintained
- details ensuring the correct type and number of bins are provided for the development is appropriate
- service frequency and collection times
- volumes of waste for each stream including hard and e-waste
- bin storage locations and movement of bins to collection points
- details of any dangerous waste that would be generated
- details of odour mitigation if in enclosed spaces
- details of visual impact and any mitigation methods such as screening/obscuring of waste refuse areas
- swept path analysis for service vehicles to support collection
- parking and manoeuvring locations of service vehicles
- bin washdown areas
- vermin, hygiene
- signage
- access and security.

A 'Simple residential WMP template' suitable for smaller developments is available and provides a guide of the information required.

A waste management consultant can support more complex developments to prepare a WMP.

Waste and recycling streams

All residents in urban areas of South Australia must have access to three core waste and recycling streams:

Food Organics and Garden Organics (FOGO) | Food scraps, coffee grounds, tissues/paper towels, certified compostable packaging and garden clippings.

Comingled recycling | Paper, cardboard, plastic containers, glass bottles and jars, metal tins and cans.

General waste | Non-recyclable items sent to landfill.

Bins and signage must comply with Australian Standard AS4123.7-2024 mobile waste containers (see Appendix for further details).[1]

Signage for bins should:

- **align with the State Government** statewide waste education (content and design)
- **include pictures and simple language** of what can be placed in each bin and what cannot
- **be installed on bins and on walls above the bins**

Additional better practice streams

Separating additional items can increase the amount of material diverted from landfill and contribute to the circular economy.



10 cent containers | Eligible glass and plastic bottles, aluminium cans and liquid paper board containers.

These can be delivered to a depot, or a private collection service may be available and managed by the development.



Hard waste | Good quality items can be donated or sold. Damaged items may be repairable or dismantled into recyclable components.

Council websites have information on local hard waste services.

Hazardous materials

Some items do not belong in any bin.

The following items must be taken to a registered recycling facility or drop-off location to be safely managed:



E-waste | Electronics such as computers, laptops, phones.

These items are banned from landfill in South Australia.



Batteries | Household batteries (e.g. AA) and lithium-ion batteries (including embedded batteries) can cause fires in bins, collection vehicles and recycling facilities when disposed of improperly.

1 Some councils currently have blue lids for general waste. They will transition to red in line with *South Australia's Waste Strategy 2025-2030* and new bins should meet the Australian Standards.



1 RESIDENTIAL FLAT BUILDINGS

Residential flat buildings are also known as apartments/flats or multi-unit dwellings. They can also be one, two or three-story developments that appear more like townhouses with shared walls and a common driveway.

The design of a building has a significant impact on waste and recycling performance. Larger medium- and high-rise buildings will require specific management techniques as outlined in this section.

Smaller sites may be able to access a council kerbside service, but many use bulk bins (660 or 1,100 litres) and can require other supporting equipment due to larger volumes of waste and recycling.

Internal bin storage

1.1 A bin cupboard/drawer in kitchen joinery is an effective way to manage general waste, comingled recycling and FOGO. Space for a fourth stream adds flexibility (e.g. 10 cent containers managed by residents - Figure 2).

Figure 2: Source separation bins integrated into kitchen cabinetry.



Benchtop kitchen caddy

Residents may prefer a benchtop caddy for FOGO (often provided by local councils). Enough bench space for a regular 7-litre caddy or 5-litre compact caddy should be considered.





Disposal points

1.2 All three waste and recycling streams must be equally accessible and convenient for residents.

In multi-level buildings this can be via:

- a dedicated room on each level of the building for bins or chutes
- direct disposal in the bin storage room, preferably on the ground floor.

The size of the building will dictate the system suitable (Table 1).

Table 1: Options for disposal points

Direct disposal in the ground floor bin storage room.	Up to 3 levels
Three single bins, managed by the building manager/caretaker and aggregated in bulk bins (Figure 3).	Up to 5 levels
Two chutes, one equipped with an e-diverter (Figure 4).	Up to 5 levels
Two single chutes and a bin for the third stream (Figure 5).	Up to 10 levels
Three single chutes (Figure 6)	No limit

1.3 Chute/bin rooms must be mechanically ventilated and maintaining them under negative pressure is beneficial to avoid the spread of odour.

1.4 Disposal points must:

- be accessible to people with a disability (e.g. chutes at appropriate height, clearance for wheelchairs).
- away from, but a maximum of ~30 metres from a dwelling (not including vertical travel via a lift).
- be enclosed and ventilated.

1.5 Clear signage with pictures and simple language must be provided at the disposal point to provide residents with clear guidance (Figure 7).

Figure 3: Three-bin disposal point

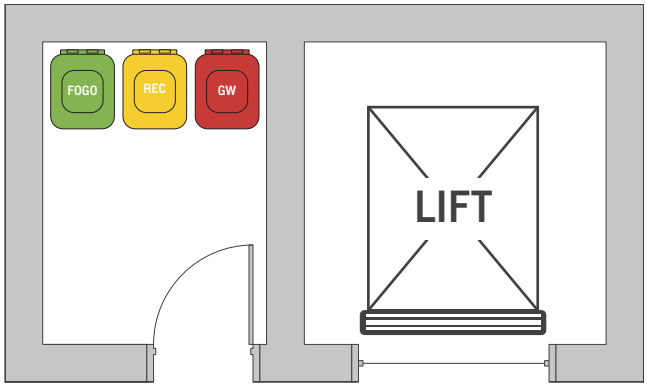


Figure 4: Two-chutes with e-diverter disposal point

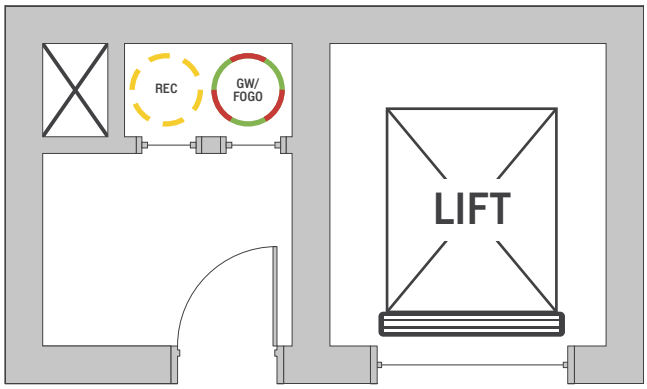


Figure 5: Two-chute and bin disposal point

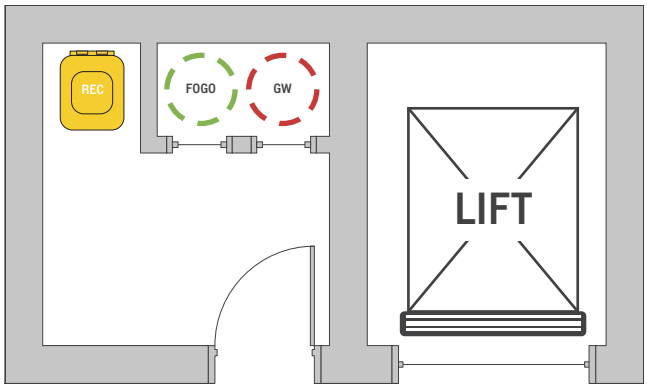


Figure 6: Three-chute disposal point

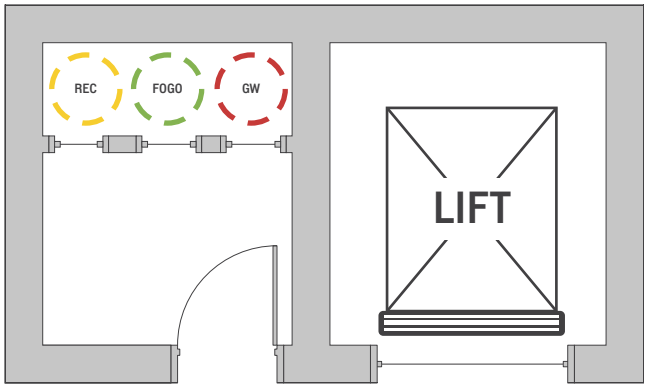


Figure 7: Example of a chute room and good signage above chutes



Building managers/caretakers

Building managers/caretakers have a critical role in the waste management system, including:

- Educating new residents on how to use the waste management system (e.g. welcome pack with instructions), providing supporting resources and tools like certified compostable bags and ongoing communication with residents to maintain performance over time.
- Managing shared bins and bin room can include rotating bins under chutes, transferring bins to/from upper levels, moving bins for collection (if required) and maintaining a clean bin room.
- Managing contamination in comingled recycling and FOGO bins, which is a significant challenge for the recycling industry. The building manager/caretaker is responsible for recording instances of contamination, removing any items they can safely reach and communicating with residents to reduce contamination.
- Coordinating hard waste and other recycling services to reduce the frequency of collections and likelihood of dumped items in the bin storage room. Councils have varying entitlements for hard waste collections. Occupants may need to take their own items to a licensed facility or commercial hard waste collections may be required.

Waste and recycling chutes

Chutes make it convenient for residents of larger residential flat buildings to manage household waste and recycling. To optimise the use of chutes and reduce the likelihood of issues like blockages or odours residents must:

- Contain general waste in bags before placing in the chute.
- Contain food waste in a certified compostable bag before placing in the chute.
- Place comingled recycling in the chute loose. Comingled recycling must not be in a bag.
- Never place bulky waste and large cardboard into chutes as this can cause blockages that prevent their use. These items must be taken directly to the bin storage room or placed in a separate recycling bin in the chute room.

Additional considerations include:

- Placing a 10-cent beverage container bin in the chute room to reduce the amount of glass placed into the chute.
- Reinforcing the base of bulk bins under chutes can be beneficial to help reduce bin failure and breakage.

Chute locations | A chute room on each level near the core of the building is the best design for residents and to avoid spills and odour issues. Chutes accessible directly from corridors should be avoided.

Chute design | The initial planning and design for chutes can be supported by a waste management consultant, but detailed technical design and any other specialised equipment must be completed by a certified by equipment suppliers/engineers.

Chutes require:

- ventilation to the top of the chute, creating negative pressure
- fire rated ducts
- acoustic insulation to reduce noise
- inspection points and integrated cleaning systems
- adequate vertical and horizontal clearances
- a drain connected to a silt/grease trap underneath the chute termination point to facilitate convenient cleaning of the chutes.

Design and management of chutes and bins should be clearly set out in a waste management plan.

Managing chutes | Day-to-day management of chutes requires a building manager/caretaker.

- There must always be a bin under the chute termination point, even during collection. Spare bins may be required to achieve this during bin collection.
- Rotating bins under the chutes is manually required by the building manager/caretaker. A large building may include mechanical support like a linear track to reduce the frequency required.
- Remotely accessible security cameras can help monitor chute termination points to increase efficiency.



Bin storage room

1.6 The size of the bin storage room must:

- accommodate the number of bins required for a bulk bin collection service of one (1) collection per week per stream
- allow for an additional 2m^2 minimum for hard waste and 1m^2 minimum for 10 cent deposit containers
  - the space required will reflect the number of dwellings and the frequency of collection
  - a system to prevent dumping of items is important.

1.7 Bin storage rooms must be designed to:

- comply with requirements of the National Construction Code
- provide safe, convenient and well-lit access
- be accessible to people with a disability
- have bins stored side by side (if residents are disposing directly into bins), allow manoeuvring of bins and not block walkways or exits
- prevent waste and odour from spreading beyond the room
- be naturally or mechanically ventilated
- limit visual, noise and odour impacts on the development and public realm
- facilitate regular cleaning (e.g. washable surfaces, adequate slope for drainage to a silt/grease trap).

Hard waste

The space required to manage hard waste will be informed by how it is managed onsite.

Council collections have clear service guidelines and residents need to book a collection online or by phone. Collection requirements will influence how hard waste is collected, either from the storage area or the public verge.

Managing hard waste | Strata by-laws need to set clear expectations how hard waste is managed and roles and responsibilities:

- **Storage:** Consider if residents must store items within their own dwelling or it can be placed in the designated area of the bin storage room.
- **Collection:** Consider responsibility for moving material to the verge, if required.
- **Managing access:** A designated area may be provided with controlled access and/or security cameras to avoid dumping.
- **Misuse:** Outline clean-up fees of dumped items.

1.8 The location of bin storage rooms should be:

- away from, but a maximum of ~30 metres from a dwelling (not including vertical travel via a lift)
- on the ground floor to maximise convenience (and to avoid relying on mechanical equipment to transfer bins for collection)
- within the development site and be convenient for resident access and the collection contractor.

1.9 Clear signage with pictures and simple language must be included on bins and walls:

- including floor markings and painted walls is best practice and can improve performance (Figure 9).

1.10 Developments with chutes must always have bins under the chute termination point and an additional bin per stream above minimum requirements may be needed.

1.11 Developments using smaller bins at the disposal point must include spare bins to allow a 'bin swap' and bin lifter to aggregate material into bulk bins.

1.12 Bin storage rooms should always be accessible to residents but prevent public access.

- Security cameras can be installed to contribute to safety, support management of the bins and avoid misuse or dumping.

1.13 Bin washing facilities must be included on site that:

- have a tap with a hose (or position tap at a height of 1,350mm)
- slope to a drain connected to a silt/grease trap
- are at least 1,500mm × 1,500mm and be slip resistant.

Figure 8: Example bin storage room/compound design (no chutes)

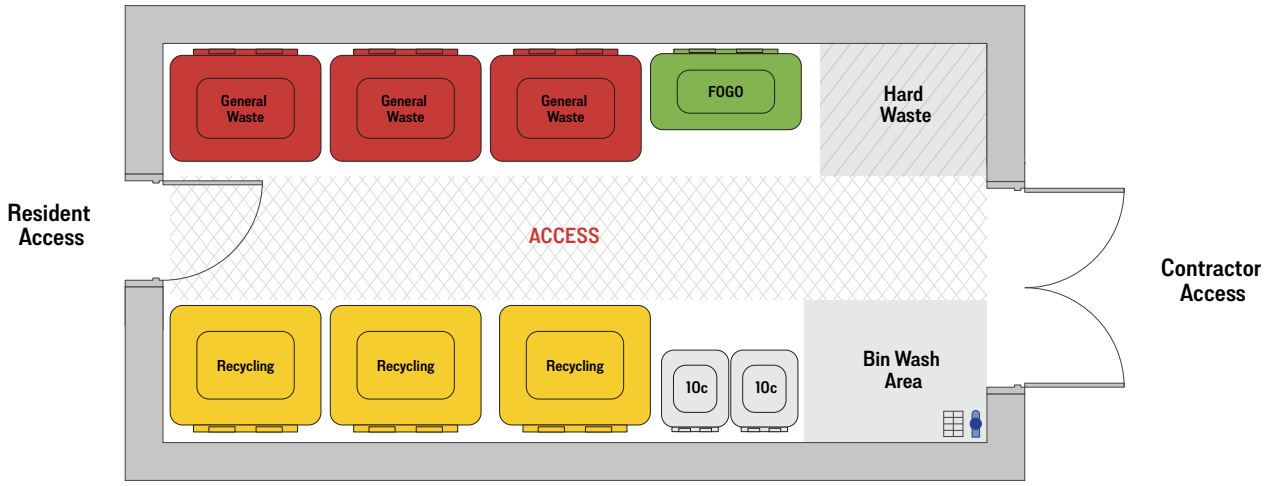


Figure 9: Example bin storage room with signage and wall and floor markings



Bin transfer pathways

1.14 Bulk bin transfer pathways must be at least 1.5 metres wide and:

- free of steps, kerbs and other obstacles
- have a slope no greater than 1:14
- not require bins to pass:
  - through dwellings or shared access points that create safety/amenity impacts (e.g. foyers, lifts)
  - outside the property boundary (except for collection)
- avoid making alterations to the public realm/verge.

1.15 The distance for the collection contractor to transfer bins for emptying should be as short as possible and not exceed ~20 metres.

1.16 Any equipment required to transfer bins (e.g. lifts, electric bin tugs) must be:

- an appropriate size
- located permanently on site
- securely stored and immediately adjacent the bin storage room
- regularly tested and maintained in a functioning condition.

Bin collection

1.17 A residential development must be designed to be able to accommodate a maximum bulk bin collection frequency of one (1) collection per week per stream.

1.18 A council bulk bin collection service (where such services are available and practicable) is the preferred option for all residential developments.

- A development is not guaranteed access to council services. Early engagement with council is necessary to ensure whether servicing is available and requirements can be met.
- Where a council bulk bin service is available, private collection should only be considered where all reasonable design and operational alternatives (including dwelling configuration) have been exhausted, and the proponent has justified why it cannot meet council service requirements.
- A combination of regular council and private collection services is not a suitable outcome (excluding hard waste services offered by councils).

1.19 Bins must remain within the property boundary before collection and not be placed within the public realm/verge.

- Basement bin storage rooms may require additional space for a staging area on the ground level to facilitate collection.

1.20 The collection contractor must be able to access the bins independently and not need to coordinate regular access to site.

- Where bins are stored behind a secure access point a keypad is the preferred method of access.
- Any changes to access (e.g. code change, new key) must be communicated immediately to the service provider to avoid service disruption.

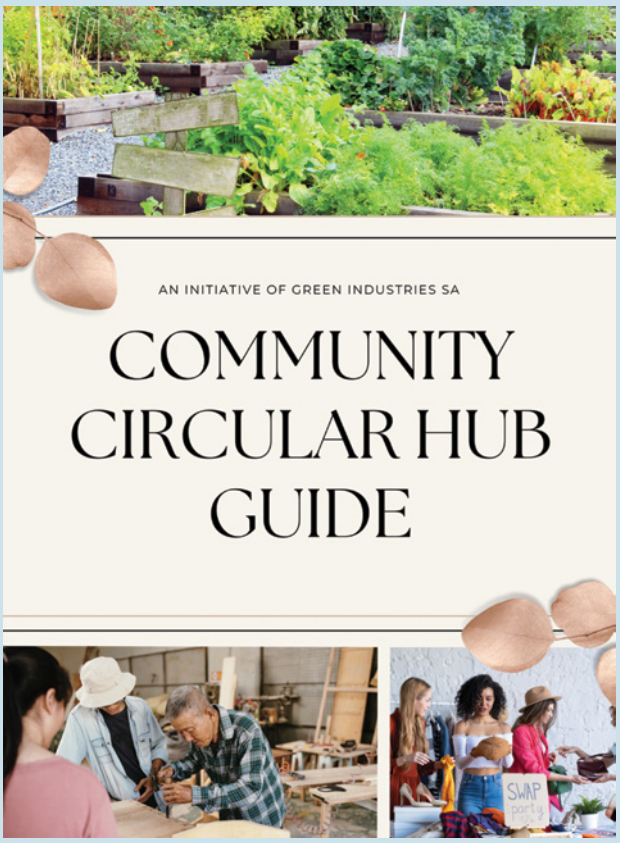
Community Circular Hubs

A Community Circular Hub is an opportunity to provide a convenient location for residents to access circular goods and services so they can change their consumption practices and reduce their environmental impact.

In medium and high-density developments, they may be feasible at a building or neighbourhood level and can:

- reduce the amount of space that residents need to store items within homes
- provide residents convenient access to circular services within their neighbourhood
- connect neighbours, building stronger social cohesion.





Circular hubs can be run by a resident group, strata or building manager and include a:

- share shed for residents to borrow items like tools, tents, specialised cooking equipment
- repair hub with tools and expertise to help repair items like household items and textiles
- 'resource drop-off point' for donating used clothing, container deposits, e-waste, cardboard, etc
- community garden for residents to grow food
- shared pantry/fridge for neighbours to drop off/donate their surplus food.

The Community Circular Hub Guide has been developed by Green Industries SA to support South Australia's transition to a circular economy and provide more information and examples of what can be achieved.



2 MIXED-USE DEVELOPMENTS

Mixed-use developments often combine residential flat buildings with commercial activities like retail, food and beverage and office spaces.

These commercial land uses have additional waste management requirements that must be considered.

Additional source separation

Businesses have additional waste and recycling streams and a broader range of services available and/or required.



Cardboard recycling services are cost effective and keep the quality of this material very high so it can be easily re-processed into new cardboard products.



Paper and confidential paper recycling services are common for offices and typically managed with 240 litre bins in printing/utility rooms.



Dry waste for energy recovery for non-recyclable items instead of a landfill service.



Printer/toner cartridge recycling is often a free service that supports remanufacturing and avoiding environmental harm from residual ink leaching into the environment.



Lighting recycling for all lighting types. Fluorescent lights are banned from landfill in SA.

Internal bin storage

2.1 Individual commercial tenancies must have adequate space in back-of-house (BOH) areas to manage their waste and recycling.

- BOH bins must mirror the waste and recycling streams available in the bin storage room.

Bin storage room

2.2 Residential and commercial waste and recycling bulk bins must be kept separate.

- Commercial staff or cleaners must only be able to access the commercial bin storage room.

2.3 Transfer pathways from internal bin storage areas and the bin storage room must be within the site and preferably undercover.

2.4 Commercial bin storage rooms must be located within the development site and be convenient for staff or cleaner access and the collection contractor. They should be located:

- away from dwellings
- on the ground floor to maximise convenience (and to avoid relying on mechanical equipment to transfer bins for collection)
- be as close as practical to all commercial tenancies.

2.5 Bin storage rooms must be designed to:

- comply with requirements of the National Construction Code
- provide safe, convenient and well-lit access
- be accessible to people with a disability
- allow convenient access to bins, manoeuvring of bins and not block walkways or exits
- prevent waste and odour from spreading beyond the room
- be naturally or mechanically ventilated
- limit visual, noise and odour impacts on the development and public realm
- facilitate regular cleaning (e.g. washable surfaces, adequate slope for drainage to a silt/grease trap).

2.6 Clear signage with pictures and simple language must be included on bins and walls:

- including floor markings and painted walls is best practice and can improve performance.

2.7 Additional space for additional source separation streams is required.

- Space to allow a 'bin swap' for streams like paper recycling bins may also be required.

2.8 Bin washing facilities must be included on site that:

- have a tap with a hose (or position the tap at a height of 1,350mm)
- slope to a drain connected to a silt/grease trap
- be at least 1,500mm × 1,500mm and be slip resistant.

Large mixed-use developments generating significant volumes of waste and recycling may not be suitable for bulk bins because of the number of bins or frequency of collection needed. Compactors may be a better solution to limit the number of bins and collection frequency (Figure 10).

Figure 10: Example of a compactor



Compactors have additional space, clearance and operational requirements that need to be considered early in the design phase. Input and certification by equipment suppliers/engineers is very important.

Bin transfer pathways

2.9 Bulk bin transfer pathways must be at least 1.5 metres wide and:

- free of steps, kerbs and other obstacles
- have a slope no greater than 1:14
- not require bins to pass:
  - through dwellings or shared access points that create safety/amenity impacts (e.g. foyers, lifts)
  - outside the property boundary (except for collection)
- avoid making alterations to the public streetscape/verge.

2.10 The distance for the collection contractor to transfer bins for emptying should be as short as possible and not exceed ~20 metres.

2.11 Any equipment required to transfer bins (e.g. lifts, electric bin tugs) must be:

- an appropriate size
- located permanently on site
- securely stored and immediately adjacent the bin storage room
- regularly tested and maintained in a functioning condition.

Bin collection

2.12 A private bulk bin collection service will be required for commercial tenancies and is limited to three (3) collections per week per stream.

- A single contractor for all commercial tenancies is recommended to prevent repetition of services and increased collection vehicle movements.
- The residential component of a development may benefit from being serviced by the same private collection contractor.

2.13 Bins must remain within the property boundary before collection and not be placed within the public realm/verge.

- Basement bin storage rooms may require a staging area on the ground level to facilitate collection.

2.14 The collection contractor must be able to access the bins independently and not need to coordinate regular access to site.

- Where bins are stored behind a secure access point a keypad is the preferred method of access.
- Any changes to access (e.g. code changed) must be communicated to the service provider immediately.



3 SMALLER-SCALE COMMUNITY TITLE DEVELOPMENTS

Smaller scale community title developments are comprised of two or more group dwellings or sometimes lower scale residential flat buildings, at least one of which is on a site without direct access to a public or proposed public road covered by a current development authorisation.

A waste management plan will typically be requested for community title developments because of the shared access and services. The 'Simple residential WMP template' may be suitable for smaller sites to use. A waste management consultant can support larger developments.

Internal bin storage

3.1 A bin cupboard/drawer in kitchen joinery is a convenient way to manage general waste, comingled recycling and FOGO. Space for a fourth stream adds flexibility (e.g. 10 cent containers managed by residents).



Benchtop caddy

Residents may prefer a benchtop caddy for FOGO (often provided by local councils). Enough bench space for a regular 7-litre caddy or 5-litre compact caddy should be considered.





Kerbside vs. bulk bin services

Verge space, collection logistics and council policies are the main considerations whether Community title developments can access a council three-bin kerbside service or will need a bulk bin service.

Early engagement with council is vital to inform which options may be suitable, including

- individual kerbside bins for each dwelling
- shared kerbside bins
- a shared bulk bin service.

Developments suitable for a kerbside service

Whether a development is suitable for a kerbside service will vary based on several factors including:

- the number of dwellings
- if each dwelling has a ground level site
- whether space is available for the storage of individual bins within dwelling sites or shared bin storage
- site frontage/verge
- verge configuration
- council service availability.

External bin storage area

3.2 Kerbside bins must be stored within the property boundary and:

- preferably be located behind the dwelling line
- if in front of the dwelling line, screened from the street by a quality enclosure to improve visual amenity and prevent access by the public
- located away from windows and doors
- not stored in fully enclosed garages, unless external ventilation is provided (natural or mechanical)
- be located to avoid impacts on neighbouring dwellings.

3.3 Shared bin storage areas must be accessible for all residents, including people with a disability (e.g. clearance for wheelchairs).

Bin transfer pathways

3.4 A path from the external bin storage area to the presentation location must:

- be a minimum of 0.8 metres wide
- be free of steps and other obstacles (e.g. air conditioners, water tanks)
- have a slope no greater than 1:14
- not require bins to pass through dwellings (except garages).

Bin presentation

3.5 Responsibility for presenting bins on the verge must be outlined clearly by the community corporation and included in the Scheme Description/by-laws.

3.6 Adequate verge space is required to present kerbside bins in a single row in line with the property boundaries and:

- have a minimum 30cm gap between them
- be offset 1 metre from street infrastructure (signs, lighting, stobie poles), trees/tree canopies and parking and vehicle access
- not block pedestrian access along a footpath
- not prevent access to a shared driveway
- be accessible from the street by the collection vehicle.

Table 2 provides example presentation spaces required.

Table 2: Example verge space for kerbside bins

Bins presented per week	Minimum verge space required
	metres
2	2.0
4	4.2
6	6.2
8	8.1
10	10.1

3.7 Removal of street trees is not acceptable solely to provide bin presentation space. Limiting impacts on verge landscaping is also important.

Developments requiring a bulk bin service

External bin storage area

3.8 The pathway for residents to the bin storage room/compound must allow access for people with a disability and ideally be undercover.

3.9 The external bin storage area may be an enclosed room/compound or uncovered compound and must:

- accommodate the number of bins required for a bulk bin collection service of one (1) collection per week per stream
- allow for an additional 2m^2 minimum for hard waste and 1m^2 minimum for 10 cent deposit containers
  - the space required will reflect the number of dwellings and the frequency of collection
  - a system to prevent dumping of items is important.

3.10 Bin storage rooms/compounds must be designed to:

- comply with requirements of the National Construction Code
- provide safe, convenient and well-lit access
- provide access for persons with a disability
- have bins stored side by side, allow manoeuvring of bins and not block walkways or exits
- prevent waste and odour from spreading beyond the room
- be naturally or mechanically ventilated
- limit visual, noise and odour impacts on the development and public realm
- facilitate regular cleaning (e.g. washable surfaces, adequate slope for drainage to a silt/grease trap).

3.11 The location of the bin storage room/compound should be:

- away from, but a maximum of ~30 metres from a dwelling
- located within the development site and be convenient for resident access and the collection contractor.

3.12 Clear signage with pictures and simple language must be included on bins and walls:

- including floor markings and painted walls is best practice and can improve performance (Figure 11).

Figure 11: Example signage and wall and floor markings



3.13 Bin washing facilities must be included on site that:

- have a tap with a hose (or position tap at a height of 1,350mm)
- slope to a drain connected to a silt/grease trap
- are at least 1,500mm × 1,500mm and be slip resistant.

Bin transfer pathways

3.14 Bulk bin transfer pathways must be at least 1.5 metres wide and:

- be free of steps, kerbs and other obstacles
- have a slope no greater than 1:14
- not require bins to pass:
  - through dwellings or shared access points that create safety/amenity impacts (e.g. foyers, lifts)
  - outside the property boundary (except for collection)
- avoid making alterations to the public streetscape/verge.

3.15 The distance for the collection contractor to transfer bins for emptying should not exceed ~20 metres.

Bin collection

3.16 A development must be designed to accommodate a maximum bulk bin collection frequency of one (1) collection per week per stream.

3.17 A council bulk bin collection service (where available and practicable) is the preferred option for all residential developments.

- A development is not guaranteed access to council services. Early engagement with council is necessary to ensure servicing requirements can be met.
- Where a council bulk bin service is available, private collection should only be considered where all reasonable design and operational alternatives (including dwelling configuration) have been exhausted, and the development cannot meet council service requirements.
- A combination of regular council and private collection services is not acceptable (excludes hard waste services offered by councils).

3.18 Bins must remain within the property boundary before collection and not be placed within the public streetscape/verge.

3.19 The collection contractor must be able to access the bins independently and not need to coordinate regular access to site.

- Where bins are stored behind a secure access point a keypad is the preferred method of access.
- Any changes to access (e.g. code change) must be communicated to the service provider immediately to avoid service disruption.



4 DETACHED, SEMI-DETACHED DWELLINGS & TORRENS TITLE ROW DWELLINGS

Torrens Titled detached, semi-detached and row dwellings have direct public street access, and are entitled to their own set of bins. These are collected from the public verge adjacent to the property.

Larger sites with a large frontage will typically not require a waste management plan and bin collection can occur on the verge.

Dwellings on smaller allotments, particularly those with no side setbacks and minimal or no front setbacks, require more careful waste management consideration at the design stage. For these, space for internal bins, storing kerbside bins and details for bin presentation should be indicated on the site plan and architectural drawings.

Bin storage

4.1 **Internal:** A bin cupboard/drawer in kitchen joinery is a convenient way to manage general waste, comingled recycling and FOGO. Space for a fourth stream adds flexibility (e.g. 10 cent containers managed by residents).

Benchtop caddy

Residents may prefer a benchtop caddy for FOGO (often provided by local councils). Enough bench space for a regular 7-litre caddy or 5-litre compact caddy should be considered.





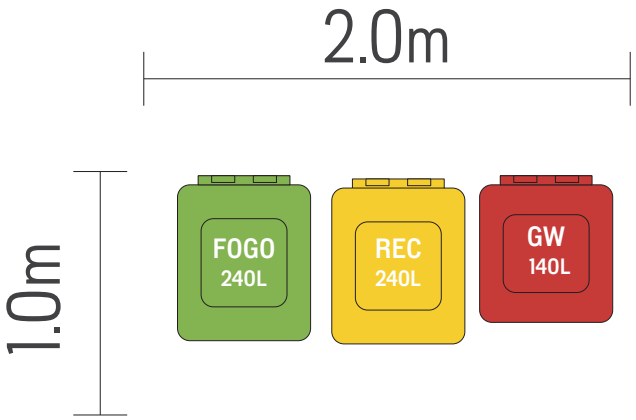
4.2 **External:** Kerbside bins must be stored within the property boundary and:

- preferably behind the dwelling line
- if in front of the dwelling line, screened from the street by a quality enclosure to improve visual amenity and prevent access by the public
- located away from windows and doors
- not stored in fully enclosed garages, unless external ventilation is provided (natural or mechanical)
- be located to avoid impacts on neighbouring dwellings.

4.3 Equal access to all bins and adequate storage space is required (Figure 12), plus space:

- to manoeuvre bins
- for screening, if bins are stored in front of the dwelling line.

Figure 12: Min. space to store three kerbside bins.



Bin transfer pathways

4.4 A path from the external bin storage area to the presentation location must:

- be a minimum of 0.8 metres wide
- be free of steps and other obstacles (e.g. air conditioners, water tanks)
- not require bins to pass through the dwelling (except garages).

4.5 If bins are transferred through a garage, they must be able to be transferred past vehicles without having to first move them.

Bin presentation

4.6 Adequate space is required to present kerbside bins in a single row in line with the property boundary. Bins must:

- have a minimum 30cm gap between them
- be offset 1 metre from street infrastructure (signs, lighting, stobie poles), trees/tree canopies and parking and vehicle access
- not block pedestrian access along a footpath
- not prevent access to a shared driveway
- be accessible from the street by the collection vehicle.

4.7 Removal of street trees is not acceptable solely to provide bin presentation space. Limiting impacts on verge landscaping is also important to consider.

4.8 The location for bin presentation in preferred order is:

1. secondary frontage, if available (public rear laneway)
2. council verge (primary frontage, most common option)
3. edge of driveway crossover
4. a driveway's second vehicle space
5. a single driveway (least preferred option for specific development types).

Alternative presentation locations may be appropriate following consultation and approval by council.

Rear laneways



Developments with rear-loaded vehicle access must consider waste management early in the design, including:

- appropriate laneway width to allow bin presentation and collection vehicle access and operation
- designated bin presentation areas:
  - provided between garages/roller doors or only obstructing one parking space of a double garage
  - that are not within the carriageway or obstructing traffic or pedestrian access points
  - do not conflict with infrastructure and landscaping
  - do not conflict or obstruct pedestrian access points
- bin storage within the property and not stored in the laneway during beyond collection days.



5 COLLECTION REQUIREMENTS

Facilitating safe collection of waste and recycling is a fundamental priority of a waste management system.

Convenience and efficiency of collections to minimise the impact on the development, neighbours and the public realm are secondary priorities to consider.

Kerbside bins

5.1 Collection of kerbside bins takes place from public roads and drivers typically remain in the vehicle.

5.2 Supporting methods of collection in very high-density areas or at specific sites may:

- use a 'runner', who positions the bins ahead of the vehicle for collection
- be via a 'walk-in walk-out' service where the driver exits the vehicle to transfer bins for collection.

The availability of these services and suitability of them at individual sites is at the discretion of individual councils.

5.3 The collection arm is located behind the driver, and the size and manoeuvring requirements like turning areas for a collection vehicle must be considered, especially for:

- culs-de-sac
- laneways
- stub roads.

5.4 Collection from private roadways is at the discretion of individual councils.

- Early engagement with council is important to determine if council kerbside collection services can be provided.
- A signed service agreement/indemnity form for damage to the property will be required from the landowner prior to services commencing.
- Roadways must be constructed to accommodate a Medium Rigid Vehicle used for collection (25-tonne fully loaded).
- Bin presentation and collection locations must be approved by council.

Land divisions | Planning for waste management

Early consideration of logistics and design for waste management and bin collection is vital when planning land divisions and new public roads. Consider:

- road widths, including the effect of traffic calming measures on waste collection vehicles
- collection vehicle swept path requirements
- parking and the impact of bin presentation and collection
- verge design and landscaping
- infrastructure placement
- loading and waste collection zones, where required.

Considering these items and early engagement with council can lead to better design outcomes and avoid redesign and delays in approvals.

Bulk bins

5.5 Developments should limit the collection frequency of bulk bin services to reduce the impact of collection vehicles on the locality.

- Residential bulk bin collection services must be designed for one (1) collection per week per stream.
- Private collections for mixed-use or commercial developments must be designed for a maximum of three (3) collections per week per stream.

5.6 Appropriate timing for the collection of bins must consider neighbouring land uses and requirements of the *Environment Protection Act 1993* and the *Local Nuisance and Litter Control Act 2016*.

5.7 Three methods for servicing bulk bins may be viable, considering the context of the development in the broader public realm. Listed in order of preference:

1. On site – Collection vehicle forward in, designated space for onsite manoeuvre and forward out.
2. On site – Collection vehicle reverses in a short distance to a collection zone and then exits in a forward direction.

   (*Maintaining safety is critical and this may actually be the last resort option based on the site*).
3. On street from a specified parking or loading zone.

Early engagement with council to confirm the appropriate collection method considering the site and council policies is vital.

The appropriate collection method requires balancing:

- **safety** for residents, pedestrians and the contractor collecting bins
- **efficiency** and the distance and time to transfer and empty bins
- **traffic impacts**, including:
  - the location of the development to the nearby road network
  - resident access and parking
  - availability of loading zones (and competing access for these).

Limits to on-street collection

Multiple factors need to be considered when selecting a collection method:

- on-street collection may be prohibited on some roads, be unsafe or impractical, requiring on-site collection
- the time required to service bins. It can take 1-2 minutes to service each bin, depending on the transfer distance
- council policies may limit where on-street collection is suitable.

5.8 The designated zone for the collection vehicle must be sensitive to a development and broader public realm and:

- not unreasonably prevent access to or from a site
- limit reverse manoeuvres, and minimise reversing length where required
- be conveniently located for safe and efficient bin collection.

5.9 Bulk bins must remain within the property boundary before collection and not be placed within the public streetscape/verge.

5.10 The collection contractor must be able to access the bins independently and not need to coordinate regular access to site.

- Where bins are stored behind a secure access point a keypad is the preferred method of access.
- Any changes to access (e.g. code change) must be communicated to the service provider immediately.

Collection vehicles

Waste and recycling collection vehicles are custom designed and may vary between contractors.

Indicative sizes for common waste collection vehicles available in metropolitan Adelaide and their operating clearances they require are outlined in Table 3.

5.11 Swept pathways and a traffic engineer's report are often needed to support a development application and confirm that a waste collection vehicle can service a site.

5.12 Swept pathway modelling needs to demonstrate that safe manoeuvring of the collection vehicle can take place with all on-street and off-street parking occupied.

5.13 Waste collection should be facilitated without the need for parking restrictions or impact on minimum parking requirements.

5.14 Medium and Heavy Rigid Vehicles are the standard for collections in South Australia. It is not appropriate to design for Small Rigid Vehicles.

Table 3: Approximate collection vehicle dimensions

Collection vehicle dimensions					
Vehicle type	Rear lift	Side lift	Front-lift	Hook lift/ Roll-on Roll-off	Pan-tech/ Flat bed
Collection type	Bins up to 1,100L	Kerbside bins	Bins 1.5m^3 to 4.5m^3	Compactors	At call waste streams
Vehicle dimensions	H) 3.4m min. W) 2.5m L) 10 -11m	H) 3.8m min. W) 2.5m L) 10 -12m	H) 3.9m min. W) 2.5m L) 10 -12m	H) Up to 4.5m W) 2.5m L) 10m	H) Up to 4.5m W) 2.5m L) 8.8 -12m
Loading space required	2m at rear of vehicle	Bin collection arm extends from the left side of vehicle.	3m in front of the vehicle to load bin	Length of vehicle plus another ~15m in front.	–
Clearance height required	3.8m minimum	4.5m minimum	6.5m minimum	5m minimum (operational)	Up to 4.8 m
Approx turning circle	18–22m	20–24m	18–22m	22–26m	16–20m (rigid)

Note: Vehicle width dimensions are based on Australian standard specifications – AS 2890.2-2002. Vehicle length and heights are based on common collection vehicles operating in the South Australian market.

6 WASTE GENERATION METRICS

Waste generation metrics are used to:

- estimate the amount of waste and recycling a development will generate based on the land uses
- the number of bins and collections required
- the minimum amount of space for the bin storage room/compound.

Residential and Commercial generation rates are provided below. Appropriate case study/empirical data may be used in place of the rates outlined.

Residential | High density

These rates are typically used for large medium- and high-rise residential flat buildings and mixed-used developments.

	General waste	Comingled recycling	FOGO
		litres per week	
1 Bedroom/Studio	45	45	15
2 Bedroom	65	55	20
3 Bedroom +	95	80	30

Residential | Medium density

These rates are more suitable for use in smaller scale, low-rise residential flat buildings (where they present more like townhouses) and community title developments.

Detached, semi-detached dwellings & Torrens Title row dwellings generally do not require waste generation calculations as they typically access a council three-bin service.

	General waste	Comingled recycling	FOGO – with garden	FOGO – without garden
			litres per week	
1 Bedroom/Studio	45	45	25	15
2 Bedroom	70	60	40	20
3 Bedroom +	105	90	60	30

Commercial

Land use	Unit	General waste	Comingled recycling	FOGO	Cardboard	Paper	Soft Plastics	Total
Café	Litres/100m²/day	250	65	70	115			**500**
Restaurant	Litres/100m²/day	350	90	95	160			**695**
Takeaway	Litres/100m²/day	50	10	10	30			**100**
Bar	Litres/100m²/day	50	15	10	20			**95**
Convention/conference/event centres	Litres/100m²/day	155	45	35	60			**295**
Licenced entertainment premises or community club (bar and dining)	Litres/100m²/day	205	65	50	80			**400**
Food retail	Litres/100m²/day	235	10	35	115			**395**
Retail/shops (non-food)	Litres/100m²/day	45	5	5	30		15	**100**
Convenience stores	Litres/100m²/day	175	20	30	90		35	**350**
Supermarket	Litres/100m²/day	305	30	50	155		60	**600**
Offices	Litres/100m²/day	20	5	5	5	5		**40**
Childcare centre	Litres/100m²/day	245	35	35	85			**400**
Showroom	Litres/100m²/day	20			20		10	**50**
Hairdresser	Litres/100m²/day	50	10	10	25			**95**
Gym	Litres/100m²/day	10	10					**20**
Hotel/motel (accommodation)	Litres/bed/day	5	5					**10**
Serviced apartment/backpackers/ boarding house	Litres/bed/week	35	35	10				**80**

7 APPENDIX

Bin sizes and colours

Bins and signage must comply with Australian Standard AS4123.7-2006 mobile waste containers.[2]

The bodies of plastic bins are typically dark green, or black with a coloured lid to indicate the stream.

General waste

Food Organics & Garden Organics (FOGO)

Comingled recycling

Paper and cardboard recycling

Indicative bin sizes are provided below for kerbside bins and bulk bins. Bins sizes may vary by supplier.

Kerbside bins					
Bin size	**Dimensions**	**Photo**	**Collection**	**Stream**	**Notes**
7 litre kitchen caddy	W) 480mm D) 560mm H) mm		Internal household use		Commonly provided by councils to residents
80 litre	W) 480 mm D) 560 mm H) 800 mm		Side lift or rear lift		Not commonly provided by councils. May be suitable for internal use in residential flat buildings.
140 litre	W) 535 mm D) 615 mm H) 925 mm		Side lift or rear lift		Most common size for kerbside general waste bins.
240 litre	W) 580 mm D) 730 mm H) 1,045 mm		Side lift or rear lift		Most common size for kerbside comingled recycling and FOGO bins.
360 litre	W) 660 mm D) 900 mm H) 1,120 mm		Side lift or rear lift		Less commonly provided by councils.

2 Some councils currently have blue lids for general waste. They will transition to red in line with South Australia's Waste Strategy 2025-2030 and new bins should meet the Australian Standards.

Bulk bins					
Bin size	**Dimensions**	**Photo**	**Collection**	**Stream**	**Notes**
660 litre	W) 1,215 mm D) 775 mm H) 1,225 mm		Rear lift		Commonly used size for residential flat buildings, but it is important to confirm with individual councils. Maximum size available for FOGO in Adelaide metropolitan area.
1100 litre	W) 1,195 mm D) 1,090 mm H) 1,310 mm		Rear lift		Commonly used size for residential flat buildings, but it is important to confirm with individual councils.
1.5m³	W) 1,805 mm D) 905 mm H) 910 mm		Front lift		Front lift bins are rarely used in residential developments. They are commonly used for commercial developments where vertical clearance is not a constraint.
3 m³	W) 1,805 mm D) 1,505 mm H) 1,225 mm				
4.5 m³	W) 1,805 mm D) 1,605 mm H) 1,570 mmw				

Additional information

Resources	
Simple Residential WMP Template	A template document for smaller residential developments to develop a waste management plan suitable for the development application process. Available at https://www.greenindustries.sa.gov.au/muds-waste-management
Residential Waste Generation and Bin Calculator	An excel based calculator to support smaller residential developments estimate waste generation and bin requirements. This information can be input into the Simple Residential WMP Template. Available at https://www.greenindustries.sa.gov.au/muds-waste-management
Case studies	Case studies of developments with good waste management system design. Available at https://www.greenindustries.sa.gov.au/muds-waste-management
Which Bin?	Which Bin? provides guidance and education of what items can be placed into each bin.
Tools and Guides from Green Industries SA	Green Industries SA has developed a range of tools and guides across various industries.
NSW and Victorian guides	The NSW and Victorian guides provide detailed information that may complement this document: » **NSW** – Better practice guide for resource recovery in residential developments » **Victoria** – Waste Management and Recycling in Multi-unit Developments

Supporting information	
Accelerating SA's transition to a circular economy: South Australia's waste strategy 2025–2030	The state strategy that informs and underpins the requirements and direction of this 'Waste management essentials for urban residential developments' document. Available at https://www.greenindustries.sa.gov.au/strategy
Greater Adelaide Regional Plan	30-year plan providing the long-term vision for sustainable growth across the Adelaide region. It identifies appropriate land for future housing, employment, commercial uses, and supporting infrastructure. Available at https://regional.plan.sa.gov.au/regional-plans/greater-adelaide

Contacts		
Green Industries SA	For general enquiries or questions on the development of this document.	(08) 8204 2051 www.greenindustries.sa.gov.au
Department for Housing and Urban Development	The Planning and Building Team within the Department for Housing and Urban Development oversees South Australia's planning system to create liveable and sustainable communities that enhance the lives of all South Australians.	www.plan.sa.gov.au dhud.reception@sa.gov.au
Local Government	The council where a development is located can provide guidance and information relevant to the site.	www.localcouncils.sa.gov.au www.lga.sa.gov.au/

