



APPENDIX 15

Hotel & Winery - Construction Waste Management Plan (cWMP) & Operational Waste Management Plan (oWMP) : Colby Phillips Advisory



**Southern Barossa Winery Tourism &
Accommodation Project (SBWTAP)**

**Hotel Construction Waste
Management Plan (cWMP)**

(Planning)

Prepared for:

Strategic Alliance

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1 Introduction

This document provides a planning-stage **construction Waste Management Plan (cWMP)** for the Hotel site (the “Site”) of the proposed **Southern Barossa Winery Tourism & Accommodation Project (SBWTAP)** (the “Development”).

- The Development is located at 102 Hoffnungsthal Road, Williamstown, in the Barossa Valley and Barossa Council area, on approximately 23.5 hectares of land (see Figure 3-1 two pages overleaf).
- The Project Proponent and developer is [Strategic Alliance](#), Project Manager is [Turner & Townsend](#), Project Architect is [baukultur](#), and Planning Advisor is [Ekistics](#).
- **Future operation of the Development has been divided into two sites** that could be separately constructed and then operated by independent third parties:
 - (1) **Hotel**, and
 - (2) **New winery and existing (retained) vineyards**.
- **Consequently, for planning submissions, separate WMP documents are being prepared for each site.**
 - **The Hotel site is the subject of this cWMP.**
 - *Note: A separate operational WMP that has been developed for the Hotel site (Colby Phillips Advisory, August 2025), which can be referred to for this information.*

The purpose of the cWMP is to describe the management of construction waste generated by the project **at the Hotel site** and outline measures to manage and mitigate waste generation and resource consumption – **to meet regulatory requirements and/or expected construction-phase waste management practices** including (but not limited to) those outlined by:

- The Project proponent, and
- The South Australian Environment Protection Authority (SA EPA) in its guideline for construction environmental management plans (CEMPs) (SA EPA, April 2024).

It includes identifying expected sources of construction waste and measures that can or should be implemented to manage, reuse, recycle and safely dispose of the identified waste.

This cWMP should be read with other planning approval documentation for the Development. IMPORTANT CLARIFICATION: This is a planning-stage cWMP, it will need to be updated before construction of the Hotel site, which may be done as part of a CEMP.

2 Presentation

This WMP is presented in the following sections.

Section 3	Site overview – Describes the Hotel site including key aspects or attributes relevant to construction waste management.
Section 4	Project requirements – Summarises project proponent expectations and relevant legislative and policy requirements that apply to managing construction waste for this type of project.
Section 5	Construction waste overview – Identifies main construction activities, types of potential construction waste they could generate, and estimated construction phase waste and recycling volumes based on current project information.
Section 6	Waste management plan – Recommended construction phase waste management to reuse, recycle and safely dispose of the identified waste, including guidance on management and monitoring to ensure regulatory compliance.

3 Site overview

The following provides an overview of the Hotel site for the purposes of this planning-stage cWMP. Please refer to concept plans for the Hotel site by Project Architect (baukultur, 8 August 2025) for more detailed information.

The Hotel site is in the southern corner of the Development site– see Figure 3-1 overleaf.

- The Hotel site is on the minor portion (about 7 hectares) of the Development site.
- It comprises (but is not limited to):
 - **Hotel building** – A multi-storey (6-level) building – see Figure 3-2 two pages over for examples of building elevations – with a Gross Floor Area (GFA) of approximately 15,800 m² which would include (but not be limited to) the following.
 - Guest accommodation – Up to 170 hotel rooms,
 - Restaurant and bar areas,
 - Function and event rooms (including external terraces),
 - Kitchens and back-of-house (BOH) for the above hospitality areas,
 - Pool, gym, and wellness centre,
 - Reception and staff offices and/or facilities,
 - Back-of-house (BOH) areas and access point for deliveries and service collections, e.g., linen, operational waste, etc
 - **Guest and patron car parking** – Up to 180 car parks.
 - **External landscaping and/or garden areas**
 - **External service or utility areas** – Which would include (but not be limited to):
 - Maintenance yard(s) or area(s),
 - Wastewater treatment plant, storage, and disposal facility,
 - Stormwater drainage, and
 - Electricity supply transformer.
 - **Site access** – From entry point on Menzel Road:
 - For staff, guests, and/or patrons to car parking and/or Hotel Porte Cochere / Reception area, and
 - Service access – To the BOH areas and/or other site service or utility areas.

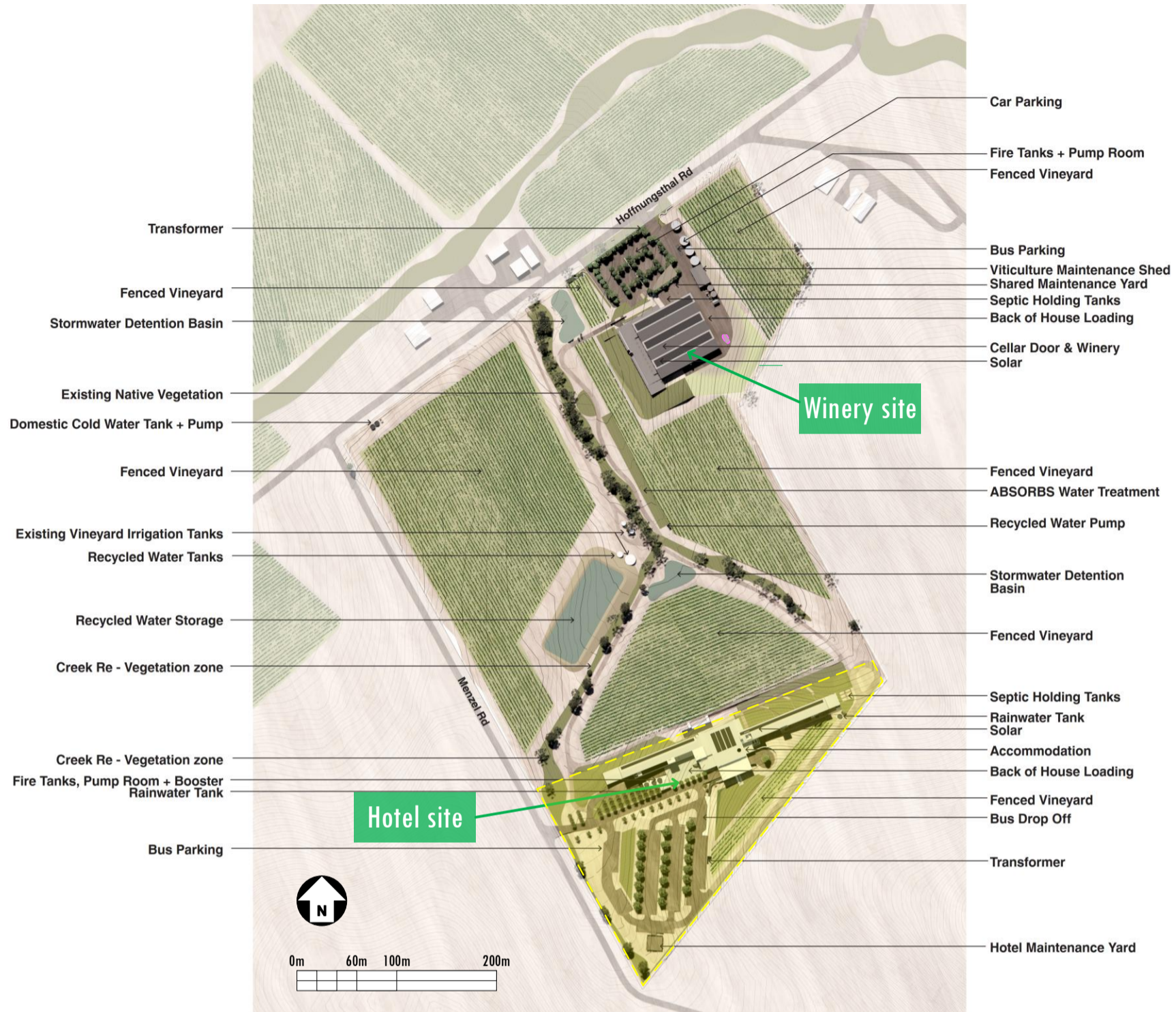
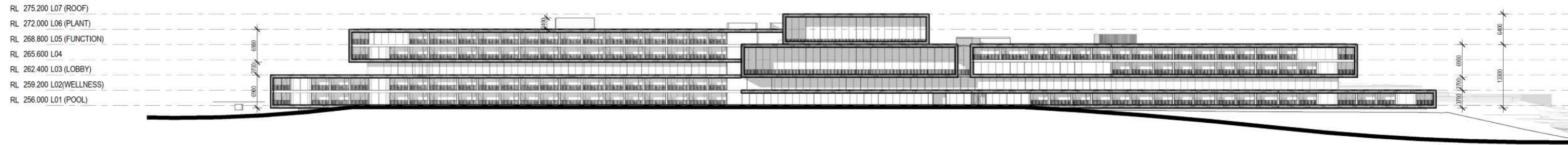


Figure 3-1 – Development site showing location of Hotel site (highlighted in yellow). Site context plan reproduced from project concept plans by Project Architect (baukultur, 8 August 2025). Legend provides guide to key land use activities on the Development site.



1 NORTH ELEVATION



4 WEST ELEVATION

Figure 3-2 – North and west elevations for the Hotel building, which illustrate its scale and extent. Reproduced from project concept plans by Project Architect (baukultur, 8 August 2025). Note: Not to scale.

4 Project requirements

4.1 Project proponent

The Project Proponent outlined expectations that waste and recycling provision during construction of the Hotel site should, where feasible, deliver best-practice Circular Economy outcomes, including high levels of diversion from landfill (Stategic Alliance, May 2025).

4.2 Regulatory & policy requirements

4.2.1 South Australian Environment Protection Act 1993

The South Australian Environment Protection Act 1993 (EP Act) (South Australian Government, 2024) sets out a general environmental duty to take all reasonable and practical steps to prevent or minimise any resulting environmental harm. This requirement includes management of waste in line with the waste management hierarchy (see Figure 4-1 below).

- Under this waste management hierarchy, avoiding waste generation is most preferable and disposal of waste least preferable.
- The EP Act also requires special management of listed wastes which have specific handling and disposal requirements due to their potentially hazardous or contaminating nature.
- The Environment Protection (Waste to Resources) Policy 2010 (W2REPP) (South Australian Government, 2021) operates under the EP Act and more specifically prescribes waste management obligations, including that waste management should (among other things):
 - Promote best practice and accountable waste management,
 - Include effective recording, monitoring, and reporting systems for the treatment,
 - Safely transport and properly dispose of waste and other matter,
 - Promote environmental responsibility, and
 - Implementation waste hierarchy principles.

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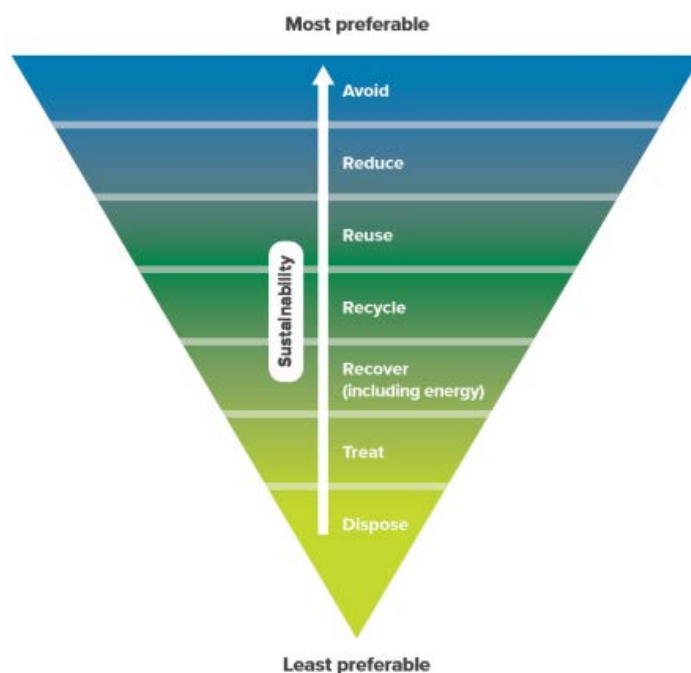


Figure 4-1 – Waste management hierarchy. Image source: [State of the Environment SA 2018](#).

The SA EPA, which administers the EP Act, provides in its Guideline for Construction Environment Management plans (CEMP) (SA EPA, April 2024), which would usually be developed for approval before construction commences, that construction waste management should address the following issues.

“A CEMP should identify how general waste and, where relevant, WDF will be managed. It should demonstrate that:

- *“General waste produced during construction will be managed in accordance with the waste management hierarchy as identified in the W2REPP*
- *“The use of WDF will comply with the processes outlined in the (SA EPA) Standard for the production and use of waste derived fill (SA EPA, 2013).”*

Other SA EPA guidelines or policies that may apply include for construction waste management can include the following. *Many of these other guidelines or policies cover potential soil or waste contamination and not all necessarily apply to this project but are acknowledged here for completeness.*

- Waste classification criteria (SA EPA, 2010)
- Waste derived fill (WDF) or intermediate waste soil criteria (SA EPA, 2013)
- Landfill disposal criteria for PFAS-contaminated waste (SA EPA, 2020)

For some specific waste materials, there may be additional SA EPA guidance or requirements to be followed, e.g., CCA management is covered by the SA EPA Guideline – Copper chromated arsenate (CCA) timber waste—storage and management (SA EPA, March 2016).

4.2.2 State Waste Strategy

The SA Waste Strategy 2025– 2030 (Green Industries SA, 2025) supports maximising the reuse, recycling, and recovery of materials.

- This Strategy has a Construction and Demolition (C&D) sector diversion target of 98%.
- It includes construction and demolition waste or “built environment waste” as a priority materials stream to achieve Strategy targets for reducing waste generation, including:
 - *“Deconstruction and salvage of materials during demolition”, and*
 - *“Minimising construction waste”.*
- For achieving these outcomes, it promotes the following actions (relevant to this project).
 - Promote segregation of materials on building sites to increase waste diversion of uncontaminated materials.
 - Where Chromated copper arsenate (CCA) has been used and/or is a C&D waste material, that it be recycled if possible.
 - C&D waste disposal should apply circular economy principles to ensure its materials can be recovered and reused or recycled at their highest technical value.

4.2.3 Other relevant regulatory requirements

Other relevant legislation for construction waste management in this project can include (but may not be limited to):

- *National Environment Protection (Movement of controlled waste between States and Territories) Measure 2012* (Australian Government, 2012) – where “controlled waste” might be moved between states and territories, to ensure it is handled in an environmentally sound manner.
- *National Environment Protection (Assessment of Site Contamination) Measure 1999* (as amended 2013) (NEPM) – which might be used for assessment of any site contamination, especially in soils.
- *Work Health and Safety Regulations 2012 (SA)* – which can apply (if applicable) to hazardous waste chemicals, substances and/or materials at a site.
- *Local Nuisance and Litter Control Act 2016 (SA)* (South Australian Government, 10 Feb 2022)- which would apply to on-site management practices for waste management.

5 Construction waste overview

Note: This is a planning stage cWMP, where final details on the Hotel site construction are not fully formed or known at this time. This limits the following information to providing an early and general picture of the construction phase activities and waste, which would be developed and detailed later as part of developing the CEMP for the project.

5.1 Key construction activities

5.1.1 Demolition & salvage

The current area of the Hotel site is presently used as a vineyard. There appear to be no existing buildings or other structures. Demolition and salvage activities would therefore likely comprise:

- Removal and/or clearing of existing vines, including:
 - Vines,
 - Wiring or trellis materials,
 - Treated and/or untreated timber and/or metal posts, and/or
 - Irrigation piping (if applicable).
- In limited or peripheral areas (if needed), removal and/or clearing of trees or other vegetation.

5.1.2 Construction

The Hotel should be constructed as illustrated in site plans (baukultur, 8 August 2025). Key construction activities could consist of the following. *Note: This list does not necessarily suggest any order of activity or program, which would be decided later by a construction contractor.*

- **Preliminary works (or site preparation) –**
 - Establishment of access tracks,
 - Site grading to main levels,
 - Installation of temporary security fencing/gates,
 - Services (electricity, water, sewer, comms) installation including trenching, poles, laying conduits or pipes,
 - Cut and fill (with soil, rock and/or aggregate) to prepare final levels for buildings and/or (above or below ground) structures (again, using recycled materials where possible),
 - Excavations for footings / piers and foundation installation for buildings and other structures,
 - Road and parking area base construction (with recycled materials where feasible), and
 - Establishment of temporary facilities for construction (e.g. construction camp, laydown areas, waste management areas including recycling of construction materials, concrete batching area, toilets, other facilities, etc.)
- **Hotel construction –**
 - Final site service excavations and conduits or pipework for supply into or from buildings and other facilities and structures (i.e., electricity, water, sewer, comms, wastewater, stormwater, etc.),
 - Reinforced concrete footings / piers and foundations laid / installed (for building and external structures),
 - Main building and /or other area structural frames and/or floors erected (timber / steel frame / concrete slab, concrete tilt-up, masonry, etc.),
 - Roofing, other building framing or structures, and internal services installed (e.g., switchboards, conduits, piping &/or connections for electricity, water, gas, sewer/wastewater, comms, stormwater, etc.),
 - Building utility and/or service plant and equipment &/or storages installed (e.g., HVAC, ventilation ducting, gas equipment and/or boilers, hot water storage and pumping, potable water pumping & storage, sewerage / wastewater collection, etc.)

- External utilities and/or service plant and equipment &/or storages installed (e.g., firewater tanks and pumps, water supply tanks and pumps, stormwater piping and pumping, grease traps, wastewater piping, pits, pumping, treatment plant and/or disposal, recycled water systems (if applicable), etc.)
- Building external windows, walls, facades installed,
- Internal insulation, walls, ceilings, doors, glass, and other partitions, and electrical and comms and access points installed,
- Final access road and car parking areas finished,
- Installation of permanent security fencing/gates,
- Surface treatments / finishes (water proofing, painting, tiling, wood panelling, other),
- Base fit-out (cabinetry, kitchens, toilets),
- Floors / coverings (e.g., timber, laminate, tiling, carpets, etc.),
- Final fit-out (furniture, curtains, drapes, other furnishings),
- Commissioning,
- Rehabilitation or restoration of temporary areas of disturbance,
- Clean up of and disposal of any site waste materials.

5.2 Potential waste sources

Table 5-1 overleaf gives potential waste sources of construction waste from the above activities, which are classified by the type of waste resource.

- There could be a diverse array of potentially recoverable waste resources generated at the Hotel site during its construction phase.
- While there may be some minor and localised soil contamination around some (not necessarily all) CCA posts in (and if remaining at) the vineyard, this should not be a material issue and managed easily (if needed) by removing these small, localised areas of soil contamination (to the required depth) for treatment (and reclamation) or disposal at a suitable C&D reprocessing and/or landfill disposal facility.
- CCA posts, if present in the vineyard, would need to be handled and temporarily stored properly (i.e., in bunded and covered area), then taken of site and disposed at a suitable landfill disposal facility (if no recycling option exists at time of these are removed from the vineyard) – in line with the SA EPA guideline for Copper chromated arsenate (CCA) timber waste—storage and management (SA EPA, March 2016).

Table 5-1 – Potential sources of construction waste

Construction phase	Waste resource	Source(s)
Demolition	Organic material &/or timber	<ul style="list-style-type: none"> Vines, untreated timber posts, other removed trees / vegetation
	Metal - Ferrous	<ul style="list-style-type: none"> Trellis wire
	Recyclable plastics	<ul style="list-style-type: none"> PE irrigation pipe and fittings (if applicable)
	CCA / treated timber	<ul style="list-style-type: none"> Vineyard posts, any legacy CCA storage (if present)
	Contaminated soil (potential)	<ul style="list-style-type: none"> Potentially small, localised areas around some CCA posts, or underneath any on-site legacy CCA storage areas
	Waste residue	<ul style="list-style-type: none"> Other demolition waste materials, which may include non-recyclable plastics or site materials discovered (which should be minimal)
Construction	Surplus (uncontaminated) soil	<ul style="list-style-type: none"> Land clearing, bulk earthworks &/or site excavation (which may be minimal with well-balanced cut-and-fill)
	Vegetation and organic material	<ul style="list-style-type: none"> From land clearing or maintenance activities
	Clean fill material / sands	<ul style="list-style-type: none"> Where surplus to construction requirements
	Waste concrete / cement / aggregate / pavers	<ul style="list-style-type: none"> Any surplus / off-cuts from pouring foundations, columns &/or floors, concrete building panels, concrete paving, road kerbs, concrete piping / drains
	Waste asphalt / bitumen	<ul style="list-style-type: none"> From road and/or car park construction
	Timber - Untreated	<ul style="list-style-type: none"> Surplus or offcuts from construction activity
	Timber - Treated	<ul style="list-style-type: none"> Surplus or offcuts from construction activity
	Ferrous (steel) and/or non-ferrous (copper, aluminium) metals	<ul style="list-style-type: none"> Surplus / off-cuts from steel reinforcing, metal frames / structures, metal piping, electrical conductors, etc.
	Glass	<ul style="list-style-type: none"> Surplus / off-cuts / breakage from windows or facades or other internal fit-out
	Plasterboard	<ul style="list-style-type: none"> Surplus / off-cuts from internal walls or other facades / structures
	Ceramics	<ul style="list-style-type: none"> Surplus / off-cuts from tiling or other ceramic building elements
	Bulky hard waste	<ul style="list-style-type: none"> Any surplus / broken mixed bulky waste items
	E-waste	<ul style="list-style-type: none"> Any surplus / broken mixed electronic / electrical waste items
	Insulation materials	<ul style="list-style-type: none"> Surplus / off-cuts from insulation of building
	Recyclable plastics	<ul style="list-style-type: none"> Hard plastic waste or surplus from construction activities
	Cardboard packaging	<ul style="list-style-type: none"> From material or equipment deliveries or surplus / waste from construction activities
	Plastic packaging and /or sheeting	
	Food waste	<ul style="list-style-type: none"> From site staff and/or construction personnel
	Recycled deposit containers	
	Residual construction waste	<ul style="list-style-type: none"> Other non-recyclable materials from construction activities
Domestic waste	<ul style="list-style-type: none"> Other non-recyclable materials from site staff and/or construction personnel 	
Hazardous materials and/or chemicals	<ul style="list-style-type: none"> Residues or surplus from construction activities (e.g., paints, sealants, sprays, lubricating oils) 	

5.3 Waste & recycling volumes

At this planning stage at time of preparing this report, details for the Hotel site construction (e.g., excavation volumes, construction materials and quantities) ordinarily used to estimate the construction phase waste and recycling volumes are not yet established or known.

It is possible, however, to make an early and high-level approximation of potential construction phase waste and recycling volumes based on:

- Published industry metrics for construction waste volumes per unit value of a development,
- Data from past construction projects,
- Knowledge of wine industry vineyard practices, and
- Activity data reported in South Australia for resource recovery by the C&D waste and recycling sector.

This approximation for the Hotel site construction phase is summarised in Table 5-1 below.

- It projects that generation of waste resources for this site could be in the order of 5,000 tonnes (but it may be more or less, and this approximation might be from +50 to 100% to -20 to 30% accurate),
- Most waste volume would be soils from cut-and-fill and excavation activity, and
- It also suggests that the project could recover, reuse and/or recycle up to 92% of these waste resources (if proposed reuse and recycling practices outlined later in this cWMP are followed).

Table 5-2 – Hotel site approximated construction phase volumes. *Could be +50 to 100% to -20 to 30% reliable. Green shading is recoverable, recyclable and/or reusable waste resources, orange and red are hazardous, contaminated and/or non-recyclable waste residues.*

Construction phase	Waste resource	Estimated potential volume (tonnes)
Demolition	Organic material &/or timber	Up to 120 <i>(assuming removal of already pruned vines, some vegetation and some untreated timber posts)</i>
	Metal – Ferrous	2 <i>(assuming no metal posts)</i>
	Recyclable plastics	20
	CCA / treated timber	Less than 50
	Contaminated soil (potential)	Might be up to 120 <i>(assuming not all posts cause issues)</i>
	Waste residues	20
	Sub-total	Potentially around 240
Hotel construction	Masonry / concrete / plasterboard / asphalt	820
	Soils (uncontaminated)	3,500
	Metals	130
	Organics	70
	Cardboard & paper	30
	Plastics	70
	Glass	20
	Other recyclable material(s)	10
	Hazardous wastes (potential)	< 1 to 5
	Waste	270
	Sub-total	4,900
Total (construction phase)	Recyclable/reusable materials	4,790
	Waste, hazardous &/or contaminated residues	410
	Sub-total	5,200
	Projected diversion (%)	92%

6 Waste management plan

6.1 General planning and principles

6.1.1 Construction and environment management plan (CEMP)

The CEMP for the Hotel site construction should further develop and include details for proposed construction phase waste management in line with the SA EPA's Guideline for Construction Environment Management plans (CEMP) (SA EPA, April 2024), and address following.

- *It should identify how general waste and, where relevant, waste derived fill (WDF) will be managed. It should demonstrate that:*
 - *“General waste produced during construction will be managed in accordance with the waste management hierarchy as identified in the W2REPP*
 - *“The use of WDF will comply with the processes outlined in the (SA EPA) Standard for the production and use of waste derived fill (SA EPA, 2013).”*

6.1.2 Planning for waste hierarchy implementation and circular practice

In developing the proposed construction phase management, the Project Proponent and its construction contractor for the Hotel site should implement the Waste Hierarchy principle and employ circular practices where possible. As a general guide this would include considering the actions listed in Table 6-1 overleaf when planning construction waste management.

6.1.3 Licensed waste & recycling collection & disposal

All waste and recycling collection providers (or transporters) and disposal facilities must be properly licensed under the EP Act.

6.1.4 Safe and appropriate on-site waste management practices

On-site waste management should ensure that practices do not cause:

- Any litter or nuisance issues, e.g., dust, odour, etc., for neighbours or the community per the *Local Nuisance and Litter Control Act 2016 (SA)*, and/or
- Any other adverse environmental or community safety or health impact under the *EP Act* or *Work Health and Safety Regulations 2012 (SA)*.

6.1.5 Project waste management & monitoring

To properly manage and monitor construction waste, the project should:

1. **Maintain a record of waste generation & recycling** – including re-use and recycled material use and require sub-contractors to do the same or provide this information.
2. **Develop procedures and systems** – to comply with regulatory requirement or approvals and undertake on-site source separation for reuse and/or disposal of waste and recycling, including (but not limited to) procuring collection and disposal services, design / selection of bins /areas for disposal of different waste streams, waste and recycling disposal signage, waste and recycling disposal locations, and any stockpile management.
3. **Develop and implement project induction and training** – in these systems and procedures to maximise awareness around and success in waste reduction, re-use, and recycling practices.
4. **Confirm proper disposal** – require collection contractors provide proof of collection, transport, and external disposal (e.g., receipts from licensed facility) of waste and recyclable materials.
5. **Ensure accountability** – appoint a specific person responsible for monitoring and reporting on waste and recycling management performance and outcomes.
6. **Formalise as part of project management** – the above processes and action should be incorporated into the project quality or environmental management systems.

Table 6-1 – General guidance on actions to implement Waste Hierarchy principles and employ circular practices for the project

<p>1. Avoid and reduce waste</p>	<ul style="list-style-type: none"> • Once design details are finalised, accurately project or estimate quantities of materials required during the construction phase to reduce excess that could add to waste. • Include in subcontractor contracts requirements for them to implement good waste management practices that source separate materials to avoid waste generation. • Where possible, adopt a product stewardship and circular approach to procurement of materials and equipment, including (but not limited to): <ul style="list-style-type: none"> ○ Ordering site specific or prefabricated items where practicable to minimise surplus material requirements for them to ○ Suppliers, where possible, to design and supply their products or equipment that <ul style="list-style-type: none"> ▪ Maximise their future recyclability at end-of-life (EOL), ▪ Minimise waste in their production and supply, ▪ Maximise recycled content, ▪ Minimise packaging used and ensure that any packaging is recyclable, and instructions are provided on how it can be disposed of for recycling, and/or • Design construction stages measures to reduce waste generation and provide suitable on-site areas for waste handling and recycling bins to support source separation for reuse and recycling. • Provide recycling disposal for waste generated by construction personnel and staff, including food waste and recycled deposit containers.
<p>2. Re-use waste</p>	<ul style="list-style-type: none"> • Employ a separate waste contractor to collect and maximise reuse of suitable recoverable materials or items from site. • Where feasible, plan for and crush concrete, brick and/or other masonry waste materials for on-site re-use (or reuse off-site elsewhere). • Separate suitable unused materials and/or items to maximise their reuse and prevent their contamination and damage so they may be used in other parts of the project (of another project elsewhere). • Schedule works to maximise use of excess or waste materials in the next component of work. • Make provision to stockpile or store waste or excess materials appropriately so their re-use can be maximised.
<p>3. Recycling of waste</p>	<ul style="list-style-type: none"> • Source separate recoverable waste materials to maximise their recycling and minimise their contamination so they can be collected and sent for re-processing and/or recycling. • Ensure suitable area is provided at the site for bins to support maximum source separation and recycling of waste materials. • Maximise recycled content of materials used in the project: <ul style="list-style-type: none"> ○ Where possible and permissible by engineering specification, preference use of products that include maximum recycled content, ○ Advise sub-contractors and suppliers to use recycled products or products with recycled constituent components where feasible, and ○ Investigate use of alternative materials where possible to reduce virgin materials, e.g., fly ash in concrete, where this will result in the same or better engineering strength.
<p>4. Recover fuel and energy from waste</p>	<ul style="list-style-type: none"> • Where recovered materials are mixed, cannot be source separated and/or may be too contaminated (with non-hazardous materials) consider separate collection and disposal to a licensed energy-from-waste (EfW) facility where suitable.
<p>5. Waste disposal</p>	<ul style="list-style-type: none"> • Ensure non-hazardous residual material is properly transported and disposed of at a suitable licensed facility, which, if appropriate, can further process this material to extract recoverable materials for beneficial reuse. • Ensure that any hazardous or contaminated material is properly transported and disposed of at a suitable licensed facility and in accordance with <i>Work Health and Safety Regulations 2012 (SA)</i>.

6.2 Specific guidance for project generated waste

Based on the identified potential waste resources for the construction phase at the Hotel site, Table 6-2 overleaf gives more specific (and tailored) guidance on recommended waste management.

- It illustrates how the projected resource recovery and diversion suggested earlier in Table 5-2 could be feasible to achieve.
- *Note: This is a planning stage cWMP, where final details on the Hotel site construction are not fully formed or known at this time.*
 - *This limits the following information to providing an early and general guidance for construction waste management, which would need be developed and detailed later as part of developing the CEMP for the project.*
 - *This future final management of project construction waste for the CEMP will depend on settlement of:*
 - *Site and building design,*
 - *Construction materials and methods,*
 - *Construction program,*
 - *Construction budget,*
 - *Proposed on-site waste management practices for reuse, recycling, and residue disposal, and*
 - *Availability and access to local waste and recycling collection services.*

Table 6-2 – Specific guidance for project generated waste. *Note: Based on identification of waste resources in Table 5-1. This is only early advice and will depend on the final details of site and building design, construction materials and methods and construction program, construction budget, to on-site waste management including reuse and recycling practices, and access to local waste and recycling collection services.*

Construction phase	Type	Recommended management
Demolition	Organic material &/or timber	Mulching and re-use on-site (or off-site) or send to local licensed composter for recycling (e.g., Kuchel Contractors at Nuriootpa)
	Metal - Ferrous	Collect, roll up and/or aggregate, dispose in bins or storage area, have collected, or drop off at a metal recycling centre or facility (e.g., Barossa Valley Scrap, Scouts Recycling Centre, Sims Metal Management)
	Recyclable plastics	Source separate if needed, dispose into bins or onto back of truck, transport to or have collected for disposal at a recycling centre or facility (e.g., YCA Recycling, Recycling Plastics Australia)
	CCA / treated timber	Identify on-site, separate from other timber, and temporarily store (separately) in a banded and covered area or skip bin, transport for disposal at a suitably licensed hazardous landfill disposal facility (e.g., Inkerman landfill) – in line with SA EPA Guideline for this material (SA EPA, March 2016).
	Contaminated soil (potential)	Assess contamination per NEPM (Site Contamination) and SA EPA waste soil criteria, reclaim and/or reuse on-site if suitable and SA EPA approved as Waste Derived Fill (WDF), otherwise keep separate in banded and/or covered area or bin, then transport and dispose for treatment at a licensed disposal facility / service provider (e.g., Royal Park Salvage, Adelaide Resource Recovery).
	Waste residue	Collect and aggregate in suitable bin(s), have collected for disposal at a local transfer station (e.g., Springton) or at a licensed landfill disposal facility.
Construction	Surplus (uncontaminated) soil	Temporarily stockpile on-site, classify, and maximise reuse on-site, send surplus for reuse at other construction sites or for recycling and reuse via a licensed C&D re-processing facility (e.g., Resource Co., Adelaide Resource Recovery).
	Clean fill material / sands	
	Vegetation and organic material	Mulching and re-use on-site (or off-site) or send to local licensed composter for recycling (e.g., Kuchel Contractors at Nuriootpa)
	Timber - Untreated	Reuse material at site, if possible, for construction and/or landscaping, otherwise mulching and re-use on-site (or off-site) or send to local licensed composter for recycling (e.g., Kuchel Contractors at Nuriootpa)
	Timber - Treated	Identify on-site, separate from other timber, and temporarily store (separately) in a banded and covered area or skip bin, transport for disposal at a suitably licensed hazardous landfill disposal facility (e.g., Inkerman landfill).
	Waste concrete / cement / aggregate / pavers	Source separate materials and assess for on-site use, crush / screen and reuse as feasible on earthworks, construction material or landscaping (in line with SA EPA requirements), surplus for reuse at other construction sites or for recycling and reuse via a licensed C&D re-processing facility (e.g., Resource Co. Adelaide Resource Recovery).
	Waste asphalt / bitumen	
Plasterboard		

Construction phase	Type	Recommended management
	Ceramics	
	Insulation materials	
	Ferrous (steel) and/or non-ferrous (copper, aluminium) metals	Source separate and dispose on-site into still / bins for collection and disposal at a metal recycler (e.g., Barossa Valley Scrap, Scouts Recycling Centre, Sims Metal Management).
	Glass	Classify and source separate suitable clean glass, dispose into still / bins for collection and disposal at a glass recycler or beneficiator.
	Bulky hard waste	Dispose into a skip bin for collection and disposal at a transfer station that can extract recoverable materials before disposal or send direct to a licensed landfill disposal facility.
	E-waste	Store separately - loose, in a cage or bin - transport and dispose at a suitable transfer station or direct to a licensed e-waste re-processor / recycler
	Recyclable plastics	Source separate (e.g., PE, PP, PS & PVC) into bins or bales for collecting and transport for disposal at a recycling facility (e.g., YCA Recycling, Recycling Plastics Australia)
	Plastic packaging and /or sheeting	
	Cardboard packaging	Source separate into a bin for collecting and transport for disposal at a recycling facility (e.g., Visy)
	Food waste	If feasible, provide separate bins or MGBs so construction staff and contractors can source separate and dispose, organise for collection and disposal and recycling facilities.
	Recycled deposit containers	
	Residual construction waste	If feasible, source separate into dry and combustible non-hazardous material that could be suitable for EfW, and that only suitable for landfill disposal. Provide suitable front-lift or skip bins on-site, transport and dispose at licensed EfW (e.g., ResourceCo Alternative Fuel Facility and/or landfill disposal facility (Inkerman landfill, Dublin landfill))
	Domestic waste	Provide suitable front-lift or skip bins on-site, transport and dispose at transfer station and/or licensed landfill disposal facility.
Hazardous materials and/or chemicals	Separate and store on appropriate area or bins, ensure that transported by EPA licensed collection service provider and disposed at suitable licensed facility (e.g., Cleanaway Wingfield solid and liquid waste disposal facility).	

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**Southern Barossa Winery Tourism &
Accommodation Project (SBWTAP)**

**Hotel Operational Waste
Management Plan (oWMP)**
(Planning)

Prepared for:

Strategic Alliance

15 August 2025

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1 Introduction

This document provides a planning-stage operational Waste Management Plan (oWMP) for the Hotel site (the “Site”) of the proposed Southern Barossa Winery Tourism & Accommodation Project (SBWTAP) (the “Development”).

- The Development is located at 102 Hoffnungsthal Road, Williamstown, in the Barossa Valley and Barossa Council area, on approximately 23.5 hectares of land (see Figure 3-1 two pages overleaf).
- The Project Proponent and developer is [Strategic Alliance](#), Project Manager is [Turner & Townsend](#), and Planning Advisor is [Ekistics](#).
- Future operation of the Development has been divided into two sites likely to be separately operated by independent third parties:
 - (1) **Hotel**, and
 - (2) **New winery and existing (retained) vineyards**.
- Consequently, for planning submissions, separate WMP documents are being prepared for each site.
 - **The Hotel site is the subject of this oWMP.**
 - For this site, the Project Architect is [baukultur](#) and Traffic Engineer is [Cirqa](#).

The oWMP explains how the Hotel site of the Development can manage waste effectively to achieve regulatory requirements and desired design and operating objectives including those:

- **Expected by the Project proponent and/or future Site operator,**
- **Recommended by the South Australian *Better Practice Guide – Waste Management in Residential or Mixed-Use Developments (Zero Waste SA, 2014)*, and**
- **In the South Australian Planning and Design Code (Plan SA, 14 August 2025).**

This oWMP should be read with other planning approval documentation for the Development. IMPORTANT CLARIFICATION: This is a planning-stage oWMP, it may need to be amended for operational purposes after detailed design is completed and future waste and recycling collection services are confirmed. Note: This oWMP addresses solid waste and recycling demands by the Development, not liquid wastes (e.g., septic, grease trap), which are being considered by others advising on the project.

2 Presentation

This WMP is presented in the following sections.

Section 3	Site overview – Describes the Hotel site including key aspects or attributes relevant to waste management.
Section 4	Design requirements and assumptions – Outlines design requirements or expectations, and services to meet these requirements and expectations at the site, and estimated waste and recycling volumes and recommended bin storage to cater for these volumes.
Section 5	Waste Management System – Overviews the design and operation of waste system for the site, including key system infrastructure, waste rooms, collection point(s), and guidance on user disposal.

3 Site overview

The following provides a selected overview of the Hotel site for the purposes of this planning-stage oWMP. Please refer to the Plans by the Project Architect (baukultur, 8 August 2025) for more design details.

The Hotel site is in the southern corner of the Development site– see Figure 3-1 overleaf.

- The Hotel site is on the minor portion (about 7 hectares) of the Development site – see Figure 3-2 two pages over for a close-up of the Hotel site on the Development site.
- It comprises (but is not limited to):
 - **Hotel building** – A multi-storey (6-level) building with a Gross Floor Area (GFA) of approximately 15,800 m² and including (but not limited to) the following.
 - Guest accommodation – Up to 150 hotel rooms,
 - Restaurant and bar areas,
 - Function and event rooms (including external terraces),
 - Outside lawned entertaining areas,
 - Kitchens and back-of-house (BOH) for the above hospitality areas,
 - Pool, gym, and wellness centre, and
 - Reception and staff offices and/or facilities.
 - **Guest and patron car parking** – Up to 215 car parks.
 - **BOH area at Level 2** – For deliveries and service collections, e.g., linen, waste, etc. – see Figure 3-3 two pages overleaf that show a close-up of this BOH area.
 - **Site access** – From entry point on Menzel Road:
 - For guests and patrons to the car parking and/or Porte Cochere / Reception on Level 3,
 - Service access – At Level 2, to the BOH area delivery and/or collection areas, and
 - Maintenance Yard area in the southern corner for the Hotel site (see Figure 3-2)
- For waste management at the Hotel site:
 - **Two main waste management areas have been included:**
 - (1) **Hotel BOH Waste area** – In the Level 2 BOH area, which would handle most routine day-to-day waste and recycling demands (e.g., waste, cardboard, recycle deposit containers, food waste, etc.)
 - (2) **Maintenance Yard waste area** – In the southern corner of the Hotel site (see Figure 3-2), which would have skip bins and/or covered areas to manage waste from gardens and landscaping and bulky irregular waste and recycling from the Hotel building (e.g., broken furniture, e-waste).
 - **Waste & recycling collection service access** – Would be from the Menzel Road entry point via internal roads.

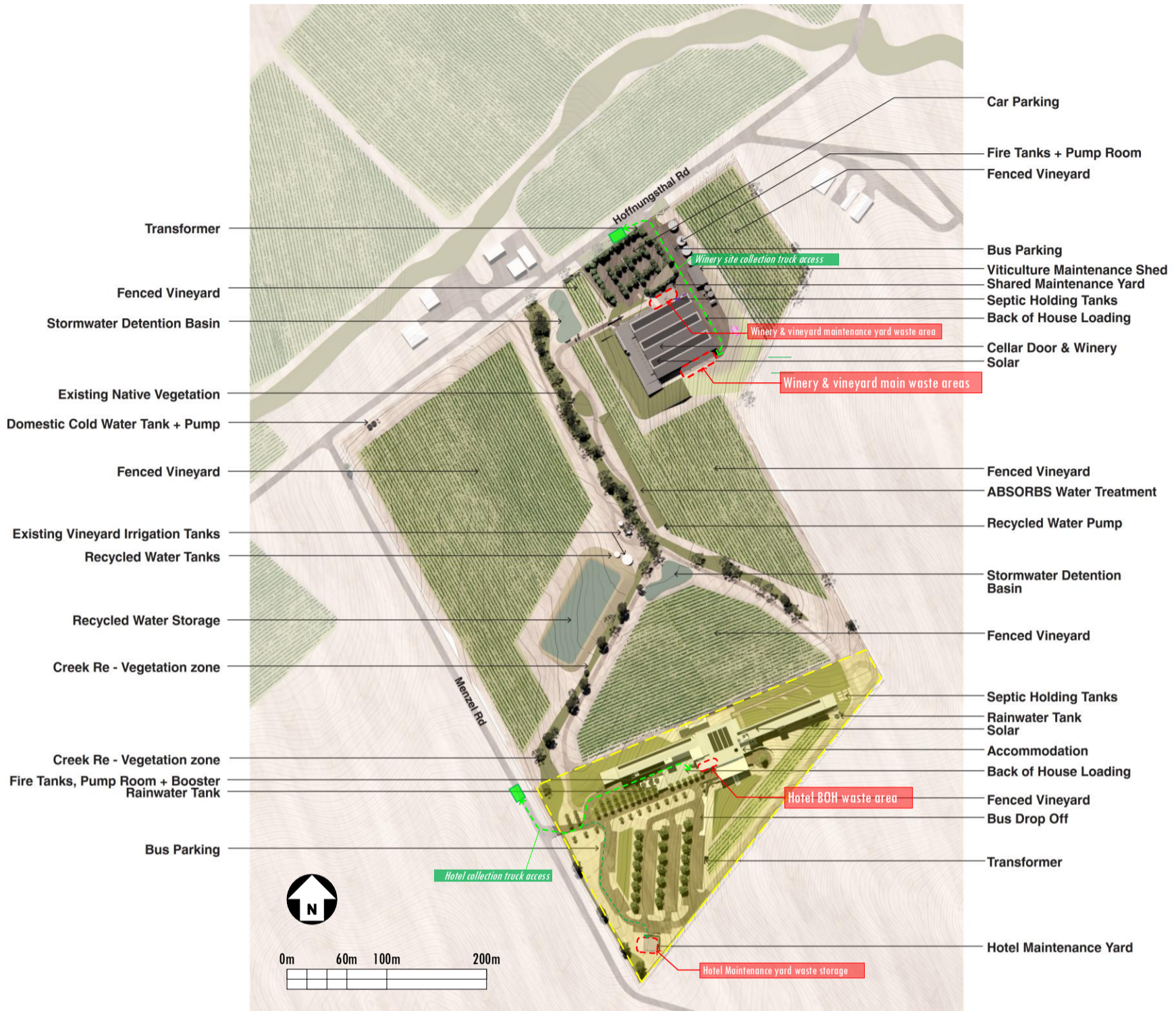


Figure 3-1 – Development site showing location of Hotel site (highlighted in yellow) and its key waste management areas. Site context plan reproduced from project concept plans by Project Architect (baukultur, 8 August 2025).

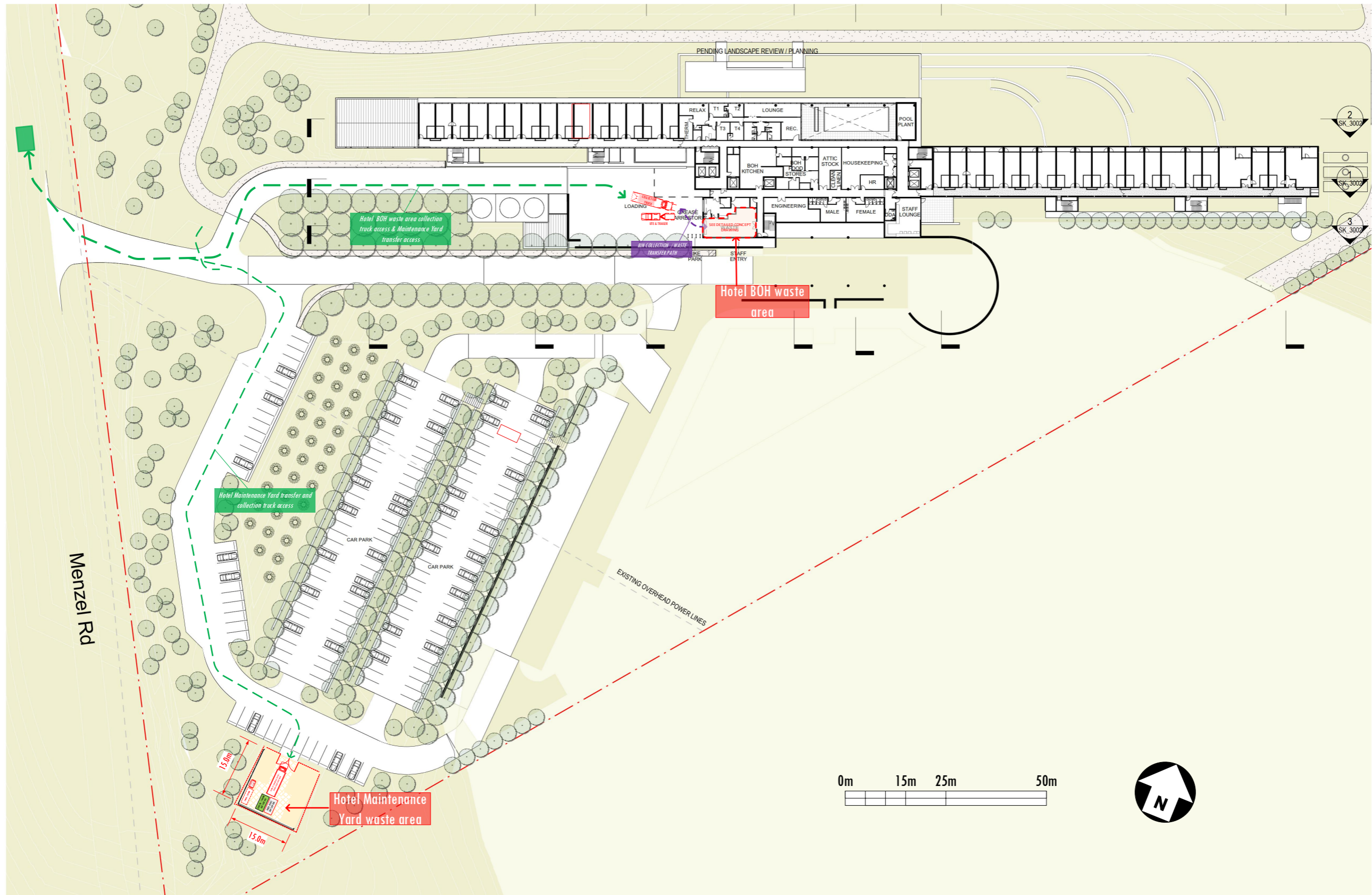


Figure 3-2 – Level 2 section for the Hotel site. This figure shows the location of the Hotel BOH waste area and service access point, and the Hotel Maintenance vineyard waste area in southwestern corner of the site. Collection access for trucks to and from these two locations via Menzel Road are illustrated too. Waste overlays show key features of the proposed waste systems, refer to Figure 3-3 for BOH waste area detail. Level 2 Plan reproduced from site concept plans by Project Architect (baukultur, 8 August 2025)

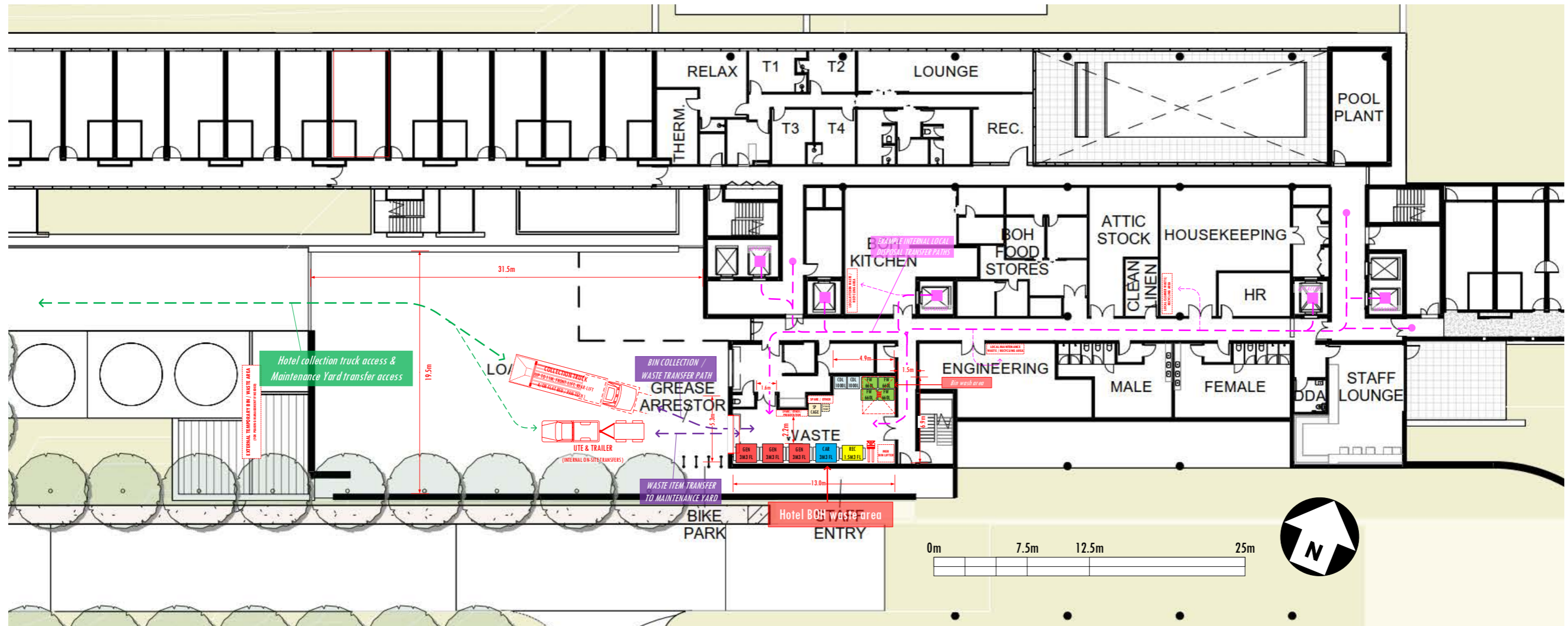


Figure 3-3 – Level 2 section for the Hotel site: Hotel BOH waste area close-up. This figure gives a close-up of the Hotel BOH waste area and collection access point on Level 2. The waste includes recommended bins and equipment and local disposal and collection access paths (at this level). Level 2 Plan reproduced from site concept plans by Project Architect (baukultur, 8 August 2025).

4 Key design requirements and assumptions

4.1 Waste & recycling expectations / requirements

4.1.1 Client expectations

The Project Proponent outlined expectations that waste and recycling provision for a future Hotel site operator should have the capability to deliver best-practice Circular Economy outcomes, including high levels of diversion from landfill (Strategic Alliance, May 2025).

- Based on this expectation, Table 4-1 overleaf summarises waste and recycling management practices by Hotel activity that can support this outcome.
- It would entail a high level of on-site source separation and recycling activity and provision of collection services to the site, which may include but not be limited to:
 - **Waste** (residual materials)
 - **Dry recyclables – source separated and/or or mixed for re-processing:**
 - Recycled deposit containers
 - Separated cardboard &/or paper materials
 - Separated soft plastics
 - Other separated plastics packaging (e.g., strapping, polystyrene)
 - Mixed dry recyclables (e.g., remaining plastics, metal cans, glass jars, etc.)
 - **Organic and food waste:**
 - Food waste
 - Garden waste
 - Sanitary paper (from toilets)
 - **Other (source separated) commercial recyclable materials:**
 - Batteries (consumer)
 - Lighting
 - Printer cartridges
 - Digital media (if applicable)
 - **Bulky waste:**
 - Hard waste (e.g., broken furniture)
 - E-waste (e.g., end-of-life electrical equipment)
 - **Other waste items:**
 - Clinical waste (e.g., sharps from first-aid room)
 - Personal hygiene waste bins (from guest rooms and toilets)
 - **Other (separately disposed of) maintenance waste(s), e.g.,**
 - Recycled chemical drums
- Some waste and recycling resources above can be disposed of together, e.g.,
 - Food and garden waste and sanitary paper can be co-disposed for composting,
 - Where not source separated, cardboard, paper and plastics can be disposed with mixed dry recycling for later separation in a Material Recycling Facility (MRF).
- Some commercial collection services to support the above recycling may not be immediately or readily accessible at this regional location, but collection and disposal arrangements can usually be made with local service providers to provide them (as many larger nearby wineries in the Barossa region are already doing).

This recycling activity or practice at the Hotel site would align with best practice waste management recommended for commercial developments by:

- ***The South Australian Better Practice Guide – Waste Management in Residential or Mixed-Use Developments (Zero Waste SA, 2014), and***
- ***South Australia’s newly released State Waste Strategy 2025-2030 (Green Industries SA, 2025).***

Table 4-1 – Source separation and waste management practices by a future Hotel site operator that can support best practice Circular Economy outcomes and high levels of landfill diversion

Hotel activity	Waste & recycling service expectation
1. Accommodation/Hotel rooms	<ul style="list-style-type: none"> • Waste disposal bins in-room • Kitchen separation of food waste and recyclable materials from in-room meal return • Recycle deposit container recycling collection from in-room meal return and by cleaners with guests encouraged to present their empty containers on room bench • Personal hygiene waste disposal bins in bathrooms
2. Restaurant, Bars, Function & Event Rooms	<ul style="list-style-type: none"> • Recycling of cardboard and plastic packaging materials (from site deliveries) • Collection and recycling of all recycled deposit containers from hospitality operations • Minimisation of single-use plastics and use of compostable food service plates and utensils for function and event catering (if reusable plates and utensils not used). • Kitchen source separation for recycling of food waste and other recyclable materials during meal &/or catering preparation • Source separation of recycling of food waste and other recyclable materials from meal or catering returns • Collection and recycling of used cooking oil
3. Reception and public place areas (including Gym)	<ul style="list-style-type: none"> • Waste disposal plus (at least) recycled deposit container recycling bins, food waste disposal bins can be in areas where foods may be regularly consumed by guests and/or staff
4. External entertaining area(s) (including Pool)	<ul style="list-style-type: none"> • Permanent waste and recycled container deposit bins with mobile additional and food waste bins available to be deployed for events or functions
5. Administration, offices, and staff areas (including reception desk)	<ul style="list-style-type: none"> • Bin stations with waste disposal, paper recycling & container deposit bins. • Stationary room(s) with cardboard and paper recycling, confidential paper, battery and printer cartridge, digital media, and waste disposal bins • Kitchen or other meal preparation / eating areas with (underbench or freestanding) waste, recycled deposit container, dry recycling, and food waste bins • Reception desk with a guest consumer battery recycling bin • First-aid or medical rooms with clinical waste bins as required plus waste disposal bins
6. Library or reading area or guest meeting rooms	<ul style="list-style-type: none"> • Bin stations with waste, paper recycling & container deposit disposal bins
7. Toilets (guest & staff)	<ul style="list-style-type: none"> • Waste disposal bins • Sanitary paper bins (if paper hand drying provided) • Personal hygiene waste bins (as appropriate)
8. Wellness centre	<ul style="list-style-type: none"> • Waste, cardboard and paper recycling, container deposit recycling bins (and food waste bin if there is a kitchen / meal area)
9. BOH areas	<ul style="list-style-type: none"> • Waste, cardboard and paper recycling, plastics packaging recycling and container deposit recycling bins
10. Gardens & landscaping	<ul style="list-style-type: none"> • Garden waste disposal (if not handled by an external maintenance service) • Chemical drums separated and returned for recycling via drumMUSTER product stewardship program by AgSafe • Other recycling where appropriate (e.g., irrigation piping) • Waste disposal bins
11. Other Hotel maintenance	<ul style="list-style-type: none"> • Bulky / hard waste disposal (and recycling) • E-waste recycling (including EOL TV / computers by current national product stewardship scheme). • Separate lighting disposal and recycling boxes • Separate battery recycling collection and recycling storage

4.1.2 State Planning & Design Code

For this type of Development at this location, there are few specific development policies guiding waste management in the Planning Design & Code (Plan SA, 14 August 2025) – see Table 4-2 below – aside from:

- **Design** –
 - General requirement to ensure that the waste management area negative visual impact is minimised (PO 1.5), and
 - Waste management is designed and operated to avoid environmental discharge of waste waters (PO 32.1 in Design),
- **Transport, Access, and Parking** –
 - Loading and service access areas are within the Development site and designed to operate safely and efficiently (PO1.3 and PO 6.6).

Table 4-2 – Summary of the relevant waste management provisions in the State Planning & Design Code for this Development site

Part 4 - General Development Policy area	Performance Objectives (PO)	DTS/DPF provisions
Design	PO 1.5 The negative visual impact of outdoor storage, waste management, loading and service areas is minimised by integrating them into the building design and screening them from public view (such as fencing, landscaping and built form), considering the form of development contemplated in the relevant zone.	None are applicable.
	PO 32.1 Areas for activities including loading and unloading, storage of waste refuse bins in commercial and industrial development or wash-down areas used for the cleaning of vehicles, vessels, plant, or equipment are: <ul style="list-style-type: none"> (a) designed to contain all wastewater likely to pollute stormwater within a bunded and roofed area to exclude the entry of external surface stormwater run-off (b) paved with an impervious material to facilitate wastewater collection (c) of sufficient size to prevent 'splash-out' or 'over-spray' of wastewater from the wash-down area (d) designed to drain wastewater to either: <ul style="list-style-type: none"> (i) a treatment device such as a sediment trap and coalescing plate oil separator with subsequent disposal to a sewer, private or Community Wastewater Management Scheme, or (ii) a holding tank and its subsequent removal off-site on a regular basis. 	None are applicable.
Tourism Development	<i>Nil applicable</i>	
Transport, Access, and Parking	PO 1.3 Industrial, commercial, and service vehicle movements, loading areas and designated parking spaces are separated from passenger vehicle car parking areas to ensure efficient and safe movement and minimise potential conflict.	None are applicable.
	PO 6.6 Loading areas and designated parking spaces for service vehicles are provided within the boundary of the site.	Loading areas and designated parking spaces wholly located within the site.

4.1.3 Environment Protection Act 1993

The South Australian Environment Protection Act 1993 (EP Act) (South Australian Government, 2024) sets out a general environmental duty to take all reasonable and practical steps to prevent or minimise any resulting environmental harm. This requirement includes management of waste in line with the waste management hierarchy – see Figure 4-1 below.

- Under this waste management hierarchy, avoiding waste generation is most preferable and disposal of waste least preferable.
- The EP Act also requires special management of listed wastes which have specific handling and disposal requirements due to their potentially hazardous or contaminating nature.
- The Environment Protection (Waste to Resources) Policy 2010 (W2REPP) (South Australian Government, 2021) operates under the EP Act and more specifically prescribes waste management obligations, including that waste management should (among other things):
 - Promote best practice and accountable waste management,
 - Include effective recording, monitoring, and reporting systems for the treatment,
 - Safely transport and properly dispose of waste and other matter,
 - Promote environmental responsibility, and
 - Implementation waste hierarchy principles.
- The South Australian Environment Protection Authority (SA EPA) can and has issued policies, guidelines and/ codes of practices which guide and/or direct industry and business on how to manage specific waste materials to satisfy these obligations (and thus should be followed where relevant).

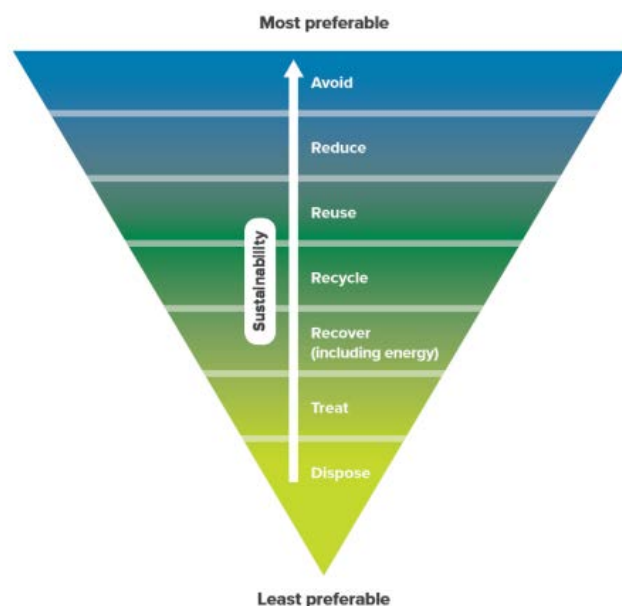


Figure 4-1 – Waste management hierarchy. Image source: [State of the Environment SA 2018](#).

4.1.4 Other relevant regulatory requirements

Other relevant legislation for operational waste management can include (but may not be limited to):

- *Local Nuisance and Litter Control Act 2016 (SA)* (South Australian Government, 10 Feb 2022)- which would apply to on-site management practices for waste management.
- *Work Health and Safety Regulations 2012 (SA)* – which can apply (if applicable) to hazardous waste chemicals, substances and/or materials at a site.

4.1.5 State Waste Strategy

The SA Waste Strategy 2025– 2030 (Green Industries SA, 2025) supports maximising the reuse, recycling, and recovery of materials.

- This Strategy has a Commercial and Industrial (C&I) sector diversion target of 90%.
- It includes actions relevant to future Hotel operations, including (but not limited to):
 - *“Encourage businesses to take action to avoid and reduce food waste along the supply chain.”*
 - Looking for business to *“Implement high-performing source separation systems [including] to recover food waste and minimise contamination, enabling the production of high-quality organic outputs that can be applied to soil to regenerate nature”*
 - Legislative reform to
 - *“Mandate source separation and collection of unpackaged organics from large food waste generating businesses”*
 - *“Prohibit disposal to landfill of C&I source segregated and collected organics”*

4.2 Recommended waste & recycling services

Recommended services for the Hotel site by land use are summarised in Table 4-3 overleaf.

- These recommended services would meet best practice expectations of the Project Proponent as outlined earlier in Section 4.1.1 and waste management practices summarised in Table 4-2.
- These services are classified by the following different types.
 - **Routine Services** – Come regularly to pick up main waste and recycling items (e.g., general waste, recyclables, food waste) and require on-site storage.
 - **At-call Services** – Usually called in periodically or as needed (e.g., Hard waste) and do not necessarily require on-site storage depending on how managed.
 - **Maintenance Services** – Where waste and recycling generated by a maintenance activity is usually taken away by the provider of this service (e.g., lighting when replaced, organic waste in shared / landscaped areas).
 - **External** – Where the resident may take the waste / recycling item off-site themselves to dispose of (e.g., batteries, printer cartridges, etc.)
- Besides signalling the collection services needed, the services guide in Table 4-3 guides other site requirements to support waste management:
 - **User disposal storage** – The types of disposal bins that should be provided (for that land use activity) so the Hotel operator can effectively source separate waste resources for local disposal into waste and recycling storage bins for collection.
 - **Local disposal storage** – The types of bins needed within waste storage areas to dispose their source separated waste recycling into.
- Some services recommended in Table 4-3 for different land use activities are optional and could be elected by the future Hotel site operator depending on their specific waste situation in that area of Hotel operations or level of recycling able to be practiced.

{Next section two pages over}

Table 4-3 – Recommended waste & recycling Services for Hotel site by land use activity. This table serves as a guide to user source separation and disposal of waste materials that could be undertaken by different land use activities, and in turn guides the local disposal waste and recycling bins or storage and collection services (for these materials) that could be needed.

Service			Land Use Activity: Service provided (by access to user disposal bin or collection therefrom)														
Classification	Type	ID	Guest Rooms	Circulation, Pool, Entry / arrival & Terrace(s)	Wellness Centre & Treatment Rooms	Toilets / WCs	Gym	Reception	First-aid / medical	Restaurant, Bar, Lounge, Library & High tables	Kitchen & Prep areas	Pre-function & Function	Meeting room(s)	Admin / Staff offices	Plant areas	BOH	External Landscaped & garden areas (public place bins)
Routine (regularly scheduled)	General waste / residual	GEN	●	●	●	●	●	●	●	●	●	●	●	●	○	●	●
	Cardboard &/or paper	CAR			●			○			●		○	●		●	
	Dry recycling	REC			○			○			●			●		●	
	Cans & bottles (deposit)	DEP	○	●	●		●	●		○	●	○	○	●		●	○
	Soft Plastics	SPL									●					●	
	Food / organic / sanitary paper waste	FWS	○		○	●					●						
	Sanitary Adsorbent Hygiene Products (AHP)	AHP	●		○	○											
At-call (as needed)	Garden / Landscaping	GAR								●							
	Hard Waste / Equipment	HWA								●							
	Electronic Waste	EWA								●							
	Batteries (Consumer)	BAT						●						●		●	
	Lighting (Staff Replaced only)	LIG								○							
	Printer Cartridges (Non-maintenance)	PCA						○						○			
	Cooking Oil	CKO									●						
	Waste Chemicals (Minor / Small Volume)	CHE									○						●
	Confidential Paper	CON						○						●			
	Reusable Pallets	PLR														○	
Maintenance (waste removed by contractor)	Clinical (/ Medical)	CLI			○				●								
	Landscaping / Garden	GAR								○							
	Lighting	LIG								○							
	Printer Cartridges	PCA						○						●			
	Batteries (Plant / Equipment)	BAT													●	○	
	Waste Chemicals (Plant / Equipment)	CHE													●		
External (by tenant off-site)	Not applicable																

●	Standard
○	Opt-in / Optional

4.3 Collection services

4.3.1 Service provision

The waste and recycling collection services to the Hotel site would be provided by private or commercial contractors.

- Feedback from major waste contractors operating in the Barossa region (Redmondis, Cleanaway, Veolia, etc.) indicate that (at this location) weekly to twice weekly collections can be available for major waste and services (e.g., waste, cardboard & paper), and more frequent and additional or expanded collection services can be organised if requested by the future Hotel site operator.
 - The service provision can therefore potentially cover all recommended waste and recycling services for the Development (per Table 4-3 earlier).
- These services can be provided by:
 - Front-lift (e.g., 1.5/3/4 m³) and/or rear-lift (e.g., 140/240LMGB and 660/1100L skips) bins depending on the service, and / or
 - Other types of trucks (flat bed, box, Marrel, tanker, etc.) for, hard waste, recycled deposit containers, confidential paper bins, cooking oil, etc.
- Collection truck and access requirements to support these services would therefore need to allow for:
 - **Front-lift bin collection** – Up to 11m in length, 2.5m wide, 4m travel height, up to 7m operating clearance (e.g., see Figure 4-2 below).
 - **Rear-lift collection** – Up to 10.5m length, 2.5m wide, 3.8m travel height, up to 4.5m operating clearance.
 - **Flat-bed / Hook-lift / Marrel skip bin collection** – Similar to rear-lift collection requirements but may require up to 5m operating clearance for larger Hook-lift or Marrel skip bin.
- These commercial services would generally be available weekdays between 7am and 6pm with some flexibility to schedule for certain periods of the day (e.g., mornings, afternoons).



Figure 4-2 – Photo example of a front-lift bin being emptied. Image source: [Instant Waste Management](#)

4.3.2 Collection access (to site)

The current concept plans (baukultur, 8 August 2025) make provision for access by collection vehicles at the following proposed collection points.

- (1) **Hotel BOH waste area** – The adjacent service access area outside the Hotel building (see Figure 3-2 and Figure 3-3), where up to 11m collection vehicles can enter in a forward direction, have up to 7m overhead clearance to empty front lift bins if needed, and can manoeuvre to enable the trucks to exit this area in a forward direction after.
- (2) **Maintenance Yard waste area** – Which can be reached by collection trucks using a service access road (see Figure 3-2), they can manoeuvre outside to enter this area in a reverse or forward direction, with overhead clearances of up to 7m for lifting front lift bins or loading a skip bin, and enable the truck to manoeuvre so it can return along access road in forward direction.

The above collection access arrangements would enable the vehicle to enter from Menzel Road onto the Hotel site in a forward direction and exit back onto Menzel Road in a forward direction.

These arrangements would support State Planning & Design Code requirements (per Table 4-2 earlier):

- **PO 1.3** – As loading areas for waste collection vehicles would be wholly within the site boundary of the site, and
- **PO 6.6** – By ensuring that waste collection services can be delivered separately to car parking in a safe and efficient manner.

The Traffic Engineer's report accompanying the planning submission for the Development would contain additional details of the above collection access provision for waste. These additional details would include swept path modelling of collection truck entry and exit to the Hotel site, along the internal roads to the collection points, and manoeuvring at collection points to turn around and return in a forward direction to Menzel Road.

4.4 Estimated waste & recycling volumes and bin storage

Table 4-4 overleaf gives (for the Development):

- **Estimated waste and recycling volumes** (in Litres/week) – For Routine Services (where primary on-site storage provision is needed) to the Hotel site, and
- **Recommended waste and recycling bin storage** – Following the assessment methodology in the South Australian Better Practice Guide – Waste Management in Residential or Mixed-Use Developments (Zero Waste SA, 2014) and based on:
 - Estimated waste and recycling volumes,
 - Proposed collection frequency, and
 - Recommended type and size of collection bin.

Note:

- *Volume estimates in Table 4-4 use accepted Waste Resource Generation Rates (WRGR) and development metrics (e.g., number of guest rooms, floor areas of different land use activities) derived from the Project Architect's concept plans (baukultur, 8 August 2025).*
- *Table 4-4 indicates where recommended storage would be located at the Hotel site (which will be explained in more detail later).*
- *Table 4-4 does not include assessment of other non-routine services (i.e., at-call, maintenance, external) where dedicated on-site storage area is usually minor and/or not required (e.g., consumer batteries, lighting maintenance, etc.).*

Table 4-4 – Waste & recycling (peak weekly) volumes (Litres/week) estimated for Routine Services required by the Development, and recommended (minimum) bin storage provision based on proposed collection frequency(ies)

Waste & recycling resource & Routine service	Design volume*		Bin / receptable type			Collection frequency (Maximum*)	Recommended storage			
	Value	Unit	Size	Unit	Type	No / week	Min. No	Spare / Additional	Recommended	Location
General waste / residual	20,000	L/week	3	m ³	FL	3	3		3	BOH Waste Area
Cardboard &/or paper	8,300	L/week	3	m ³	FL	3	1		1	
Dry (mixed) recycling	1,700	L/week	1.5	m ³	FL	2	1		1	
Cans & bottles (deposit)	5,900	L/week	1,000	L	Pallet bin	3	2		2	
Soft Plastics	1,300	L/week	200	L	Bag	1	3	2	5	
Food / organic / sanitary paper waste	7,800	L/week	660	L	RL	3	4		4	
Confidential paper	50	L/week	140	L	MGB	Fortnightly	1	1	2	Presented BOH or collected or directly collected from user location ^
Sanitary Adsorbent Hygiene Products (AHP)	360	L/week	5.0	L	Bin	2	36	119	155	
Cooking Oil	200	L/week	200	L	Mobile storage unit	1	1		1	
Lighting	10	L/week	30	L	Box	Bi-monthly	3		3	
Batteries (Consumer)	2	L/week	10	L	Bin / Box / Tube	Bi-monthly	2	1	3	
Printer Cartridges	10	L/week	100	L	Box	Bi-monthly	1		1	
Garden / Landscaping	5,400	L/week	8	m ³	Skip bin	Bi-monthly	1		1	Disposed and stored at Hotel site Maintenance Yard
Hard waste	1,500	L/week	8	m ³	Skip bin	Monthly	1		1	
Other E-waste	150	L/week	1.2	m ³	Cage / bin	Bi-monthly	1		1	
TOTAL	52,682	L/week								

* These design volumes reflect a "peak" week scenario and may be less outside these times (which could be for much of the year). They are for standard Hotel operations but special events at the site can increase waste and recycling volumes above them. In these special event situations, extra waste and recycling demands can be catered for by bringing in temporary bins. In event that recycling practices by the Hotel operator are lesser than expected, some recycling bins may need to be replaced with extra waste bins.

5 Waste Management plan

5.1 Stakeholder Responsibilities

Different stakeholders and their expected roles and responsibilities for the Waste Management System(s) (WMS(s)) at the Hotel site are summarised in Table 5-1 below.

- These stakeholders include (but are not limited to) future Property Manager, Hotel site operator (which may be the same party), and waste contractor(s) (providing services).
- These roles and responsibilities should be clarified and articulated in more detail before the Hotel site becomes operational (e.g., in an operational WMP).

Table 5-1 – Overview of Roles & Responsibilities for different parties at the Developments

Site Role	Relevant Party/ies (if known)	Summary Responsibility/ies
Developer	Strategic Alliance	<ul style="list-style-type: none"> • Follow this planning stage oWMP during design and construction of the Hotel site, including providing recommended / proposed local disposal areas, bin storage spaces, bin presentation areas, collection access arrangements, and/or other waste management infrastructure.
Property owner		<ul style="list-style-type: none"> • Appoint Property Manager (if separate to the Hotel site operator) to undertake waste management responsibilities including organizing service provision. • Ensure Property Manager develops and implements an operational oWMP for the Development(s). • Review, maintain and/or update the Hotel site oWMP and/or WMS as required
Property Manager	To be appointed	<ul style="list-style-type: none"> • Manage and maintain the WMS for the Hotel site. • Liaise and coordinate with the Hotel site operator to ensure that the WMS meets their requirements and is correctly and effectively operated. • Liaise and coordinate with collection service provider(s) to ensure reliable and affordable provision of collection services. • Where relevant perform waste management collection management: on-site presentation of waste and recycling bins for collection. • Where relevant, undertake cleaning and hygiene management for the WMS. • Review WMS performance and ensure improvements occur where required. • Train and manage Hotel site operator and/or their staff to properly use the WMS.
Hotel operator	IHG Hotels & Resorts	<ul style="list-style-type: none"> • Follow the oWMP and comply with Property Manager directions for the WMS and/or collection services. • Operate the Hotel site WMS for waste disposal and recycling to, where practicable, maximize recycling and landfill diversion and avoid nuisances.
Collection Service Provider(s)	Private / Commercial waste contractors (To be appointed)	<ul style="list-style-type: none"> • Deliver waste and recycling collection services as agreed with Property Manager and/or Hotel site operator to meet the waste and recycling service needs of the Hotel site as outlined in this oWMP. • Supply collection bins if requested and as specified by the Property Manager and/or Hotel operator • Where required or requested provide education and training support to Property Manager and/or Hotel operator on how to use their WMS and/or waste collection services properly.

5.2 Waste management systems

5.2.1 Waste & recycling management areas

There would be two waste management areas at the Hotel site.

- These two areas were previously listed in Section 4.3.2 are summarised again in Table 5-2 overleaf with close-up images for each (from Figure 3-2 and Figure 3-3) included in Figure 5-1 and Figure 5-2 starting two pages over.
- These figures and Table 5-2 overleaf provide planning-stage early concept design features and/or requirements that can be confirmed and/or detailed further during design development after planning approval, including final specification and selection of equipment (e.g., bin, pallet truck, mobile garbage bin lifter, soft plastics bale frame).
- Figure 5-1 and Figure 5-2 illustrate that these waste areas should have:
 - Sufficient space set aside for bin storage required per bin requirements identified earlier in Table 4-4, and
 - Suitable pathways for:
 - Hotel staff to access them for local disposal of source separated waste and recycling,
 - Transfer of bins and waste / recycling materials from these waste areas to the collection point, and / or
 - Waste contractors to access and/or collect bins and/or waste / recycling materials (for bin emptying or loading onto a truck) to remove from the Hotel site in their collection vehicles for disposal or recycling.

{Cont. four pages over}

Table 5-2 – Main features of the waste rooms or areas at the Hotel site

Waste management area	Location (refer Figure 3-2)	Key concept design features / requirements
<p>1. Hotel BOH waste area</p>	<ul style="list-style-type: none"> Level 2 Hotel Building Waste internal room adjacent the BOH service access area 	<ul style="list-style-type: none"> Waste & recycling disposal area with number and types of bins, storage area and/or equipment per Table 4-4 of this WMP and/or as illustrated in Figure 5-1. Area to include soft plastics bale frame, pallet lift truck and mobile garbage bin lifter Sealed floors graded to sewer drain with basket screen to cleaning and washdown (in addition to bin wash area sewer drain). Bin wash area (multipurposed with bin storage), min. 3m×2.5m, no steps, graded to sewer drain with adjacent commercial power point and cold and hot water supply. Ventilation and air conditioning (on hot days to maintain ≤ 22°C) of room to minimise odours, including extraction vent to remove. Access roller doors, min. 2m width, between waste room and outside service loading area, with secure key card or key code access. Large sink /wash area recommended for washing hands and washdown of user disposal bins. Internal height clearance (ground level to ceiling) – at least 3.5m – for opening of larger 3m³ front-lift bins. CCTV monitoring recommended. Sensor controllable lighting recommended to minimum 160 lux. Additional temporary staging, storage and/or presentation provision outside this area to support peaking events and/or kitchen, cleaning and/or maintenance activities to include: <ul style="list-style-type: none"> In Hotel BOH for kitchen waste items (which would include cooking oil mobile tank storage) and/or cleaning items (which could include personal hygiene bins, and/or battery, lighting, or printer cartridge bin presentation). Outside in service access area for extra bins that may be needed during peak occupancy and/or to support major events at the Hotel site (e.g., festival, concerts, conferences, etc.)
<p>2. Maintenance yard waste area</p>	<ul style="list-style-type: none"> External yard in southwest corner of Hotel site 	<ul style="list-style-type: none"> Bins and/or areas per Table 4-4 and/or as illustrated in Figure 3-2 and Figure 5-2. Bins and/or waste storage areas should be covered (e.g., roof) to prevent rain ingress and potential for contaminated stormwater run-off. Yard area and gates to be secure and screened so waste bins and/or storage areas cannot be accessed and/or easily seen or observed by neighbours or hotel guests. Yard area bunded and graded to a stormwater run-off drain with isolation valve, diversion valve with holding tank, and pump-out (for washdown operations), then to sediment trap and swale for general stormwater run-off environmental discharge. Yard gates and internal access area and clearance provision sized to support access and bin collection and/or loading by front-lift, hook-lift and/or Marrel skip bin truck. Sink /wash area recommended for washing hands and washdown of disposal bins. Internal overhead clearances (from ground level) <ul style="list-style-type: none"> Bin or waste storage areas – at least 4m. Bin lifting / loading area – Up to 7m CCTV monitoring recommended. Sensor controllable lighting recommended.

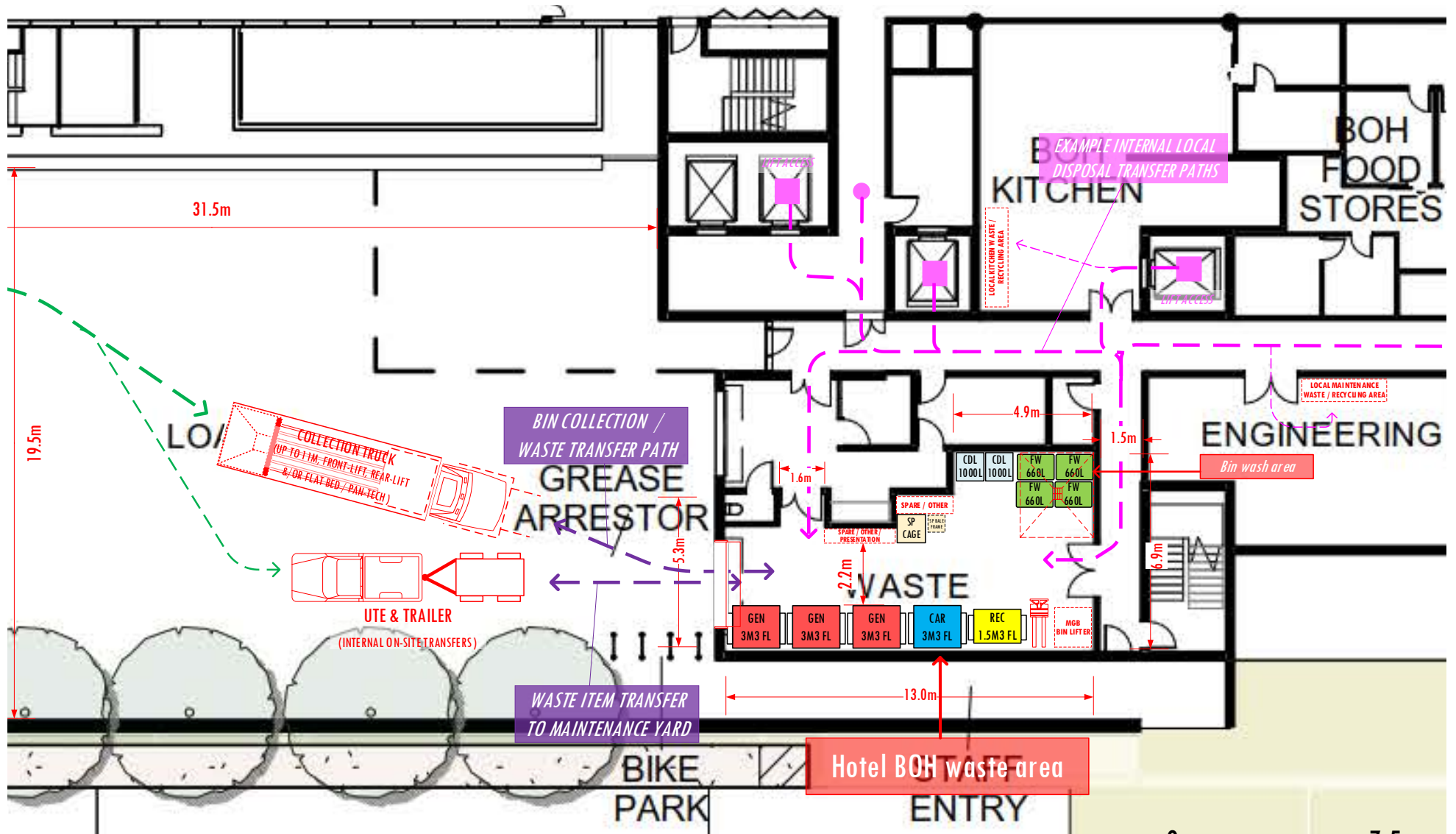


Figure 5-1 – Hotel BOH waste area at Level 2. Reproduced from Figure 3-3. Note: Not to scale.

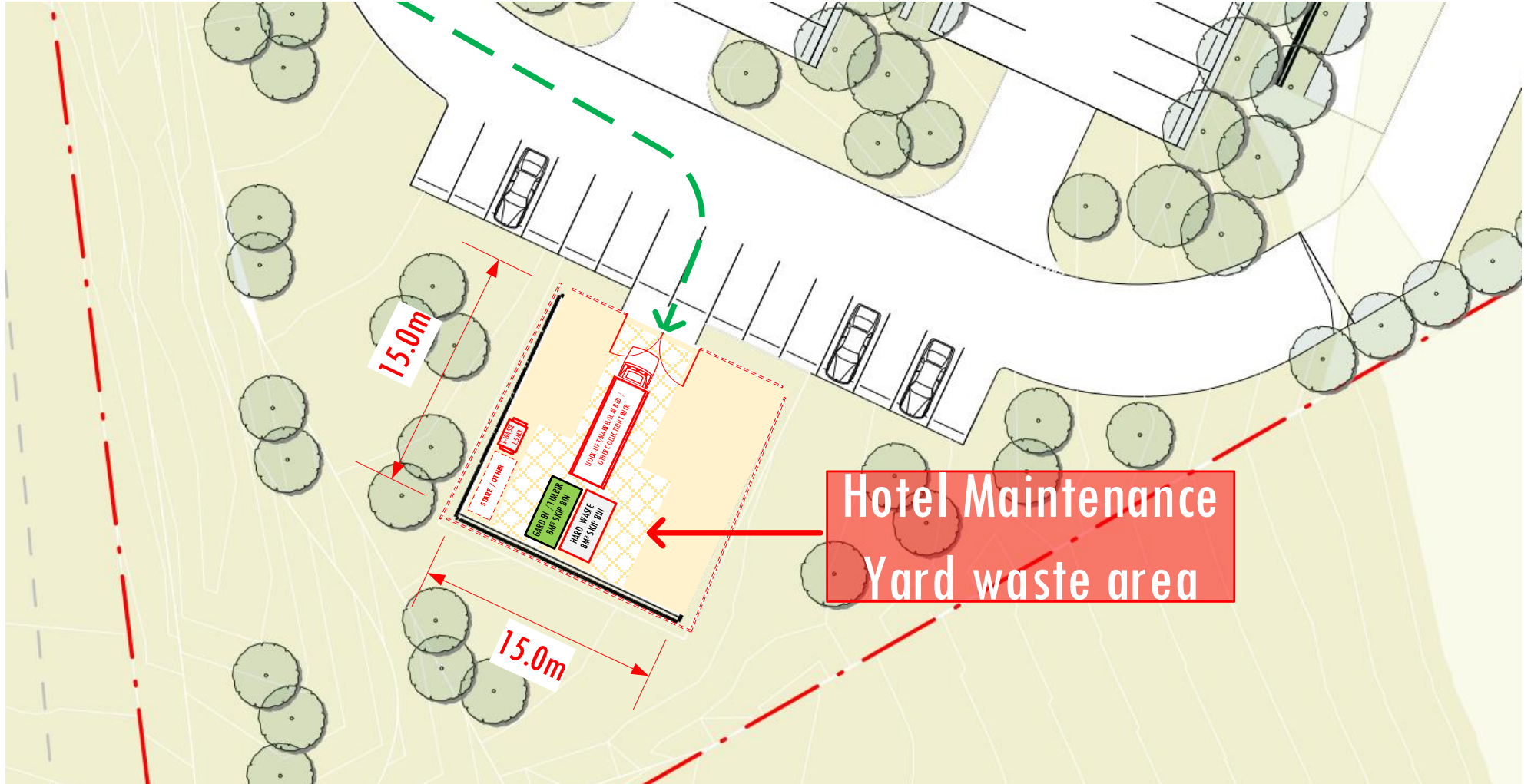


Figure 5-2 – Waste area in Hotel Maintenance Yard. Reproduced from Figure 3-2. Note: Not to scale.

5.2.2 Collection

Proposed site collection and access arrangements were described earlier in Section 4.3

- Collection trucks would access the site from Menzel Road, travel along internal roads to collection points at each of the waste areas, deliver the services, manoeuvre on-site and return in forward direction back to Menzel Road.
- These collection and site access arrangements should meet State Planning & Design Code Performance Objectives for safe and efficient collection access to and from the Hotel site (as already noted in Section 4.3).
 - The Traffic Engineer's report accompanying the planning submission for the Development would contain further details on the Hotel site collection access provision for waste management.
 - These details would include swept path modelling of collection truck entry and exit to the Hotel site, along the internal roads to the collection points, and manoeuvring at collection points to turn around and return in a forward direction to Menzel Road.
- Collection frequencies to the Development would be as outlined in Table 4-4 previously and/or negotiated with the collection service provider(s).
 - Some routine collection services (e.g., waste, cardboard, recycled deposit containers) may happen up to three times per week, others less frequently (e.g., twice per week, weekly, fortnightly, etc.).
- Collection events may take up to 10 to 15 min (per service) depending on how many bins need to be emptied).
- The waste contractor would generally nominate the collection schedule and timing of their services in collaboration with the Hotel operator.
- This scheduling would be:
 - Approved by the Property Manager or Hotel site operator,
 - Ideally not conflict with another collection service (so only one collection service at a time would happen at the Hotel site), and
 - Comply with the *South Australian Local Nuisance and Litter Control Act 2016* (South Australian Government, 10 Feb 2022) requirements, i.e., between 7am and 7pm except on Sundays where it should be from 9am to 7pm.

5.2.3 Transfer pathways

There would be (bin and/or waste / recycling material) transfer pathways for the waste systems across the Hotel site as illustrated in Figure 3-2 and Figure 3-3 and close-ups in Figure 5-1 and Figure 5-2 .

- General requirements for these pathways are summarised in Table 5-3 overleaf, including (spatial and design) requirements for each which should be followed.
- The transfer of bulky or other waste and/or recycling from the Hotel building to the Maintenance Yard waste area would be expected to use a Ute and trailer for transport.
- Based on current plans (baukultur, 8 August 2025), these transfer pathway requirements should generally be achieved but must be reviewed and confirmed at detailed design.

{Next section two pages over}

Table 5-3 – Summary of transfer pathway guidance / requirements. Review and confirm at detailed design.

Transfer Pathway	Guidance / requirement (along transfer paths)
Hotel BOH waste area	
<ul style="list-style-type: none"> User disposal – From Hotel areas to the waste area (in BOH) 	<ul style="list-style-type: none"> Min. 1600mm wide corridors (wider is better) ≥ 1400mm access doors (wider is better) Hard / sealed travel surfaces, no steps, or grades > 1:15 Lift transfers: ≥ 1000mm (wide) × 2100 mm (high) door, ≥ 1500 mm (wide) × 2500 mm (deep) × 2400 mm (high) car
<ul style="list-style-type: none"> Presentation or collection transfer – From waste area to collection point (in outside service area) 	<ul style="list-style-type: none"> Min. 2400mm wide access path (wider is better) ≥ 2000mm access doors and/or corridors (wider is better) Hard / sealed travel surfaces, no steps or grades > 1:12 Distance ≤ 30m
<ul style="list-style-type: none"> Collection truck access & loading (in outside service area) 	<ul style="list-style-type: none"> Dimensions / spatials / presentation arrangements to support bin lifting (overhead clearance up to 7m for front-lift truck operation and 4.5m for rear-lift operations) and manoeuvring of up to 11m collection truck on relatively flat area, with no steps or grades > 1:12. Internal sealed road for up to 25 t collection truck travel to collection point with maximum incline of 1:8 along route and sized (by swept path modelling) to enable safe and efficient travel to and from Menzel Road.
Maintenance yard waste area	
<ul style="list-style-type: none"> User disposal – From Hotel area to BOH waste area transfer point 	<ul style="list-style-type: none"> Same as above for the Hotel waste area, to transfer material to the service yard loading point.
<ul style="list-style-type: none"> On-site waste / recycling transfers – from Hotel Building or elsewhere (if direct) to the Maintenance Yard 	<ul style="list-style-type: none"> Loading area to enable manoeuvring of standard Ute up to 5.4m in length and up to 10' x 5' trailer with cage for forward entry and exit. Internal sealed road(s) from loading area to maintenance yard, suitable for safe and efficient travel of Ute and trailer with minimum incline of 1:20 along route.
<ul style="list-style-type: none"> Collection truck access – to and from Maintenance Yard 	<ul style="list-style-type: none"> Same as above for the Hotel BOH waste area assuming that the car park entry on northern side of maintenance yard access point can be used for vehicle manoeuvring to enable reverse or forward entry and/or exit

5.2.4 User disposal (systems)

User disposal is how Hotel guests, cleaners and/or staff would source separate their waste and recycling (into smaller bins and/or other containers) before it is collected and/or transferred (by cleaners and/or other staff) for local disposal in the Hotel waste areas.

Per recommended services in Table 4-3, there could be many types and varying scales of user disposal activity across the Hotel site, which may require different types of user disposal systems to source separate waste and/or recycling and transfer it to the Hotel site’s waste and recycling disposal area(s). These systems can be selected during later design development after planning approval (and once the final internal configuration and fit out of the Hotel is finalised). In the interim, the following provides generic guidance (at planning stage) on how these user disposal systems would be selected and/or designed that can be followed and developed further into a more detailed specification later.

- **All Hotel areas should be equipped during fit-out with the suitable user disposal systems to maximise source separation and landfill diversion** to achieve the environmental and sustainability objectives for waste management at the Hotel site – informed by the general best practice guidance in Table 4-1 and recommended waste and recycling service guidance by land use in Table 4-3.
 - In designing and operating User Disposal systems, the Hotel site operator should be encouraged to embrace Waste Hierarchy and Circular Economy principles in waste resource management, in line with the South Australian Waste Strategy 2025-30 (Green Industries SA, 2025) – see concepts in Figure 5-3 below.
 - These Waste Hierarchy and Circular Economy principles encourage waste or source reduction (including prevention, minimization, and reuse) before disposal.
 - Examples of applying these principles at the Hotel site may include (but are not limited to):
 - Collecting surplus food from the restaurant or function centre and donating it for reuse,
 - Eliminating plastics packaging.
 - Encouraging a paperless (or digital) office,
 - Providing reusable cups instead of paper cups for drinking water or coffee, etc.

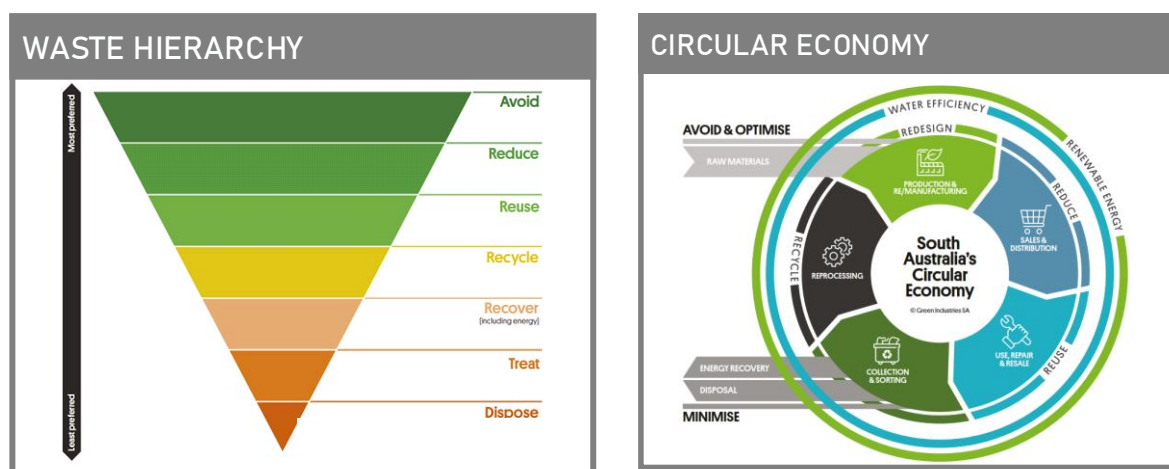


Figure 5-3 – Waste Hierarchy and Circular Economy principles illustrated (Green Industries SA, 2020)

- **These User disposal systems must enable Hotel operator staff to easily source separate and transfer waste and recycling to their waste disposal areas.**
 - Cleaners and other Hotel staff should have adequate local storage space (in cleaners' rooms, kitchens, function areas, maintenance areas) for user disposal bins and/or transfer trolleys.
 - The Hotel site operator should provide staff training to ensure correct use of the user disposal systems and transfer and disposal of waste and recycling in Hotel site waste areas.
 - The Hotel site operator must ensure cleaning contracts (where applicable) require cleaners to properly source separate materials for disposal to the correct waste and recycling bins in the waste areas.
 - If seeking an operational sustainability certification for waste management, like [NABERS](#), the Hotel site operator may need systems to record waste and recycling being collected at the site.
- Secure confidential paper bins (where used) should be mobile to enable collection direct from the relevant Hotel site area or easy transfer to the waste area for presentation.
- All User Disposal systems across premises should be:
 - Purpose-designed waste and recycling bins,
 - Standardised with others in the precinct where possible (i.e., same types of bins),
 - With and/or using colours aligned to AS 4123.7-2006 (Standards Australia, 2017),
 - Marking and signage (on and/or above bins) that enable easy interpretation of what each bin will accept (or not) in line with the South Australian Better Practice Guide for Waste Management (Zero Waste SA, 2014), and
 - Use bin liners for general waste bins and compostable bin liner for food waste bins.
- Consideration should be given to selecting User Disposal systems:
 - Made of recyclable materials and/or are that are reusable, and.
 - Where practicable, enable hands or touch free access for disposal of waste and recycling while minimising odour and visual impacts.

5.3 Hard waste collection

A skip bin would be provided in the Hotel maintenance yard along with other covered storage area for hard waste storage and/or disposal – as illustrated in Figure 3-2 and Figure 5-2.

5.4 E-waste waste collection

A bin or cage and storage area would be provided in the Hotel maintenance yard for e-waste (including EOL TV / Computers) – as illustrated in Figure 3-2 and Figure 5-2. Internal storage areas in the Hotel Building would provide for lighting, batteries, printer cartridges and/or other smaller e-waste items.

5.5 Other on-site, at-call, maintenance &/or external collections

5.5.1 Hygiene waste – Toilets / amenities

Collection of personal hygiene waste at the Hotel may be provided by a specialist contractor that often use smaller collection vehicle.

- This specialist contractor can use the same collection points for the BOH waste area and/or (as they often have smaller vehicles) temporarily use site car parking or other loading zones for collection and/or replacing hygiene waste receptacles.

5.5.2 Lighting

Collection and disposal of end-of-life (EOL) lighting in some areas of the Hotel site may be separately handled by maintenance contractor(s), who will replace, remove, and dispose of it off site as part of this service.

- The Hotel operator should advise and monitor maintenance contractor(s) to ensure that this potentially hazardous waste is properly disposed of.

5.5.3 Confidential paper

Collection and disposal of confidential paper bins may be separately handled by a contractor(s), who will remove and replace the bin as part of this service.

5.5.4 Printer cartridges

Collection and disposal of printer cartridges may be separately handled by a contractor(s), who will remove and replace the cartridges from printers or photocopiers as part of this service.

5.5.5 Landscaping

Some (or even all) landscaping at the Hotel site may be maintained by an external contractor.

- A skip bin for garden waste is provided for in the Hotel maintenance yard for disposal of this material – as illustrated in Figure 3-2 and Figure 5-2.
- Some external contractors, however, may remove and take their garden waste off-site themselves for disposal.
- Management of garden waste disposal by an external contractor should be coordinated by the Property Manager and/or Hotel site operator.

5.5.6 External Disposal

Where an on-site collection is not provided, the Hotel site operator may be responsible for removal and disposal of some waste and recycling items at an external location, e.g., hazardous waste at local disposal depo.

- The Hotel operator can follow Barossa Council's guidance for disposal of these materials on their Web site, e.g., [Waste management and recycling • The Barossa Council](#) or seek advice from commercial waste service providers.

5.6 Other design & operational matters

5.6.1 Bin cleaning

The Hotel site is provided with a bin cleaning area in the Hotel BOH waste area multipurposed with bin or equipment storage – as illustrated in Figure 5-2.

- This bin wash area would have sewer drain with basket screen – as specified in Table 5-2.
- It can be set up for use by temporarily relocating any bin or equipment storage to the outside service access area.

In addition, the bins and waste areas in the maintenance yard can be washed down.

- For washdown activity, the maintenance yard area would be bunded and graded to a stormwater run-off drain with isolation valve, diversion valve with holding tank, and pump-out, then to sediment trap and swale for general stormwater run-off environmental discharge – as specified in Table 5-2.

5.6.2 Operation, Management and Communication

5.6.2.1 Key responsibilities

Responsibilities for managing waste and recycling at the Hotel site would involve multiple stakeholders.

- Final arrangements will be resolved after planning approval.
- Table 5-4 below provides early guidance on how key responsibilities can or should be assigned between different stakeholders.

Table 5-4 – Overview of Management & operational responsibilities for the commercial waste systems at the Development

Activity	Responsible party
Local Disposal, Hard Waste presentation & External Disposal	Hotel site operator
Waste Storage Areas, Hygiene, Odour Management & Cleaning	Hotel site operator
Collection services – Waste & Recycling, Hard Waste	Hotel site operator &/or Property Manager
Other waste & recycling services	Hotel site operator &/or Property Manager
System Management	Hotel site operator &/or Property Manager
Education, Training & Engagement (of hotel staff or contractors)	Hotel site operator &/or Property Manager

5.6.2.2 Hotel cleaning contracts

If part or all of Hotel site cleaning services are outsourced to an external provider, the cleaning contract must contain provisions to ensure cleaners comply with the oWMP, including proper use of waste systems and following reasonable directions by Hotel site operator and/or Property Management staff.

5.6.2.3 Waste room ventilation & climate control

The Hotel BOH waste area is an enclosed room and would be equipped with mechanical ventilation and cooling systems to maintain suitable climate for worker comfort and to avoid odour issues in line with the following.

- (1) *Ventilation – Should comply with AS1668.2 (2012) requirements for ventilation rates of Garbage Rooms, e.g., airflow room changes, vent locations, air velocity.*
- (2) *Temperature – Ideally maintain temperatures < 21°C and no higher than this.*
- (3) *Humidity – Seek to maintain this at ≤ 70% RH.*

The Hotel site operator would be responsible for ensuring that these systems are operational and working effectively.

5.6.2.4 Emergency Response / Site Management Plan

The Hote site Building / Site Management Plan and/or final oWMP should consider risks and contingencies for waste management, including (but not limited to) response measures for:

- *Waste collection services suspended or not available; and*
- *Lift access failure.*

5.6.2.5 Access & security

Access to Hotel BOH and maintenance yard waste areas for disposal or collection should be secure and only accessible by key or fob or access code.

- *This key or fob or access code would be provided to relevant Hotel site users and waste contractor(s) delivering services to the site.*
- *CCTV is recommended to monitor waste disposal practices in these waste areas.*

5.6.3 Other Design & Operational Considerations

The following other issues or actions should be considered and/or implemented, some of which reiterate and/or add to other recommended waste design or management guidance for the Hotel site. Some can be resolved at detailed design stage with private service provider(s) and/or equipment suppliers.

- 1) **Bins** – Should comply with Australian Standard for Mobile Waste Containers (AS 4213).
- 2) **Signage** –
 - Appropriate signage in waste areas should be installed to ensure correct disposal of waste and recycling
 - This signage should conform to signage requirements of the South Australian Better Practice Guide – Waste Management in Residential or Mixed-Use Developments (Zero Waste SA, 2014).
- 3) **Vermin, hygiene & odour management (inc. ventilation)**
 - **Inspection & Cleaning** –
 - An inspection and cleaning regime must be developed and implemented by the Hote site operator for waste systems, 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.
 - The BOH waste area should be graded to a sewer drain with tiling or epoxy lining to floors and adjacent walls to waterproof the area for cleaning.
 - **Odour Control** –:
 - The BOH waste area must be mechanically ventilated to ensure negative pressure for control of odours.
 - This ventilation must extract to atmosphere, to prevent odour build up.
 - The extraction vent discharge location must be selected to avoid impact guests and other areas of the Hotel.
 - It should be a requirement for food waste bins that lids are closed when not being used,
 - This internal waste area should be provided with a HVAC system to keep their temperatures at $\leq 22^{\circ}\text{C}$ to minimise odour generation during hot (summer) periods.
- 4) **Access & security** –
 - Access to waste area should be secure and only accessible by key or fob or access code.
 - CCTV is recommended to monitor waste disposal practices in the Local Disposal and Waste Rooms / areas.
- 5) **Monitoring, risk assessment & contingency measures** – during detailed design and when the final operational WMP is being developed before the site is commissioned, the Project Proponent should undertake a risk assessment and develop contingency and monitoring measures for the waste management system, including in the event of incidents or potential equipment or operational failures.

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**Southern Barossa Winery Tourism &
Accommodation Project (SBWTAP)**

**Winery & Vineyard
Construction Waste Management
Plan (cWMP)
(*Planning*)**

Prepared for:

Strategic Alliance

15 August 2025

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1 Introduction

This document provides a planning-stage **construction** Waste Management Plan (cWMP) for the winery & vineyard site (the “Site”) of the proposed Southern Barossa Winery Tourism & Accommodation Project (SBWTAP) (the “Development”).

- The Development is located at 102 Hoffnungsthal Road, Williamstown, in the Barossa Valley and Barossa Council area, on approximately 23.5 hectares of land (see Figure 3-1 two pages overleaf).
- The Project Proponent and developer is [Strategic Alliance](#), Project Manager is [Turner & Townsend](#), Project Architect is [JBG Architects](#), and Planning Advisor is [Ekistics](#).
- **Future operation of the Development has been divided into two sites** that could be separately constructed and then operated by independent third parties:
 - (1) **Hotel**, and
 - (2) **New winery and (existing retained) vineyards**.
- **Consequently, for planning submissions, separate WMP documents are being prepared for each site.**
 - **The winery & vineyard site is the subject of this cWMP.**
 - *Note: A separate operational WMP that has been developed for the winery & vineyard site (Colby Phillips Advisory, July 2025), which can be referred to for this information.*

The purpose of the cWMP is to describe the management of construction waste generated by the project **at the winery and vineyard site** and outline measures to manage and mitigate waste generation and resource consumption – **to meet regulatory requirements and/or expected construction-phase waste management practices** including (but not limited to) those outlined by:

- The Project proponent, and
- The South Australian Environment Protection Authority (SA EPA) in its guideline for construction environmental management plans (CEMPs) (SA EPA, April 2024).

It includes identifying expected sources of construction waste and measures that can or should be implemented to manage, reuse, recycle and safely dispose of the identified waste.

This cWMP should be read with other planning approval documentation for the Development. IMPORTANT CLARIFICATION: This is a planning-stage cWMP, it will need to be updated before construction of the Winery and vineyard site, which may be done as part of a CEMP.

2 Presentation

This WMP is presented in the following sections.

Section 3	Site overview – Describes the winery and vineyard site including key aspects or attributes relevant to construction waste management.
Section 4	Project requirements – Summarises project proponent expectations and relevant legislative and policy requirements that apply to managing construction waste for this type of project.
Section 5	Construction waste overview – Identifies main construction activities, types of potential construction waste they could generate, and estimated construction phase waste and recycling volumes based on current project information.
Section 6	Waste management plan – Recommended construction phase waste management to reuse, recycle and safely dispose of the identified waste, including guidance on management and monitoring to ensure regulatory compliance.

3 Site overview

The following provides an overview of the winery and vineyard site for the purposes of this planning-stage cWMP. Please refer to concept plans for the Winery and vineyard site by Project Architect (JBG Architects, 18 July 2025) for more detailed information.

- The winery and vineyards constitute the main part by area of the Development site – see Figure 3-1 overleaf.
- The winery site is in the northeast corner this part of the Development site – see Figure 3-2 two pages over for a close-up.
- It comprises (but is not limited to):
 - **Winery building** – On an approximate 4,800m² (building) footprint and including (but not limited to) the following.
 - 500 t / year winery – including intake area, grape processing, wine fermentation tanks, finished wine storage – tank and barrel, bottling and packaging, and finished (bottled) product (pallet) storage,
 - Cellar door, Restaurant and function centre with kitchens and back-of-house (BOH) area, and
 - Winery reception and staff offices and/or facilities.
 - **External / outside dining and lawned entertaining areas** including marquee site.
 - **Guest and patron car parking** – Up to 80 car parks.
 - **Site access** – From entry point on Hoffnungsthal Road for:
 - Guests and patrons – To the car parking, and
 - Service access – To and from the winery, including access to maintenance and waste management areas along the eastern and southern sides of the winery building.
- The Winery site would support operations and maintenance for existing retained vineyard – which could end up being about 8 to 10 hectares (once the Development is complete).

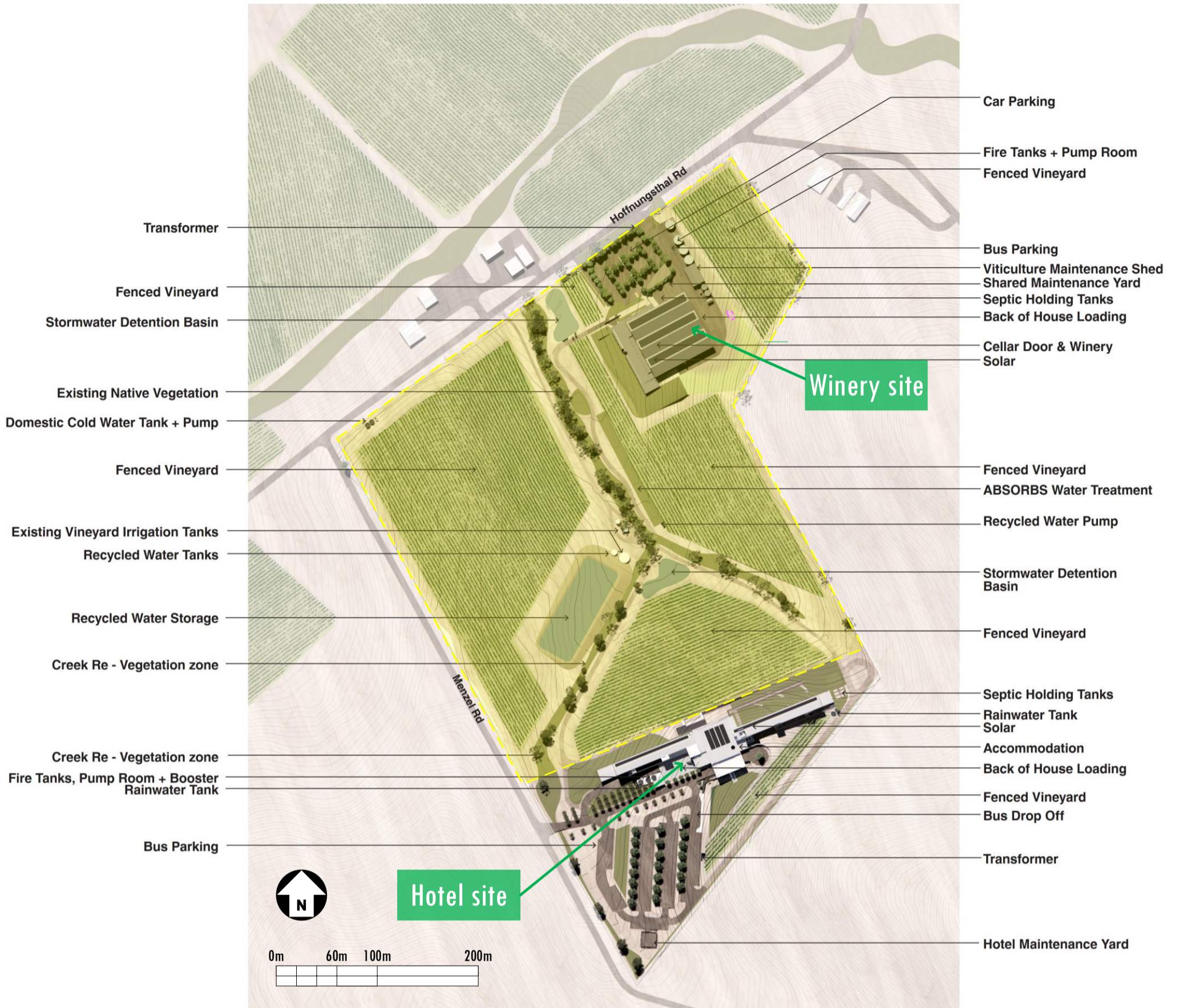


Figure 3-1 – Development site showing winery and vineyard portion (highlighted in yellow). Site context plan reproduced from project concept plans (baukultur, 8 August 2025). The existing vineyard retained after completion of the Development could about 8 to 10 ha in size.

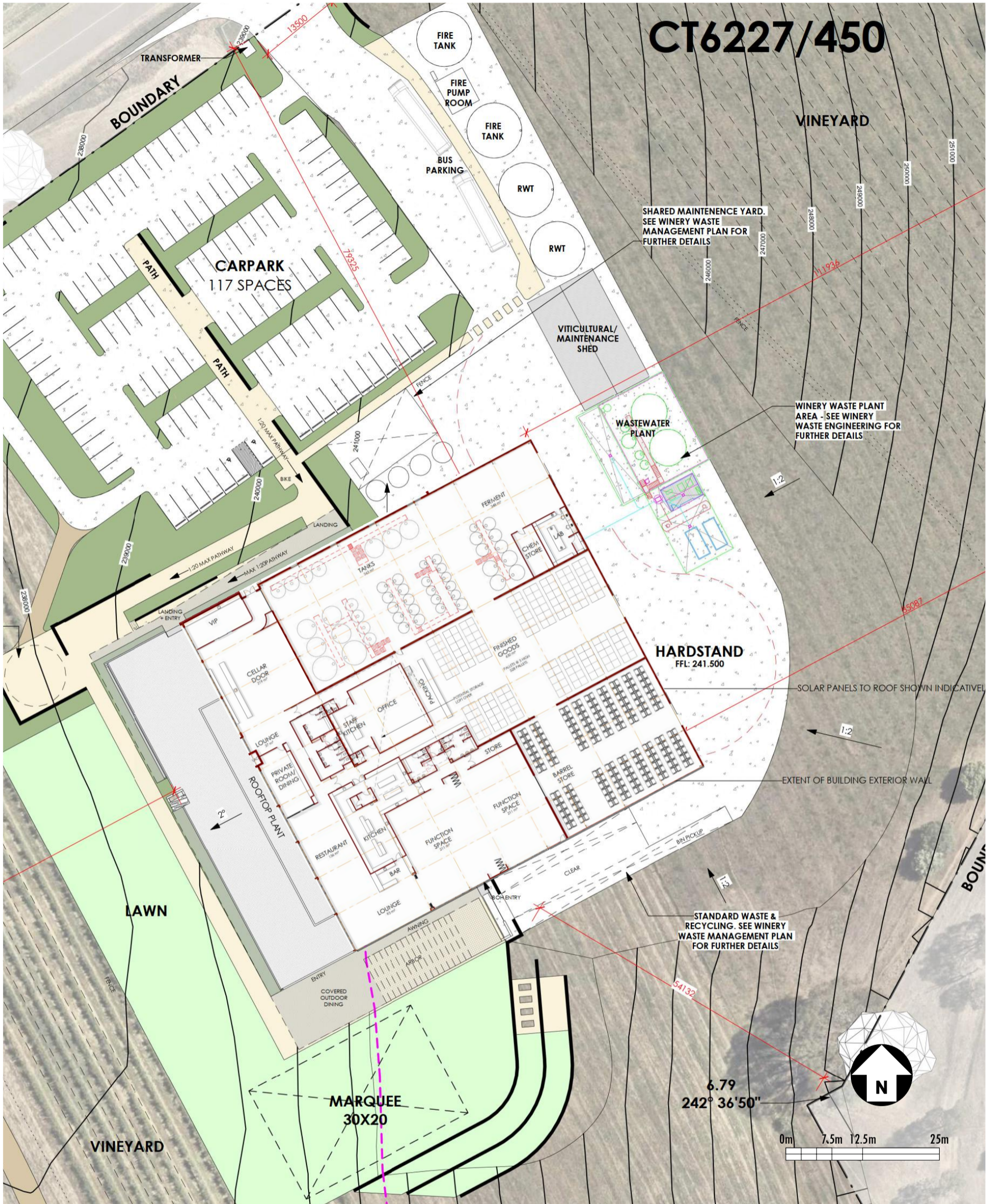


Figure 3-2 – Close-up of the Winery site in Northeastern corner of the winery and vineyard site. Winery site plan reproduced from site concept plans by Project Architect (JBG Architects, 18 July 2025)

4 Project requirements

4.1 Project proponent

The Project Proponent outlined expectations that waste and recycling provision during construction-phase for the winery site and vineyard should, where feasible, aim for best-practice Circular Economy outcomes, including high levels of diversion from landfill (Statagic Alliance, May 2025).

4.2 Regulatory & policy requirements

4.2.1 South Australian Environment Protection Act 1993

The South Australian Environment Protection Act 1993 (EP Act) (South Australian Government, 2024) sets out a general environmental duty to take all reasonable and practical steps to prevent or minimise any resulting environmental harm. This requirement includes management of waste in line with the waste management hierarchy (see Figure 4-1 below).

- Under this waste management hierarchy, avoiding waste generation is most preferable and disposal of waste least preferable.
- The EP Act also requires special management of listed wastes which have specific handling and disposal requirements due to their potentially hazardous or contaminating nature.
- The Environment Protection (Waste to Resources) Policy 2010 (W2REPP) (South Australian Government, 2021) operates under the EP Act and more specifically prescribes waste management obligations, including that waste management should (among other things):
 - Promote best practice and accountable waste management,
 - Include effective recording, monitoring, and reporting systems for the treatment,
 - Safely transport and properly dispose of waste and other matter,
 - Promote environmental responsibility, and
 - Implementation waste hierarchy principles.

{Cont. overleaf}

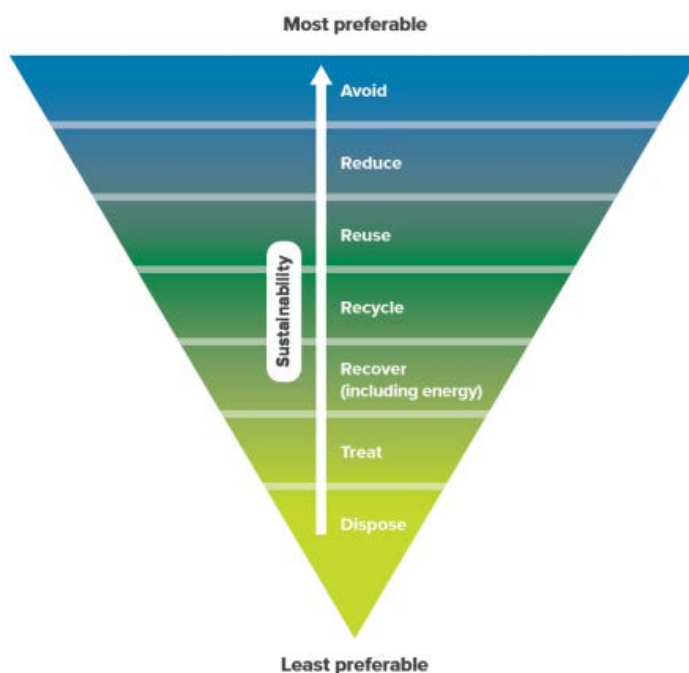


Figure 4-1 – Waste management hierarchy. Image source: [State of the Environment SA 2018](#).

The SA EPA, which administers the EP Act, provides in its Guideline for Construction Environment Management plans (CEMP) (SA EPA, April 2024), which would usually be developed for approval before construction commences, that construction waste management should address the following issues.

“A CEMP should identify how general waste and, where relevant, WDF will be managed. It should demonstrate that:

- *“General waste produced during construction will be managed in accordance with the waste management hierarchy as identified in the W2REPP*
- *“The use of WDF will comply with the processes outlined in the (SA EPA) Standard for the production and use of waste derived fill (SA EPA, 2013).”*

Other SA EPA guidelines or policies that may apply include for construction waste management can include the following. *Many of these other guidelines or policies cover potential soil or waste contamination and not all necessarily apply to this project but are acknowledged here for completeness.*

- Waste classification criteria (SA EPA, 2010)
- Waste derived fill (WDF) or intermediate waste soil criteria (SA EPA, 2013)
- Landfill disposal criteria for PFAS-contaminated waste (SA EPA, 2020)

For some specific waste materials, there may be additional SA EPA guidance or requirements to be followed, e.g., CCA management is covered by the SA EPA Guideline – Copper chromated arsenate (CCA) timber waste—storage and management (SA EPA, March 2016).

4.2.2 State Waste Strategy

The SA Waste Strategy 2025– 2030 (Green Industries SA, 2025) supports maximising the reuse, recycling, and recovery of materials.

- This Strategy has a Construction and Demolition (C&D) sector diversion target of 98%.
- It includes construction and demolition waste or “built environment waste” as a priority materials stream to achieve Strategy targets for reducing waste generation, including:
 - *“Deconstruction and salvage of materials during demolition”, and*
 - *“Minimising construction waste”.*
- For achieving these outcomes, it promotes the following actions (relevant to this project).
 - Promote segregation of materials on building sites to increase waste diversion of uncontaminated materials.
 - Where Chromated copper arsenate (CCA) timber has been used and/or is a C&D waste material, that it be recycled if possible.
 - C&D waste disposal should apply circular economy principles to ensure its materials can be recovered and reused or recycled at their highest technical value.

4.2.3 Other relevant regulatory requirements

Other relevant legislation for construction waste management in this project can include (but may not be limited to):

- *National Environment Protection (Movement of controlled waste between States and Territories) Measure 2012* (Australian Government, 2012) – where “controlled waste” might be moved between states and territories, to ensure it is handled in an environmentally sound manner.
- *National Environment Protection (Assessment of Site Contamination) Measure 1999* (as amended 2013) (NEPM) – which might be used for assessment of any site contamination, especially in soils.
- *Work Health and Safety Regulations 2012 (SA)* – which can apply (if applicable) to hazardous waste chemicals, substances and/or materials at a site.
- *Local Nuisance and Litter Control Act 2016 (SA)* (South Australian Government, 10 Feb 2022)- which would apply to on-site management practices for waste management.

5 Construction waste overview

Note: This is a planning stage cWMP, where final details on the winery and vineyard site construction-phase are not fully formed or known at this time. This limits the following information to providing an early and general picture of the construction phase activities and waste, which would be developed and detailed later as part of developing the CEMP for the project.

5.1 Key construction activities

5.1.1 Demolition & salvage

The current area of the winery and vineyard site is used as an existing vineyard. There appear to be no existing buildings or other structures. Demolition and salvage activities would therefore likely comprise:

- Removal and/or clearing of existing vines, including:
 - Vines,
 - Wiring or trellis materials,
 - Treated and/or untreated timber and/or metal posts, and/or
 - Irrigation piping (if applicable).
- In limited or peripheral areas (if needed), removal and/or clearing of trees or other vegetation.

5.1.2 Construction

The winery and vineyard would be developed as illustrated in site plans (JBG Architects, 18 July 2025). Key construction activities could consist of the following. *Note: This list does not necessarily suggest any order of activity or program, which would be decided later by a construction contractor.*

- **Preliminary works (or site preparation) –**
 - Establishment of access tracks,
 - Site grading to main levels,
 - Installation of temporary security fencing/gates,
 - Services (electricity, water, sewer, comms) installation including trenching, poles, laying conduits or pipes,
 - Cut and fill (with soil, rock and/or aggregate) to prepare final levels for winery building and/or other (above or below ground) structures (again, using recycled materials where possible),
 - Excavations for footings / piers and foundation installation for the building and other structures,
 - Road and parking area base construction (with recycled materials where feasible), and
 - Establishment of temporary facilities for construction (e.g. construction office, laydown areas, waste management areas including recycling of construction materials, concrete batching area, toilets, other facilities, etc.)
- **Winery and vineyard construction –**
 - Final site service excavations and conduits or pipework for supply into or from the winery building and other facilities and structures (i.e., electricity, water, sewer, comms, wastewater, stormwater, etc.),
 - Reinforced concrete footings / piers and foundations laid / installed (for building and external structures),
 - Building and /or other area structural frames and/or floors erected (timber / steel frame / concrete slab, concrete tilt-up, masonry, etc.),
 - Roofing, other building framing or structures, and internal services installed (e.g., switchboards, conduits, piping &/or connections for electricity, water, gas, steam if applicable, sewer/wastewater, comms, stormwater, etc.),

- Building and process utility and/or service plant and equipment &/or storages installed (e.g., HVAC, ventilation ducting, gas equipment and hot water heaters or steam boilers, potable water pumping & storage, sewerage / wastewater collection, etc.)
- External utilities and/or service plant and equipment &/or storages installed (e.g., firewater tanks and pumps, water supply tanks and pumps, stormwater piping and pumping, grease traps, wastewater piping, pits, pumping, treatment plant and/or disposal, recycled water systems (if applicable), etc.)
- Building external windows, walls, facades installed,
- Internal insulation, walls, ceilings, doors, glass, and other partitions, and electrical and comms and access points installed,
- Final access road and car parking areas finished,
- Installation of permanent security fencing/gates,
- Surface treatments / finishes (water proofing, painting, tiling, wood panelling, other),
- Base fit-out (cabinetry, kitchens, toilets),
- Floors / coverings (e.g., timber, laminate, tiling, carpets, etc.),
- Final fit-out (furniture, curtains, drapes, other furnishings),
- For the winery and its maintenance yards / areas, winery production equipment, tanks and piping supplied to site, installed, piping and services connected, and commissioned ready for future operation,
- For the cellar door, restaurant and function centre, equipment, tables, chairs and other specialised fit-out,
- Rehabilitation or restoration of temporary areas of disturbance,
- Clean up of and disposal of any site waste materials.

5.2 Potential waste sources

Table 5-1 overleaf gives potential waste sources of construction waste from the above activities, which are classified by the type of waste resource.

- There could be a diverse array of potentially recoverable waste resources generated at the winery and vineyard site during its construction phase.
- While there may be some minor and localised soil contamination around some (not necessarily all) CCA posts in (and if remaining at) the vineyard, this should not be a material issue and managed easily (if needed) by removing these small, localised areas of soil contamination (to the required depth) for treatment (and reclamation) or disposal at a suitable C&D reprocessing and/or landfill disposal facility.
- CCA posts, if present at the vineyard, would need to be handled and temporarily stored properly (i.e., in bunded and covered area), then taken off site and disposed at a suitable landfill disposal facility (if no recycling option exists at time of these are removed from the vineyard) – in line with the SA EPA guideline for Copper chromated arsenate (CCA) timber waste—storage and management (SA EPA, March 2016).

Table 5-1 – Potential sources of construction waste

Construction phase	Waste resource	Source(s)
Demolition	Organic material &/or timber	<ul style="list-style-type: none"> Vines, untreated timber posts, other removed trees / vegetation
	Metal - Ferrous	<ul style="list-style-type: none"> Trellis wire
	Recyclable plastics	<ul style="list-style-type: none"> PE irrigation pipe and fittings (if applicable)
	CCA / treated timber	<ul style="list-style-type: none"> Vineyard posts, any legacy CCA storage (if present)
	Contaminated soil (potential)	<ul style="list-style-type: none"> Potentially small, localised areas around some CCA posts, or underneath any on-site legacy CCA storage areas
	Waste residue	<ul style="list-style-type: none"> Other demolition waste materials, which may include non-recyclable plastics or site materials discovered (which should be minimal)
Construction	Surplus (uncontaminated) soil	<ul style="list-style-type: none"> Land clearing, bulk earthworks &/or site excavation (which may be minimal with well-balanced cut-and-fill)
	Vegetation and organic material	<ul style="list-style-type: none"> From land clearing or maintenance activities
	Clean fill material / sands	<ul style="list-style-type: none"> Where surplus to construction requirements
	Waste concrete / cement / aggregate / pavers	<ul style="list-style-type: none"> Any surplus / off-cuts from pouring foundations, columns &/or floors, concrete building panels, concrete paving, road kerbs, concrete piping / drains
	Waste asphalt / bitumen	<ul style="list-style-type: none"> From road and/or car park construction
	Timber - Untreated	<ul style="list-style-type: none"> Surplus or offcuts from construction activity
	Timber - Treated	<ul style="list-style-type: none"> Surplus or offcuts from construction activity
	Ferrous (steel) and/or non-ferrous (copper, aluminium) metals	<ul style="list-style-type: none"> Surplus / off-cuts from steel reinforcing, metal frames / structures, metal piping, electrical conductors, etc.
	Glass	<ul style="list-style-type: none"> Surplus / off-cuts / breakage from windows or facades or other internal fit-out
	Plasterboard	<ul style="list-style-type: none"> Surplus / off-cuts from internal walls or other facades / structures
	Ceramics	<ul style="list-style-type: none"> Surplus / off-cuts from tiling or other ceramic building elements
	Bulky hard waste	<ul style="list-style-type: none"> Any surplus / broken mixed bulky waste items
	E-waste	<ul style="list-style-type: none"> Any surplus / broken mixed electronic / electrical waste items
	Insulation materials	<ul style="list-style-type: none"> Surplus / off-cuts from insulation of building
	Recyclable plastics	<ul style="list-style-type: none"> Hard plastic waste or surplus from construction activities
	Cardboard packaging	<ul style="list-style-type: none"> From material or equipment deliveries or surplus / waste from construction activities
	Plastic packaging and /or sheeting	
	Food waste	<ul style="list-style-type: none"> From site staff and/or construction personnel
	Recycled deposit containers	
	Residual construction waste	<ul style="list-style-type: none"> Other non-recyclable materials from construction activities
Domestic waste	<ul style="list-style-type: none"> Other non-recyclable materials from site staff and/or construction personnel 	
Hazardous materials and/or chemicals	<ul style="list-style-type: none"> Residues or surplus from construction activities (e.g., paints, sealants, sprays, lubricating oils) 	

5.3 Waste & recycling volumes

At this planning stage at time of preparing this report, details for the winery and vineyard site construction (e.g., excavation volumes, construction materials and quantities) ordinarily used to estimate the construction phase waste and recycling volumes are not yet established or fully known. It is possible, however, to make an early and high-level approximation of potential construction phase waste and recycling volumes based on:

- Published industry metrics for construction waste volumes per unit value of a development,
- Data from past construction projects,
- Knowledge of wine industry vineyard practices, and
- Activity data reported in South Australia for resource recovery by the C&D waste and recycling sector.

This approximation for winery and vineyard site construction phase is summarised in Table 5-1 below.

- It projects that generation of waste resources for this site could be in the order of 2,000 to 3,000 tonnes (but it may be more or less, and this approximation might be from +50 to 100% to -20 to 30% accurate),
- Most waste volume would be soils from cut-and-fill and excavation activity, and
- The project might recover, reuse and/or recycle up to 93% of these waste resources (if proposed reuse and recycling practices outlined later in this cWMP are followed).

Table 5-2 – Winery and vineyard site approximated construction phase volumes. *Could be +50 to 100% to -20 to 50% reliable. Green shading is recoverable, recyclable and/or reusable waste resources, orange and red are hazardous, contaminated and/or non-recyclable waste residues.*

Construction phase	Waste resource	Estimated potential volume (tonnes)
Demolition	Organic material &/or timber	Up to 50 <i>(assuming removal of already pruned vines, some vegetation and some untreated timber posts)</i>
	Metal – Ferrous	0.5 <i>(assuming no metal posts)</i>
	Recyclable plastics	7
	CCA / treated timber	Less than 15
	Contaminated soil (potential)	Might be up to 30 <i>(assuming not all posts cause issues)</i>
	Waste residues	10
	Sub-total	Potentially around 220
Winery and vineyard construction	Masonry / concrete / plasterboard / asphalt	120
	Soils (uncontaminated)	2,400
	Metals	60
	Organics	8
	Cardboard & paper	7
	Plastics	11
	Glass	3
	Other recyclable material(s)	5
	Hazardous wastes (potential)	< 1 to 5
	Waste	130
	Sub-total	2,730
Total (construction phase)	Recyclable/reusable materials	4,790
	Waste, hazardous &/or contaminated residues	200
	Sub-total	2,930
	Projected diversion (%)	93%

6 Waste management plan

6.1 General planning and principles

6.1.1 Construction and environment management plan (CEMP)

The CEMP for the winery and vineyard site construction phase should further develop and include details for proposed construction waste management in line with the SA EPA's Guideline for Construction Environment Management plans (CEMP) (SA EPA, April 2024), and address following.

- *It should identify how general waste and, where relevant, waste derived fill (WDF) will be managed. It should demonstrate that:*
 - *“General waste produced during construction will be managed in accordance with the waste management hierarchy as identified in the W2REPP*
 - *“The use of WDF will comply with the processes outlined in the (SA EPA) Standard for the production and use of waste derived fill (SA EPA, 2013).”*

6.1.2 Planning for waste hierarchy implementation and circular practice

In developing the proposed construction phase waste management, the Project Proponent and its construction contractor for the winery and vineyard site should implement the Waste Hierarchy principle and employ circular practices where possible. As a general guide this would include considering the actions listed in Table 6-1 overleaf when planning construction waste management.

6.1.3 Licensed waste & recycling collection & disposal

All waste and recycling collection service providers (or transporters) and disposal facilities must be properly licensed under the *EP Act*.

6.1.4 Safe and appropriate on-site waste management practices

On-site waste management should ensure that practices do not cause:

- Any litter or nuisance issues, e.g., dust, odour, etc., for neighbours or the local community per the *Local Nuisance and Litter Control Act 2016 (SA)*, and/or
- Any other adverse environmental or community safety or health impact under the *EP Act* or *Work Health and Safety Regulations 2012 (SA)*.

6.1.5 Project waste management & monitoring

To properly manage and monitor construction waste, the project should:

1. **Maintain a record of waste generation & recycling** – including re-use and recycled material use and require sub-contractors to do the same or provide this information.
2. **Develop procedures and systems** – to comply with regulatory requirement or approvals and undertake on-site source separation for reuse and/or disposal of waste and recycling, including (but not limited to) procuring collection and disposal services, design / selection of bins /areas for disposal of different waste streams, waste and recycling disposal signage, waste and recycling disposal locations, and any stockpile management.
3. **Develop and implement project induction and training** – in these systems and procedures to maximise awareness around and success in waste reduction, re-use, and recycling practices.
4. **Verify proper disposal** – require collection contractors provide proof of collection, transport, and external disposal (e.g., receipts from licensed facility) of waste and recyclable materials.
5. **Ensure accountability** – appoint a specific person responsible for monitoring and reporting on waste and recycling management performance and outcomes.
6. **Formalise as part of project management** – the above processes and action should be incorporated into the project quality or environmental management systems.

Table 6-1 – General guidance on actions to implement Waste Hierarchy principles and employ circular practices for the project

<p>1. Avoid and reduce waste</p>	<ul style="list-style-type: none"> • Once design details are finalised, accurately project or estimate quantities of materials required during the construction phase to reduce excess that could add to waste. • Include in subcontractor contracts requirements for them to implement good waste management practices that source separate materials to avoid waste generation. • Where possible, adopt a product stewardship and circular approach to procurement of materials and equipment, including (but not limited to): <ul style="list-style-type: none"> ○ Ordering site specific or prefabricated items where practicable to minimise surplus material requirements for them to ○ Suppliers, where possible, to design and supply their products or equipment that <ul style="list-style-type: none"> ▪ Maximise their future recyclability at end-of-life (EOL), ▪ Minimise waste in their production and supply, ▪ Maximise recycled content, ▪ Minimise packaging used and ensure that any packaging is recyclable, and instructions are provided on how it can be disposed of for recycling, and/or • Design construction stages measures to reduce waste generation and provide suitable on-site areas for waste handling and recycling bins to support source separation for reuse and recycling. • Provide recycling disposal for waste generated by construction personnel and staff, including food waste and recycled deposit containers.
<p>2. Re-use waste</p>	<ul style="list-style-type: none"> • Employ a separate waste contractor to collect and maximise reuse of suitable recoverable materials or items from site. • Where feasible, plan for and crush concrete, brick and/or other masonry waste materials for on-site re-use (or reuse off-site elsewhere). • Separate suitable unused materials and/or items to maximise their reuse and prevent their contamination and damage so they may be used in other parts of the project (of another project elsewhere). • Schedule works to maximise use of excess or waste materials in the next component of work. • Make provision to stockpile or store waste or excess materials appropriately so their re-use can be maximised.
<p>3. Recycling of waste</p>	<ul style="list-style-type: none"> • Source separate recoverable waste materials to maximise their recycling and minimise their contamination so they can be collected and sent for re-processing and/or recycling. • Ensure suitable area is provided at the site for bins to support maximum source separation and recycling of waste materials. • Maximise recycled content of materials used in the project: <ul style="list-style-type: none"> ○ Where possible and permissible by engineering specification, preference use of products that include maximum recycled content, ○ Advise sub-contractors and suppliers to use recycled products or products with recycled constituent components where feasible, and ○ Investigate use of alternative materials where possible to reduce virgin materials, e.g., fly ash in concrete, where this will result in the same or better engineering strength.
<p>4. Recover fuel and energy from waste</p>	<ul style="list-style-type: none"> • Where recovered materials are mixed, cannot be source separated and/or may be too contaminated (with non-hazardous materials) consider separate collection and disposal to a licensed energy-from-waste (EfW) facility where suitable.
<p>5. Waste disposal</p>	<ul style="list-style-type: none"> • Ensure non-hazardous residual material is properly transported and disposed of at a suitable licensed facility, which, if appropriate, can further process this material to extract recoverable materials for beneficial reuse. • Ensure that any hazardous or contaminated material is properly transported and disposed of at a suitable licensed facility and in accordance with <i>Work Health and Safety Regulations 2012 (SA)</i>.

6.2 Specific guidance for project generated waste

Based on the identified potential waste resources for the construction phase at the winery and vineyard site, Table 6-2 overleaf gives more specific (and tailored) guidance on recommended waste management.

- It illustrates how the projected resource recovery and diversion suggested earlier in Table 5-2 could be feasible to achieve.
- *Note: This is a planning stage cWMP, where final details on the Winery and vineyard site construction are not fully formed or known at this time.*
 - *This limits the following information to providing an early and general guidance for construction waste management, which would need be developed and detailed later as part of developing the CEMP for the project.*
 - *This future final management of project construction waste for the CEMP will depend on settlement of:*
 - *Site and building design,*
 - *Construction materials and methods,*
 - *Construction program,*
 - *Construction budget,*
 - *Proposed on-site waste management practices for reuse, recycling, and residue disposal, and*
 - *Availability and access to local waste and recycling collection services.*

Table 6-2 – Specific guidance for project generated waste. *Note: Based on identification of waste resources in Table 5-1. This is only early advice and will depend on the final details of site and building design, construction materials and methods and construction program, construction budget, to on-site waste management including reuse and recycling practices, and access to local waste and recycling collection services.*

Construction phase	Type	Recommended management
Demolition	Organic material &/or timber	Mulching and re-use on-site (or off-site) or send to local licensed composter for recycling (e.g., Kuchel Contractors at Nuriootpa)
	Metal - Ferrous	Collect, roll up and/or aggregate, dispose in bins or storage area, have collected, or drop off at a metal recycling centre or facility (e.g., Barossa Valley Scrap, Scouts Recycling Centre, Sims Metal Management)
	Recyclable plastics	Source separate if needed, dispose into bins or onto back of truck, transport to or have collected for disposal at a recycling centre or facility (e.g., YCA Recycling, Recycling Plastics Australia)
	CCA / treated timber	Identify on-site, separate from other timber, and temporarily store (separately) in a bunded and covered area or skip bin, transport for disposal at a suitably licensed hazardous landfill disposal facility (e.g., Inkerman landfill) – in line with SA EPA Guideline for this material (SA EPA, March 2016).
	Contaminated soil (if applicable)	Assess contamination per NEPM (Site Contamination) and SA EPA waste soil criteria, reclaim and/or reuse on-site if suitable and SA EPA approved as Waste Derived Fill (WDF), otherwise keep separate in bunded and/or covered area or bin, then transport and dispose for treatment at a licensed disposal facility / service provider (e.g., Royal Park Salvage, Adelaide Resource Recovery).
	Waste residue	Collect and aggregate in suitable bin(s), have collected for disposal at a local transfer station (e.g., Springton) or at a licensed landfill disposal facility.
Construction	Surplus (uncontaminated) soil	Temporarily stockpile on-site, classify, and maximise reuse on-site, send surplus for reuse at other construction sites or for recycling and reuse via a licensed C&D re-processing facility (e.g., Resource Co., Adelaide Resource Recovery).
	Clean fill material / sands	
	Vegetation and organic material	Mulching and re-use on-site (or off-site) or send to local licensed composter for recycling (e.g., Kuchel Contractors at Nuriootpa)
	Timber - Untreated	Reuse material at site, if possible, for construction and/or landscaping, otherwise mulching and re-use on-site (or off-site) or send to local licensed composter for recycling (e.g., Kuchel Contractors at Nuriootpa)
	Timber - Treated	Identify on-site, separate from other timber, and temporarily store (separately) in a bunded and covered area or skip bin, transport for disposal at a suitably licensed hazardous landfill disposal facility (e.g., Inkerman landfill).
	Waste concrete / cement / aggregate / pavers	Source separate materials and assess for on-site use, crush / screen and reuse as feasible on earthworks, construction material or landscaping (in line with SA EPA requirements), surplus for reuse at other construction sites or for recycling and reuse via a licensed C&D re-processing facility (e.g., Resource Co. Adelaide Resource Recovery).
	Waste asphalt / bitumen	
	Plasterboard	

Construction phase	Type	Recommended management
	Ceramics	
	Insulation materials	
	Ferrous (steel) and/or non-ferrous (copper, aluminium) metals	Source separate and dispose on-site into still / bins for collection and disposal at a metal recycler (e.g., Barossa Valley Scrap, Scouts Recycling Centre, Sims Metal Management).
	Glass	Classify and source separate suitable clean glass, dispose into still / bins for collection and disposal at a glass recycler or beneficiator.
	Bulky hard waste	Dispose into a skip bin for collection and disposal at a transfer station that can extract recoverable materials before disposal or send direct to a licensed landfill disposal facility.
	E-waste	Store separately - loose, in a cage or bin - transport and dispose at a suitable transfer station or direct to a licensed e-waste re-processor / recycler
	Recyclable plastics	Source separate (e.g., PE, PP, PS & PVC) into bins or bales for collecting and transport for disposal at a recycling facility (e.g., YCA Recycling, Recycling Plastics Australia)
	Plastic packaging and /or sheeting	
	Cardboard packaging	Source separate into a bin for collecting and transport for disposal at a recycling facility (e.g., Visy)
	Food waste	If feasible, provide separate bins or MGBs so construction staff and contractors can source separate and dispose, organise for collection and disposal and recycling facilities.
	Recycled deposit containers	
	Residual construction waste	If feasible, source separate into dry and combustible non-hazardous material that could be suitable for EfW, and that only suitable for landfill disposal. Provide suitable front-lift or skip bins on-site, transport and dispose at licensed EfW (e.g., ResourceCo Alternative Fuel Facility and/or landfill disposal facility (Inkerman landfill, Dublin landfill))
	Domestic waste	Provide suitable front-lift or skip bins on-site, transport and dispose at transfer station and/or licensed landfill disposal facility.
Hazardous materials and/or chemicals	Separate and store on appropriate area or bins, ensure that transported by EPA licensed collection service provider and disposed at suitable licensed facility (e.g., Cleanaway Wingfield solid and liquid waste disposal facility).	

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**Southern Barossa Winery Tourism &
Accommodation Project (SBWTAP)**

**Winery & Vineyard
Operational Waste Management
Plan (oWMP)
*(Planning)***

Prepared for:

Strategic Alliance

15 August 2025

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1 Introduction

This document provides a planning-stage operational Waste Management Plan (oWMP) for the winery & vineyard site (the “Site”) of the proposed Southern Barossa Winery Tourism & Accommodation Project (SBWTAP) (the “Development”).

- The Development is located at 102 Hoffnungsthal Road, Williamstown, in the Barossa Valley and Barossa Council area, on approximately 23.5 hectares of land (see Figure 3-1 two pages overleaf).
- The Project Proponent and developer is [Strategic Alliance](#), Project Manager is [Turner & Townsend](#), and Planning Advisor is [Ekistics](#).
- Future operation of the Development has been divided into two sites likely to be separately operated by independent third parties:
 - (1) **Hotel**, and
 - (2) **New winery and existing (retained) vineyard**.
- Consequently, for planning submissions, separate WMP documents are being prepared for each site.
 - **The winery & existing vineyard site are the subject of this oWMP.**
 - For this area of the Development, the Project Architect is [JBG Architects](#) and Traffic Engineer is [Cirqa](#).

The oWMP explains how the winery & vineyard of the Development can manage waste effectively to achieve regulatory requirements and desired design and operating objectives including those:

- **Expected by the Project proponent and/or future winery & vineyard site operator,**
- **Recommended by the South Australian Better Practice Guide – Waste Management in Residential or Mixed-Use Developments (Zero Waste SA, 2014),**
- **In the South Australian Planning and Design Code (Plan SA, 14 August 2025), and**
- **Any future South Australia Environment Protection Authority (EPA) licensing requirements under the South Australian Environment Protection Act 1993 (EP Act) (South Australian Government, 2024)**

This oWMP should be read with other planning approval documentation for the Development. IMPORTANT CLARIFICATION: This is a planning-stage oWMP, it may need to be amended for operational purposes after detailed design is completed and future waste and recycling collection services are confirmed. Note: This oWMP addresses solid waste and recycling demands by the Development, not liquid wastes (e.g., winery liquids, wastewater treatment sludges), which are being considered by others advising on the project.

2 Presentation

This WMP is presented in the following sections.

Section 3	Site overview – Describes the winery and vineyard site including key aspects or attributes relevant to waste management.
Section 4	Design requirements and assumptions – Outlines design requirements or expectations, services to needed to meet these requirements and expectations at the site, and estimated waste and recycling volumes and recommended bin storage to cater for these volumes.
Section 5	Waste Management System – Overviews the design and operation of waste system for the site, including key system infrastructure, waste rooms, collection point(s), and guidance on user disposal.

3 Site overview

The following provides a selected overview of the winery and vineyard for the purposes of this planning-stage oWMP. Please refer to the Plans by the Project Architect (JBG Architects, 18 July 2025) for more design details.

The winery and vineyards constitute the main part by area of the Development site – see Figure 3-1 overleaf.

- The winery site is in the northeast corner this part of the Development site – see Figure 3-2 two pages over for a close-up.
- It comprises (but is not limited to):
 - **Winery building** – On an approximate 4,800m² (building) footprint and including (but not limited to) the following.
 - 500 t / year winery – including intake area, grape processing, wine fermentation tanks, finished wine storage – tank and barrel, bottling and packaging, and finished (bottled) product (pallet) storage,
 - Cellar door, Restaurant and function centre with kitchens and back-of-house (BOH) area, and
 - Winery reception and staff offices and/or facilities.
 - **External / outside dining and lawned entertaining areas** including marquee site.
 - **Guest and patron car parking** – Up to 115 spaces.
 - **Site access** – From entry point on Hoffnungsthal Road for:
 - Guests and patrons – To the car parking, and
 - Service access – To and from the winery, including access to maintenance and waste management areas along the eastern and southern sides of the winery building.
- The Winery site may support part of the operations and maintenance activities for existing retained vineyard too – which could end up being about 8 to 10 hectares (once the Development is complete).
- It is expected by the Project Proponent that the “winery production and vineyard operations” and “Hospitality: Cellar door, Restaurant and function centre areas” of the site could have separate operators, and hence, they may require (a degree of) independent waste management at the Winery site (Stategic Alliance, May 2025).
- Several waste management areas have therefore been provided for at the Winery site (as indicated on Figure 3-2):
 - A **Winery waste area** – On southern side of the Winery building, which would handle most routine day-to-day waste and recycling demands of winery production and/or vineyard operations (e.g., waste, packaging materials, broken glass, ferrous metals, etc.)
 - B **Function (or hospitality) waste area** – Also on the southern side of the Winery building, this area would handle the day-to-day waste and recycling demands of cellar door, restaurant and function centre.
 - C **Solid Grape Marc / Stalks / Processing Residues storage** – A large (covered) bin on eastern side of the winery for these solid production wastes from the winery.
 - D **Pallet reuse area** – For storing pallets that can be reused.
 - E **Maintenance Yard waste area** – For larger volume maintenance waste, including hard waste, garden waste from landscaped areas, temporary storage of CCA wood waste from vineyard operations, waste machinery / equipment, etc.
 - F **Secure waste area** – In the Viticulture / Maintenance shed, for smaller waste items like lighting, batteries, waste chemicals, etc., that should be securely stored.

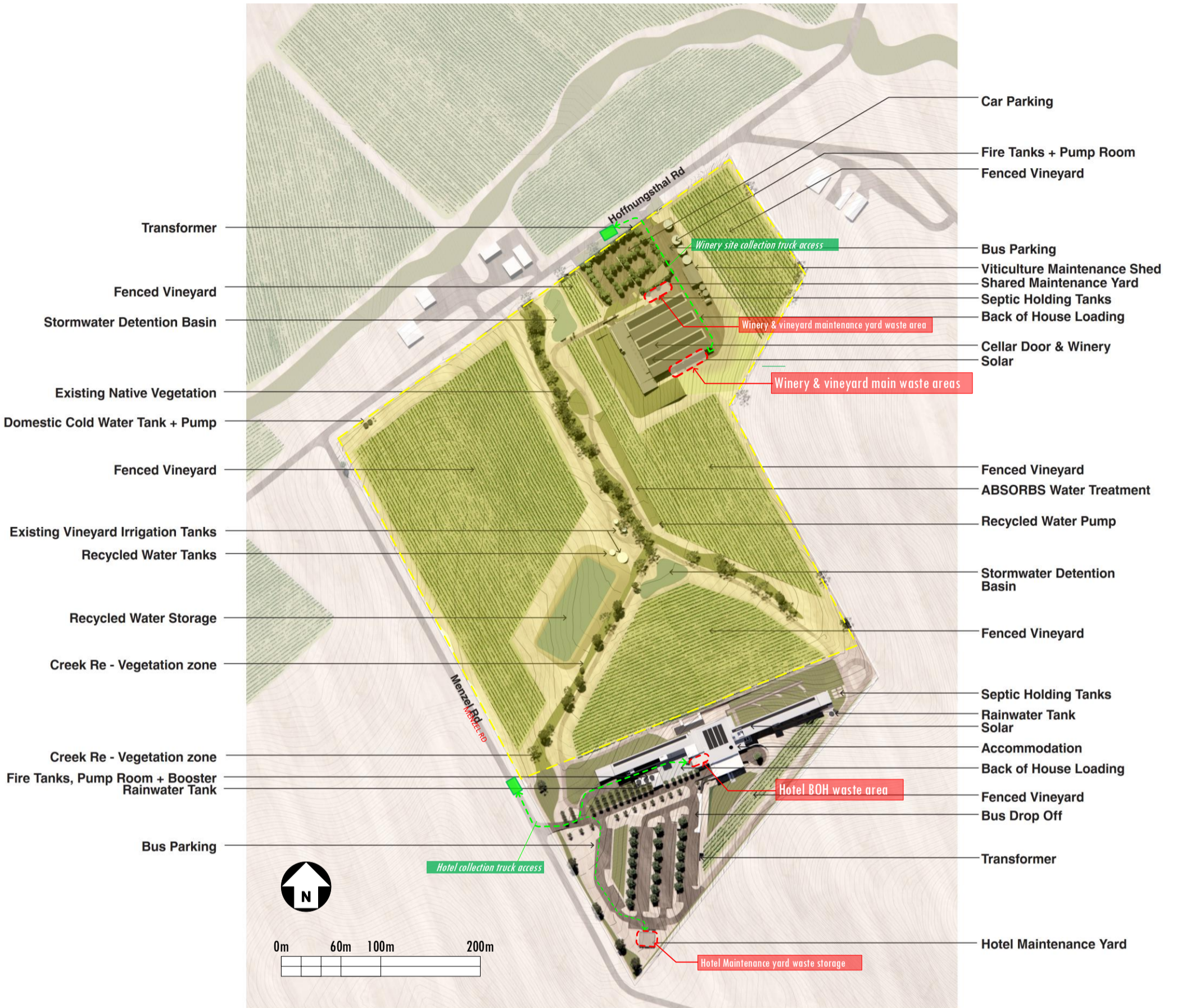


Figure 3-1 – Development site showing winery and vineyard portion (highlighted in yellow) and its key waste management areas. Site context plan reproduced from project concept plans (baukultur, 8 August 2025). The existing vineyard retained after completion of the Development could be about 8 to 10 ha in size.

4 Key design requirements and assumptions

4.1 Waste & recycling expectations / requirements

4.1.1 Client expectations

The Project Proponent has outlined expectations that waste and recycling provision for the Development's Winery site and its vineyards should have the capability to deliver best-practice Circular Economy outcomes, including high levels of diversion from landfill (Stategic Alliance, May 2025).

- Based on this expectation, Table 4-1 overleaf summarises waste and recycling management practices at the Winery site and/or vineyard that could support this outcome.
- It could require a high level of on-site source separation and recycling activity and provision of collection services to the site, which may include but not be limited to:
 - **Waste** (residual materials)
 - **Dry recyclables – source separated and/or or mixed for re-processing:**
 - Recycled deposit containers
 - Separated cardboard &/or paper materials
 - Separated soft plastics
 - Other separated plastics packaging (e.g., strapping, polystyrene packaging)
 - Broken glass from wine bottles
 - Metal waste (ferrous, non-ferrous) from maintenance activities
 - Mixed dry recyclables (e.g., remaining plastics, metal cans, glass jars, etc.)
 - Wooden and/or plastic pallets that can be reused or recycled
 - **Organic and food waste recycling:**
 - Winery production waste (e.g., grape stalks, grape marc, other solid winery production residues)
 - Food waste (from hospitality and staff areas)
 - Garden waste (from the landscaped areas)
 - Waste timber from the vineyard, broken wood pallets and barrel staves from the winery
 - Sanitary paper (from toilets)
 - Used cooking oil from restaurant and/or function centre
 - **Other (source separated) recyclable materials:**
 - Waste oils and/or lubricants from site maintenance activities
 - Batteries – consumer and from equipment maintenance
 - Lighting
 - Printer cartridges
 - Digital media (if applicable)
 - **Other waste items:**
 - Clinical waste (e.g., sharps from a first-aid room)
 - Personal hygiene waste bins (from public and staff toilets)
 - **Bulky waste:**
 - Hard waste (e.g., broken furniture)
 - E-waste (e.g., end-of-life electrical equipment)
 - **Other (separately disposed of) maintenance waste(s), e.g.,**
 - Recycled chemical drums

{Cont. two pages over}

Table 4-1 – Source separation and waste management practices at future Winery and vineyard site that can support best practice Circular Economy outcomes and high levels of landfill diversion

Site activity	Waste & recycling service expectation
1. Winery	<ul style="list-style-type: none"> • Grape intake – All stalks and/or pressings recycled by composting • Wine fermentation and processing – All solid grape marc and other processing residues (e.g., lees, finings, tartrate precipitation) recovered to be sent to Tarac for re-processing and recovery, followed by composting for agricultural reuse • Barrel and/or tank storage – All waste barrels and/or staves to be recovered for reuse or sent for mulching / composting in garden waste • Bottling and packaging – All packaging materials including any broken glass bottles to be recycled • Raw material delivery and finished product storage – Capture and recycling all packaging materials, all pallets to be reused, or where broken, send for mulching / composting in garden waste, ensure chemical waste drum / containers are reused or sent for recycling. • Winery vehicle and equipment maintenance – Ensure all equipment and/or waste materials (e.g., metals, plastics, machinery lubricants, motor oils, batteries, etc.) are recycled.
2. Vineyard operations	<ul style="list-style-type: none"> • Vineyard vehicle and equipment maintenance – Ensure all equipment and/or waste materials (e.g., metals, plastics, machinery lubricants, motor oils, batteries, etc.) are recycled. • Vine prunings – Collect and mulch in the vineyard for on-site reuse or send to local composter for recycling. • Chemical drums – separated and returned for recycling via drumMUSTER product stewardship program by AgSafe. • Material deliveries – Capture and recycling all packaging materials, all pallets to be reused, or where broken, send for mulching / composting in garden waste, ensure chemical waste drum / containers are reused or sent for recycling.
3. Cellar door, restaurant, and function centre	<ul style="list-style-type: none"> • Recycling of cardboard and plastic packaging materials (from site deliveries) • Collection and recycling of all recycled deposit containers and wine bottles from hospitality operations. • Minimisation of single-use plastics and use of compostable food service plates and utensils for function and event catering (if reusable plates and utensils not used). • Kitchen source separation for recycling of food waste and other recyclable materials during meal &/or catering preparation • Collection and recycling of used cooking oil from kitchen • In BOH areas. waste, cardboard and paper recycling, plastics packaging recycling and container deposit recycling bins
4. External lawned, landscaped & entertaining areas	<ul style="list-style-type: none"> • Bin stations with waste disposal plus (at least) recycled deposit container recycling bins plus food waste disposal bins in areas where foods may be prepared (e.g., BBQ) or consumed by guests and/or staff • Additional mobile recycling and food waste bins to be deployed for major events or functions
5. Gardens & landscaping	<ul style="list-style-type: none"> • Garden waste – Recycling by collection and sending to a composter (if not handled by an external maintenance service) • Chemical drums – Separated for recycling via drumMUSTER product stewardship program by AgSafe
6. Shared administration, offices, and staff areas (including reception desk)	<ul style="list-style-type: none"> • Bin stations with waste disposal, paper recycling & container deposit bins. • Stationary room(s) with cardboard and paper recycling, confidential paper, battery and printer cartridge, digital media, and waste disposal bins • Kitchen or other meal preparation / eating areas with (underbench or freestanding) waste, recycled deposit container, dry recycling, and food waste bins • First-aid or medical rooms with clinical waste bins as required plus waste disposal bins
7. Toilets (guest & staff)	<ul style="list-style-type: none"> • Waste disposal bins • Sanitary paper bins (if paper hand drying provided) • Personal hygiene waste bins (as appropriate)
8. Other general maintenance &/or bulky waste management	<ul style="list-style-type: none"> • Bulky / hard waste disposal (and recycling) • E-waste recycling (including EOL TV / computers by current national product stewardship scheme). • Separate lighting disposal and recycling boxes • Separate battery recycling collection and recycling storage

- Some waste and recycling resources above can be disposed together where appropriate, e.g.,
 - Food and garden waste and sanitary paper can be co-disposed for composting.
 - Broken pallets or end-of-life barrel staves can be co-disposed with garden waste for mulching and composting.
 - Much of the organic winery production waste can be mixed and disposed to [Tarac](#), which can re-process it to extract valuable by-products before composting residues for agricultural or garden reuse.
 - Where not source separated, cardboard, paper and plastics can be disposed with mixed dry recycling for later separation in a Material Recycling Facility (MRF).
- Some commercial collection services to support the above recycling may not be immediately or readily accessible at this regional location, but collection and disposal arrangements can usually be made with local service providers to provide them (as many larger nearby wineries in the Barossa region are already doing).

This recycling activity or practice at the Winery site would align with best practice waste management recommended for commercial developments by:

- ***The South Australian Better Practice Guide – Waste Management in Residential or Mixed-Use Developments (Zero Waste SA, 2014), and***
- ***South Australia’s newly released State Waste Strategy 2025-2030 (Green Industries SA, 2025).***

4.1.2 State Planning & Design Code

For this type of Development at this location, there are few specific development policies guiding waste management in the Planning Design & Code (Plan SA, 29 May 2025) – see Table 4-2 overleaf – aside from:

- **Beverage Production in Rural Areas** – Requires operations to ensure solid wastes are stored in a manner that minimises adverse odour impacts (PO 1.5) and do not cause potential contamination of stormwater run-off (PO 2.3).
- **Design** –
 - General requirement to ensure that the waste management negative visual impact is minimised (PO 1.5 in Design), and
 - Waste management is designed and operated to avoid environmental discharge of waste waters (PO 32.1 in Design).
- **Transport, Access, and Parking** –
 - Loading and service access areas are within the Development site and designed to operate safely and efficiently (PO1.3 and PO 6.6).

{next section two pages over}

Table 4-2 – Summary of the relevant waste management provisions in the State Planning & Design Code for this Development site

Part 4 - General Development Policy area	Performance Objectives (PO)	DTS/DPF provisions
Beverage Production in Rural Areas	PO 1.5 Beverage production solid wastes are stored in a manner that minimises odour impacts on sensitive receivers in other ownership.	Solid waste from beverage production is collected and stored in sealed containers and removed from the site within 48 hours.
	PO 2.3 Stormwater runoff from areas that may cause contamination due to beverage production activities (including vehicle movements and machinery operations) is drained to an onsite stormwater treatment system to manage potential environmental impacts.	None are applicable.
Design	PO 1.5 The negative visual impact of outdoor storage, waste management, loading and service areas is minimised by integrating them into the building design and screening them from public view (such as fencing, landscaping and built form), considering the form of development contemplated in the relevant zone.	None are applicable.
	PO 32.1 Areas for activities including loading and unloading, storage of waste refuse bins in commercial and industrial development or wash-down areas used for the cleaning of vehicles, vessels, plant, or equipment are: (a) designed to contain all wastewater likely to pollute stormwater within a bunded and roofed area to exclude the entry of external surface stormwater run-off (b) paved with an impervious material to facilitate wastewater collection (c) of sufficient size to prevent 'splash-out' or 'over-spray' of wastewater from the wash-down area (d) designed to drain wastewater to either: (i) a treatment device such as a sediment trap and coalescing plate oil separator with subsequent disposal to a sewer, private or Community Wastewater Management Scheme, or (ii) a holding tank and its subsequent removal off-site on a regular basis.	None are applicable.
Tourism Development	<i>Nil applicable</i>	
Transport, Access, and Parking	PO 1.3 Industrial, commercial, and service vehicle movements, loading areas and designated parking spaces are separated from passenger vehicle car parking areas to ensure efficient and safe movement and minimise potential conflict.	None are applicable.
	PO 6.6 Loading areas and designated parking spaces for service vehicles are provided within the boundary of the site.	Loading areas and designated parking spaces wholly located within the site.

4.1.3 Environment Protection Act 1993

The South Australian Environment Protection Act 1993 (EP Act) (South Australian Government, 2024) sets out a general environmental duty to take all reasonable and practical steps to prevent or minimise any resulting environmental harm. This requirement includes management of waste in line with the waste management hierarchy – see Figure 4-1 below.

- Under this waste management hierarchy, avoiding waste generation is most preferable and disposal of waste least preferable.
- The EP Act also requires special management of listed wastes which have specific handling and disposal requirements due to their potentially hazardous or contaminating nature.
- The Environment Protection (Waste to Resources) Policy 2010 (W2REPP) (South Australian Government, 2021) operates under the EP Act and more specifically prescribes waste management obligations, including that waste management should (among other things):
 - Promote best practice and accountable waste management,
 - Include effective recording, monitoring, and reporting systems for the treatment,
 - Safely transport and properly dispose of waste and other matter,
 - Promote environmental responsibility, and
 - Implementation waste hierarchy principles.
- The South Australian Environment Protection Authority (SA EPA) can and has issued policies, guidelines and/ codes of practices which guide and/or direct industry and business on how to manage specific waste materials to satisfy these obligations (and thus should be followed where relevant).

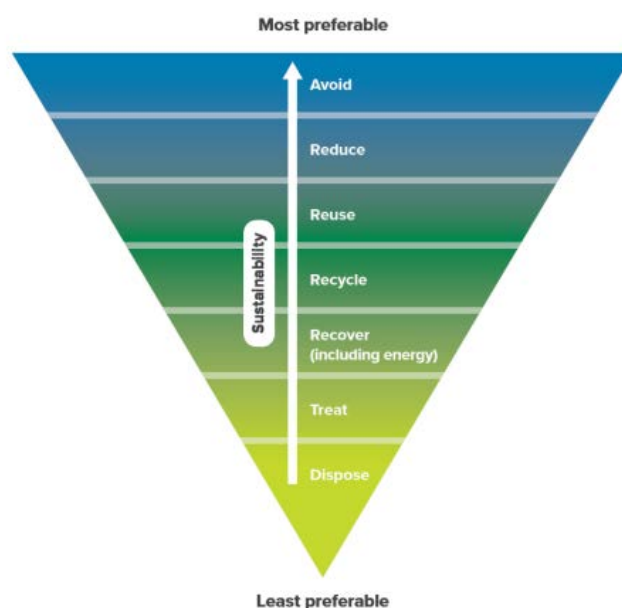


Figure 4-1 – Waste management hierarchy. Image source: [State of the Environment SA 2018](#).

4.1.4 Other relevant regulatory requirements

Other relevant legislation for operational waste management can include (but may not be limited to):

- *Local Nuisance and Litter Control Act 2016 (SA)* (South Australian Government, 10 Feb 2022)- which would apply to on-site management practices for waste management.
- *Work Health and Safety Regulations 2012 (SA)* – which can apply (if applicable) to hazardous waste chemicals, substances and/or materials at a site.

4.1.5 State Waste Strategy

The SA Waste Strategy 2025– 2030 (Green Industries SA, 2025) supports maximising the reuse, recycling, and recovery of materials.

- This Strategy has a Commercial and Industrial (C&I) sector diversion target of 90%.
- For businesses, it includes actions relevant to future Winery (and vineyard) site operations, including (but not limited to):
 - *“Encourage ... action to avoid and reduce food waste along the supply chain.”*
 - *“Implement high-performing source separation systems [including] to recover food waste and minimise contamination, enabling the production of high-quality organic outputs that can be applied to soil to regenerate nature”*
 - Future potential legislative reform to:
 - *“Mandate source separation and collection of unpackaged organics from large food waste generating businesses”*
 - *“Prohibit disposal to landfill of C&I source segregated and collected organics”*
 - *“Process ... waste from ... C&I waste streams to achieve high circularity outcomes.”* Where Chromated copper arsenate (CCA) timber has been used, recycle it if possible (noting that a recycling solution is not currently available).

4.2 Recommended waste & recycling services

Recommended services for the Winery site by land use are summarised in Table 4-3 overleaf.

These recommended services would meet best practice expectations of the Project Proponent as outlined earlier in Section 4.1.1 and support waste management practices summarised in Table 4-1 and ensure that the site can meet expectations and/or regulatory requirements for waste management under the South Australian EP Act (South Australian Government, 2024).

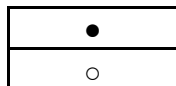
- These services are classified by the following different types.
 - **Routine Services** – Come regularly to pick up main waste and recycling items (e.g., general waste, recyclables, food waste) and require on-site storage.
 - **At-call Services** – Usually called in periodically or as needed (e.g., Hard waste) and do not necessarily require on-site storage depending on how managed.
 - **Maintenance Services** – Where waste and recycling generated by a maintenance activity is usually taken away by the provider of this service (e.g., lighting when replaced, organic waste in shared / landscaped areas).
 - **External** – Where the resident may take the waste / recycling item off-site themselves to dispose of (e.g., batteries, printer cartridges, etc.)
- Besides signalling the collection services needed, the services guide in Table 4-3 guides other site requirements to support waste management:
 - **User disposal storage** – The types of user disposal bins and/or systems that should be provided across the site so the winery and vineyard or hospitality area operators and their staff can effectively source separate waste resources for local disposal into waste and recycling storage bins for collection.
 - **Local disposal storage** – The types of bins needed within waste storage areas to dispose source separated waste recycling into.
- Some services recommended in Table 4-3 for different land use activities are optional and could be elected by the future winery and vineyard or hospitality area operator(s) depending on their specific waste situation or level of recycling able to be practiced.

{Next section two pages over}

Table 4-3 – Recommended waste & recycling services for Winery site by land use activity. This table serves as a guide to user source separation and disposal of waste materials that could be undertaken by different land use activities, and in turn guides the local disposal waste and recycling bins or storage and collection services (for these materials) that could be needed.

Service			Land Use Activity: Service provided (by access to user disposal bin or collection therefrom)									
Classification	Type	ID	Winery production / operations	Cellar Door	Restaurant & Function centre	Maintenance (Winery & vineyard) operations	Reception, admin & staff offices	Staff kitchen facilities	Toilets / WCs (Staff & public)	External Landscaped & garden areas (public place bins)	Other Vineyard operations*	
Routine (regularly scheduled)	General waste / residual	GEN	●	●	●	●	●	●	●	●	●	
	Cardboard &/or paper	CAR	●	●	●	●	●	●			●	
	Dry recycling	REC	●	●	●	○	○	●			●	
	Cans & bottles (deposit)	DEP	●	●	●	●	●	●		○	●	
	Soft Plastics	SPL	●	●	●	○	○	○			●	
	Other packaging plastics (Irrig pipe, PS)	OPL	●			●					●	
	Metals (Ferrous & non-ferrous)	MET	●			●					●	
	Broken glass (wine bottles)	GLA	●									
	Wine production waste (solid)	WPW	●									
	Food / organic / sanitary paper waste	FWS		○	●			●	○	○		
	Sanitary Adsorbent Hygiene Products (AHP)	AHP							●			
At-call (as needed)	Garden / Landscaping	GAR					●					
	CCA Timber posts (vineyard)	CCA									●	
	Vineyard prunings	PRU									●	
	Other waste timber (untreated)	TIM									●	
	Hard Waste / Equipment	HWA					●					
	Electronic Waste	EWA					●					
	Batteries (Consumer)	BAT	●	●	●	●	●	●			●	
	Batteries (Equipment)	BAT	●			●					○	
	Lighting (Staff Replaced only)	LIG					○					
	Printer Cartridges (Non-maintenance)	PCA	○	○	○	○	○				○	
	Cooking Oil	CKO			●							
	Waste oils &/or lubricants	WOI	○			●					○	
	Waste Chemicals (Minor / Small Volume)	CHE	●	○	○	●					●	
	Waste chemical drums	WCD	●			●					●	
	Confidential Paper	CON	○	○	○	○	●				○	
	Reusable Pallets	PLR	●			○					○	
Clinical (/ Medical)	CLI	○					●	●		○		
Maintenance (waste removed by contractor)	Landscaping / Garden	GAR					○					
	Lighting (Maintenance)	LIG					○					
	Printer Cartridges	PCA					○					
	Batteries (Plant / Equipment)	BAT					○					
	Waste Chemicals (Plant / Equipment)	CHE					○					
	Grease Trap / WWTP Liquid wastes	LIQ					●					
External (by tenant off-site)	Not applicable											

* Vineyard operations would use the main Winery waste area for access to these services



● Standard
○ Opt-in / Optional

4.3 Collection services

4.3.1 Service provision

Waste and recycling collection services to the Winery site would be provided by private or commercial contractors.

- Feedback from major waste contractors operating in the Barossa region (Redmondis, Cleanaway, Veolia, etc.) indicate that (at this location) weekly to twice weekly collections can be available for major waste and services (e.g., waste, cardboard & paper), and more frequent and additional or expanded collection services can be organised if requested.
 - The service provision can therefore potentially cover all recommended waste and recycling services for the Development (per Table 4-3 earlier).
- These services can be provided by:
 - Front-lift (e.g., 1.5/3/4 m³) and/or rear-lift (e.g., 140/240LMGB and 660/1100L skips) bins depending on the service, and / or
 - Other types of trucks (flat bed, box, Marrel, tanker, etc.) for, hard waste, recycled deposit containers, confidential paper bins, cooking oil, etc.
- Collection truck and access requirements to support these services would need to allow for:
 - **Front-lift bin collection** – Up to 11m in length, 2.5m wide, 4m travel height, up to 7m operating clearance (e.g., see Figure 4-2 below).
 - **Rear-lift collection** – Up to 10.5m length, 2.5m wide, 3.8m travel height, up to 4.5m operating clearance.
 - **Flat-bed / RORO / Hook-lift / Marrel skip bin collection** – Similar to front-lift collection requirements but may only require up to 5 to 6m operating clearance for larger roll-on roll-off (RORO), Hook-lift or Marrel skip bin collections.
- These commercial services would generally operate weekdays between 7am and 6pm with some flexibility to schedule for certain periods of the day (e.g., mornings, afternoons).



Figure 4-2 – Photo example of a front-lift bin being emptied. Image source: [Instant Waste Management](#)

4.3.2 Collection access (to site)

The current Winery site concept plans (JBG Architects, 18 July 2025) make provision for separate access by collection vehicles to winery production areas at front of property from Hoffnungsthal Road (per Figure 3-2).

- This Winery production access point would be a separate to the vehicle access point for guests visiting the cellar door, restaurant and/or function centre.
- Per advice from the Traffic Engineer (Cirqa, June 2025), it has been designed to support:
 - Forward entry by an up to 12.5m truck from Hoffnungsthal Road to the site,
 - Access and manoeuvring on-site to access waste areas for collection, and
 - Forward exit back onto Hoffnungsthal Road to leave the Winery site afterwards.
- Per advice from the Project Architect (JBG Architects, June 2025), all waste areas at the Winery site (per Figure 3-2) where collections would happen should have overhead clearances of up to 7m for lifting front lift bins or loading a large skip bin.

These collection access arrangements to the Winery site would support State Planning & Design Code requirements (per Table 4-2 earlier):

- **PO 1.3** – As loading areas for waste collection vehicles would be wholly within the site boundary of the site, and
- **PO 6.6** – By ensuring that waste collection services can be delivered separately to car parking in a safe and efficient manner.

The Traffic Engineer's report accompanying the planning submission for the Development would contain additional details of the above collection access provision for waste. These additional details would include swept path modelling of collection truck entry and exit to the Winery site, along the internal road to waste areas and collection points, and manoeuvring to turn around and return in a forward direction to Hoffnungsthal Road.

4.4 Estimated waste & recycling volumes and bin storage

Estimated waste and recycling volumes and recommended bin storage requirements for design of waste areas at the Winery site are given on pages overleaf for:

- **Winery and vineyards operations – Table 4-4** (overleaf), which separates these estimates into:
 - **Standard waste & recycling materials** (e.g., waste, cardboard, etc.) – Typical commercial waste and recycling services (available to business and industry), and
 - **Winery and vineyard specific materials** (e.g., grape marc, CCA timber, bird netting) – Relatively specialised services often required by winery and/or vineyard operators.
- **Hospitality or Function operations – Table 4-5** (two pages over), which would only generate relatively standard commercial waste & recycling materials.

These volume estimates and recommended bin storage requirements follow the assessment methodology in the South Australian Better Practice Guide – Waste Management in Residential or Mixed-Use Developments (Zero Waste SA, 2014) based on:

- *Development metrics derived from the Project Architect's concept plans* (JBG Architects, 18 July 2025) and/or other data provided by the Project team designing the Winery.
- *Accepted or typical industry Waste Resource Generation Rates (WRGRs),*
- *Proposed collection frequency(ies), and*
- *Type and size of bin that local collection service providers should be able to make available.*

Table 4-4 also indicates where recommended storage would be located at the Winery site (which will be explained in more detail later).

Table 4-4 – Waste & recycling (peak weekly) volumes (Litres/week) estimated for Routine Services to collect standard waste and recycling materials from Winery and vineyard operations and recommended (minimum) bin storage provision based on proposed collection frequency(ies). Additional estimates and recommended bin/storage provision for operational waste and recycling materials, which would be collected at-call and/or less frequently.

Waste & Recycling volumes	Design volume*		Bin type			Collection frequency	Recommended storage			
	Value	Unit	Size	Unit	Type	No / week	Min. No	Spare / Additional	Recommended	Location
STANDARD (WINERY &/OR VINEYARD)										
General waste	4,600	L/week	3	m ³	FL	2	1	1	2	Main Winery Waste Area
Cardboard	2,100	L/week	3	m ³	FL	2	1	1	2	
Dry (mixed) recycling	700	L/week	1.5	m ³	FL	1	1		1	
Cans & bottles (deposit)	450	L/week	1,000	L	Pallet bin	2	1		1	
Soft plastics	1,200	L/week	200	L	Bag	1	3	2	5	
Food / organic / sanitary paper waste	200	L/week	240	L	MGB	2	1		1	
Confidential paper	25	L/week	140	L	MGB	0.25	1		1	Presented BOH or collected or directly collected from user location
Sanitary Adsorbent Hygiene Products (AHP)	40	L/week	20	L	Sanitary bin	1	2	1	3	
Batteries (Consumer)	1.5	L/week	20	L	Bin / Box / Tube	0.125	1		1	
Printer Cartridges	3.0	L/week	50	L	Box	0.125	1		1	Stored under cover in Secure Waste Area in Viticultural / Maintenance Shed
Lighting	7.5	L/week	50	L	Box	0.125	2	1	3	
E-waste	35	L/week	1.5	m ³	Cage / Bin	0.125	1		1	Disposed and stored at Shared Maintenance Yard
Garden waste (site landscaping provision)	3,200	L/week	15	m ³	RORO	0.5	1		1	
Hard waste	720	L/week	15	m ³	RORO	0.125	1		1	
Sub-total	13,282	L/week								
WINERY & VINEYARD OPERATIONAL SPECIFIC MATERIALS										
Grape marc / stalks / wine processing residues (s	70	tpa	15	m ³	RORO bin	At-call	1		1	Located opposite Winery processing area
Barrels & Staves / Chips	6	tpa	No separate on-site storage provision proposed ---> Dispose to garden waste RORO bin							Dispose to Garden waste RORO in Shared Maintenance Yard
Untreated timber	8	tpa								
Broken (wooden) pallets	1.0	tpa								
CCA Timber	12	tpa	10	m ²	Covered storage area	Twice per year	1		1	Stored under cover in Shared Maintenance Yard
Reusable pallets (stored on site)	0.8	tpa	8	m ²	Covered set-down area	At-call or monthly	1		1	Finished Goods area or Covered Loading area,
Bird netting (PE)	0.8	tpa	1.5	m ³	FL	At-call or monthly	1		1	Main Winery Waste Area
Dripper tube (PE)	0.8	tpa	1.5	m ³	FL	At-call or monthly	1		1	
Metal - Ferrous	4.0	tpa	3.0	m ³	Skip bin	At call	1		1	
Metal - Nonferrous	0.3	tpa	1	m ³	Still / Forklift bin	At call	1		1	
Chemical Drums	0.3	tpa	1.1	m ³	Cage / Forklift / Skip bin	At-call or monthly	1		1	
Polystyrene	0.02	tpa	1,100	L	RL	At-call or monthly	1	1	2	
Glass wine bottles - broken	5.3	tpa	0.35	m ³	Specialised forkliftable bins / still	At-call or monthly	1	1	2	
Other Plastic containers	0.04	tpa	No separate on-site storage provision proposed ---> Dispose to dry Recycling bin (where suitable) or general waste bin (if too contaminated or multi-laminate/mixed polymer) in Main Winery Waste Area							Dry recycling or general waste bins in Main Winery Waste Area
Vineyard prunings	150	tpa	No separate on-site storage provision proposed ---> Vineyard manage: After pruning, collected and moved to end of yard, chipped and mulched on site for vineyard and garden use, or collected and taken to local composter / processor for recycling							On-site in-Vineyard management
Sub-total (annualised value)	259	tpa								

* Weekly design volumes reflect a "peak" week scenario and may be less outside these times (which could be for much of the year). They are for standard Winery and vineyard operations but can vary between vintage and non-vintage periods and from year to year. In periods where higher waste and recycling demands happen, these can be catered for by bringing in temporary bins. In event that recycling practices by the Winery and vineyard operator are lesser than expected, some recycling bins may need to be replaced with extra waste bins.

Table 4-5 – Waste & recycling (peak) volumes (Litres/week) estimated for Routine Services required by Hospitality (cellar door, restaurant, function event) operations at the Development, and recommended (minimum) bin storage provision by waste area based on proposed collection frequency

Waste & Recycling volumes	Design volume*		Bin type			Collection frequency	Recommended storage				
	Value	Unit	Size	Unit	Type	No / week	Min. No	Spare / Additional	Recommended	Location	
General waste	5,500	L/week	3	m ³	FL	2	1		1	Main Function Centre Waste Area	
Cardboard	3,200	L/week	3	m ³	FL	2	1		1		
Dry (mixed) recycling	1,200	L/week	1.5	m ³	FL	1	1		1		
Cans & bottles (deposit)	2,400	L/week	1,000	L	Pallet bin	2	2		2		
Soft plastics	400	L/week	200	L	Bag	1	1	1	2		
Food / organic / sanitary paper waste	2,200	L/week	660	L	RL	2	2		2		
Confidential paper	10	L/week	140	L	MGB	0.13	1		1	Presented BOH or collected or directly collected from user location	
Sanitary Adsorbent Hygiene Products (AHP)	50	L/week	20	L	Sanitary bin	2	2	1	3		
Batteries (Consumer)	0.3	L/week	20	L	Bin / Box / Tube	0.125	1		1		
Printer Cartridges	0.5	L/week	50	L	Box	0.125	1		1		
Cooking oil	60	L/week	100	L	Mobile storage unit	1	1		1		
Lighting	1.5	L/week	No separate on-site storage provision proposed ---> Share Winery lighting disposal boxes							1	Stored under cover in Secure Waste Area in Viticultural / Maintenance Shed.
E-waste	15	L/week	No separate on-site storage provision proposed ---> Share Winery e-waste bin							1	
Garden waste (site landscaping provision)	See Winery generation provision for all site gardens / landscaping										
Hard waste	150	L/week	No separate on-site storage provision proposed ---> Share Winery hard waste RORO bin							1	Dispose to hard waste RORO bin in Shared Maintenance Yard
Sub-total	15,187	L/week									

* Weekly design volumes reflect a “peak” week scenario and may be less outside these times (which could be for much of the year). They are for standard Hospitality operations but special events at the site can increase waste and recycling volumes above them. In these special event situations, extra waste and recycling demands can be catered for by bringing in temporary bins. In event that recycling practices by the Hospitality operator are lesser than expected, some recycling bins may need to be replaced with extra waste bins.

5 Waste Management plan

5.1 Stakeholder Responsibilities

Different stakeholders and their expected roles and responsibilities for the Waste Management System(s) (WMSs) at the Winery site are summarised in Table 5-1 below.

- These stakeholders include (but are not limited to) future Property Manager, winery and vineyard and hospitality area site operators, and collection contractor(s) (providing services).
- These roles and responsibilities should be clarified and articulated in more detail before the Winery site becomes operational (e.g., in an operational WMP).

Table 5-1 – Overview of Roles & Responsibilities for different parties at the Developments

Site Role	Relevant Party/ies (if known)	Summary Responsibility/ies
Developer	Strategic Alliance	<ul style="list-style-type: none"> • Follow this planning stage oWMP during design and construction of the Winery site, including providing recommended / proposed local disposal areas, bin storage spaces, bin presentation areas, collection access arrangements, and/or other waste management infrastructure.
Property owner		<ul style="list-style-type: none"> • Appoint Property Manager to undertake waste management responsibilities including organizing service provision. • Ensure Property Manager develops and implements an operational oWMP for the Development(s). • Review, maintain and/or update the Winery site oWMP and/or WMS as required
Property Manager	To be appointed	<ul style="list-style-type: none"> • Manage and maintain the WMS for the Winery site. • Liaise and coordinate with the winery and vineyard and hospitality area site operators to ensure that the WMS meets their requirements and is correctly and effectively operated. • Liaise and coordinate with collection service provider(s) to ensure reliable and affordable provision of collection services. • Where relevant, perform waste management collection management activities. • Where relevant, undertake cleaning and hygiene management for the WMS. • Review WMS performance and ensure improvements occur where required. • Train and manage winery and vineyard and hospitality site operators and/or their staff to properly use the WMS.
Winery & vineyard operator	To be appointed	<ul style="list-style-type: none"> • Follow the oWMP and comply with Property Manager directions for the WMS and/or collection services.
Hospitality operator	To be confirmed	<ul style="list-style-type: none"> • Operate their part of the WMS for waste disposal and recycling to, where practicable, maximize recycling and landfill diversion and avoid nuisances.
Collection Service Provider(s)	Private / Commercial waste contractors	<ul style="list-style-type: none"> • Deliver waste and recycling collection services as agreed with Property Manager and/or Winery and vineyard and hospitality site operators to meet the waste and recycling service needs of the Winery site as outlined in this oWMP. • Supply collection bins if requested and as specified by the Property Manager and/or winery and vineyard and hospitality site operators. • Where required or requested provide education and training support to Property Manager and/or winery and vineyard and/or hospitality area site operators on how to use their WMS and/or waste collection services properly.

5.2 Waste management systems

5.2.1 Waste & recycling management areas

There would be up to six (6) key waste and recycling areas at the Winery site.

- These six areas were previously mentioned in Section 3 are summarised in Table 5-2 overleaf with close-up images for each (from Figure 3-2) included in Figure 5-1 and Figure 5-2 starting two pages over.
- These figures and Table 5-2 give planning-stage concept design features and/or requirements that can be confirmed and/or detailed further during design development after planning approval, including final specification and selection of equipment (e.g., bin type and sizes, mobile garbage bin lifter, soft plastics bale frame, specialised waste storage bins or areas, etc.).
- Figure 5-1 and Figure 5-2 illustrate that these waste areas should have:
 - Sufficient space set aside for bin storage required per bin requirements identified in:
 - Table 4-4 – For winery and vineyard waste management, and
 - Table 4-5 – For cellar door, restaurant, and function centre (hospitality) waste management.
 - Suitable pathways for:
 - Winery, vineyard and/or hospitality staff to access these waste areas for local disposal of source separated waste and recycling,
 - Transfer of bins and waste / recycling materials from these waste areas to their collection point, and / or
 - Collection contractors to access and/or collect bins and/or waste / recycling materials (for bin emptying or loading) to remove from the Winery site in their collection vehicles for disposal or recycling.

{Cont. four pages over}

Table 5-2 – Main features of the waste rooms or areas at the Winery site

Waste management area	Location(s) (refer Figure 3-2)	Key concept design features / requirements
A Winery & vineyard main waste area	<ul style="list-style-type: none"> Southern side of winery building 	<ul style="list-style-type: none"> Waste & recycling disposal area with number and types of bins, storage area and/or equipment per Table 4-4 of this WMP and/or as illustrated in Figure 5-1. Area to include soft plastics bale frame and mobile garbage bin lifter with forklift access if needed to move bins or materials around. Area covered (e.g., shed-like lean-to at least 2.5m width) to prevent rain ingress into bins with overhead clearance underneath of at least 3.5m (from ground to shed roof). Sealed floors graded to wastewater drain(s) with basket screen for cleaning and washdown of waste area. Large sink /wash area recommended for washing hands and washdown of smaller user disposal bins. Lighting recommended to minimum 160 lux. Adjacent disposal access and nearby collection access area kept free of obstructions with overhead clearance of up to 7m for front-lift collection truck lifting operations.
B Function (Hospitality) waste area	<ul style="list-style-type: none"> Southern side of winery building 	<ul style="list-style-type: none"> Waste & recycling disposal area with number and types of bins, storage area and/or equipment per Table 4-5 of this WMP and/or as illustrated in Figure 5-1. Area to include soft plastics bale frame and mobile garbage bin lifter with forklift access if needed to move bins or materials around. Area covered (e.g., shed like lean-to at least 2.5m width) to prevent rain ingress to bins with overhead clearance underneath of at least 3.5m (from ground to shed roof). Sealed floors graded to wastewater drain(s) with basket screen for cleaning and washdown (in addition to bin wash area wastewater drain). Bin wash area (which can be multipurposed with bin storage), min. 3m×2.5m, no steps, graded to wastewater drain with adjacent commercial power point and cold and hot water supply. Access to Winery waste area large sink /wash area recommended for washing hands and washdown of smaller user disposal bins. Lighting recommended to minimum 160 lux.
C Solid Grape Marc / Stalks / Processing Residues storage	<ul style="list-style-type: none"> Eastern side of winery building 	<ul style="list-style-type: none"> Large RORO, Marrel or Hook-lift skip bin per Table 4-4 of this WMP and/or as illustrated in Figure 5-2(a). Bin seated on level and paved area gently graded to a nearby wastewater drain(s) with basket screen for cleaning and washdown when needed. Bin storage location covered to prevent rain ingress to bins with overhead clearance underneath of at least 6m to enable collection access and loading. Collection vehicle access area kept free of obstructions with overhead clearance underneath of at least 6m to enable collection access and loading. Side access to bin kept clear of obstructions to provide access for forklifts carrying bins or cages for emptying of solid waste materials. Lighting recommended to minimum 160 lux.
D Pallet reuse area	<ul style="list-style-type: none"> Eastern side of winery building 	<ul style="list-style-type: none"> Area of up to 10 to 15m² (or more) to enable storage of pallets for reuse as illustrated in Figure 5-2(a). On sealed and paved area, with overhead clearance to suit.
E Maintenance yard waste area	<ul style="list-style-type: none"> Northern side of winery building 	<ul style="list-style-type: none"> Storage for CCA timber, garden / timber waste skip bin, hard waste skip bin, and other bulky or large materials – as summarised per Table 4-4 and illustrated in Figure 5-2(b). Sealed and paved area with CCA timber storage separately banded, covered to minimise rain ingress, overhead clearance (e.g., up to 6m) to suit disposal access and skip bin collection operations, and graded to wastewater drain(s) with basket screen. Adjacent collection area (outside yard) kept free of obstructions with overhead clearance of up to 7m if needed for front-lift collection truck lifting operations.
F Secure waste area	<ul style="list-style-type: none"> Within Viticulture / Maintenance shed 	<ul style="list-style-type: none"> Separate room or enclosed area up to 15m² for temporary storage to smaller volume waste materials (e.g., lighting, batteries, waste oils, etc.) as illustrated in Figure 5-2(b). Secure access to trained staff only, storage designed to manage any potential storage risks.

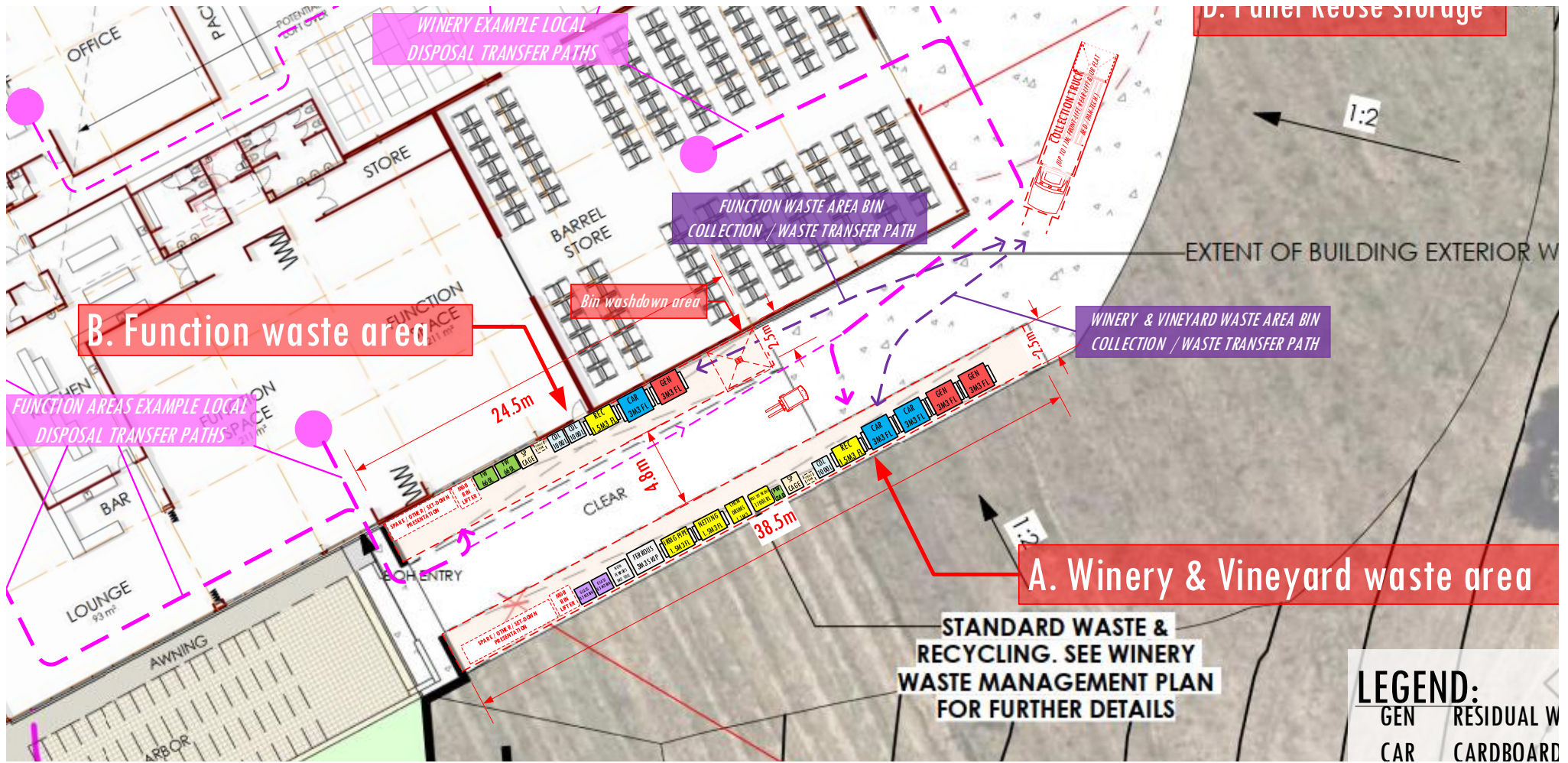
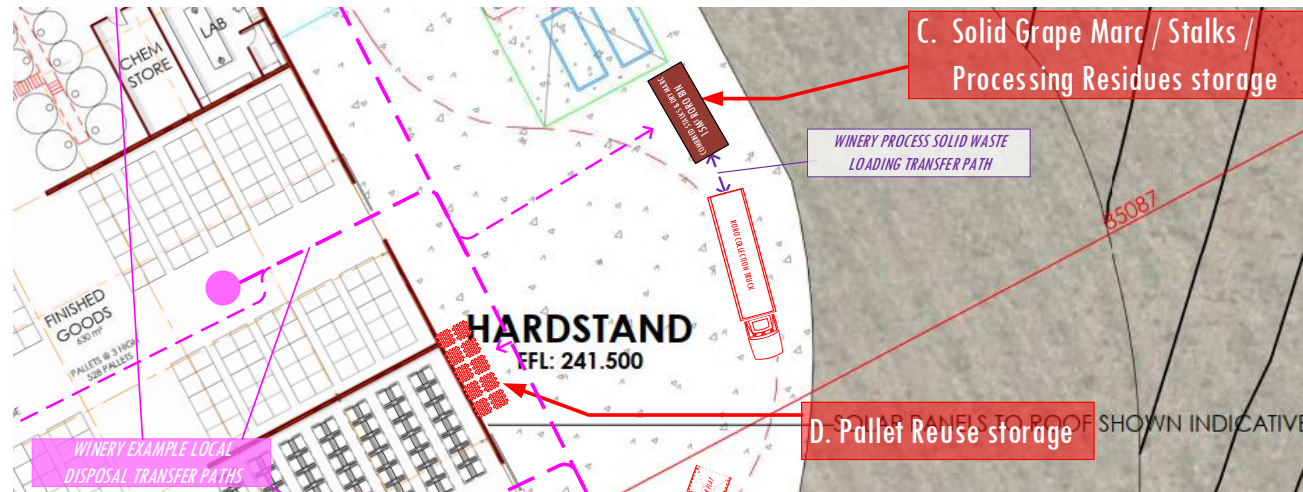
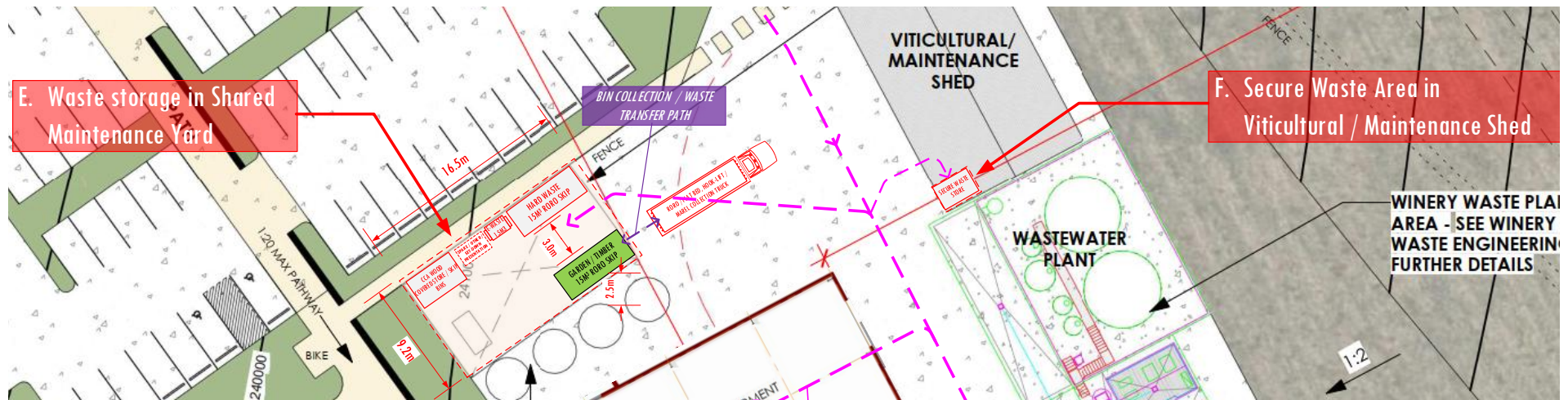


Figure 5-1 – Waste areas A and B at the Winery site (Main Winery and vineyard waste area & Function waste area). Reproduced from Figure 3-2. Note: Not to scale.



(a) Waste areas C (wine production waste) and D (pallet reuse) at the Winery site



(b) Waste areas E (maintenance yard) & F (secure waste area) at the site

Figure 5-2 – Waste areas C, D, E & F at Winery site. Reproduced from Figure 3-2. Note: Not to scale.

5.2.2 Collection

Proposed site collection and access arrangements were described earlier in Section 4.3

- Collection trucks would access the site from Hoffnungsthal Road, travel along the internal road to collection points at each of the waste areas, deliver the services, manoeuvre on-site and return in forward direction back to Hoffnungsthal Road.
- These collection and site access arrangements should meet State Planning & Design Code Performance Objectives for safe and efficient collection access to and from the Winery site (as already noted in Section 4.3).
 - The Traffic Engineer's report accompanying the planning submission for the Development would contain further details on the Winery site collection access provision for waste management.
 - These details would include swept path modelling of collection truck entry and exit to the Winery site, along the internal roads to the collection points, and manoeuvring at collection points to turn around and return in a forward direction to Hoffnungsthal Road.
- Collection frequencies to the Development would be as outlined previously in Table 4-4 and Table 4-5 and/or negotiated with the collection service provider(s).
 - Some routine collection services (e.g., waste, cardboard, recycled deposit containers) may happen up to two times per week, others less frequently (e.g., weekly, fortnightly, etc.).
 - Collection frequencies for some services may be adapted during different periods of the year (e.g., higher during Vintage, lower during non-vintage, etc.) to reflect changes in waste and recyclable generation at the Winery site.
- Collection events may take up to 10 to 30 min (per service) depending on how many bins need to be emptied or the logistics of the bin collection or loading process.
- The waste contractor would generally nominate a collection schedule and timing of their services in collaboration with the Property Manager and winery and vineyard and/or hospitality operators.
- This collection scheduling would be:
 - Approved by the Property Manager and/or winery and vineyard and/or hospitality operators,
 - Ideally not conflict with another collection service (so only one collection service at a time would happen at the Winery site), and
 - Comply with the *South Australian Local Nuisance and Litter Control Act 2016* (South Australian Government, 10 Feb 2022) requirements, i.e., between 7am and 7pm except on Sundays where it should be from 9am to 7pm.
- We recommend that the same collection contractor (per service) is engaged at the Winery site for both winery and vineyard and hospitality operators – which would minimise the number of collections to site happening.

5.2.3 Transfer pathways

There would be (bin and/or waste / recycling material) transfer pathways for the waste systems across the Winery site as illustrated in Figure 3-2 and close-ups in Figure 5-1 and Figure 5-2 .

- General requirements for these pathways are summarised by waste area in Table 4-3 below (and overleaf), including (spatial and design) requirements for each which should be followed.
- Based on current plans (JBG Architects, 18 July 2025), these transfer pathway requirements should generally be achieved but must be reviewed and confirmed at detailed design.

{Next section two pages over}

Table 5-3 – Summary of transfer pathway guidance / requirements. Review and confirm at detailed design.

Transfer Pathway	Guidance / requirement (along transfer paths)
A Winery & vineyard waste area	
<ul style="list-style-type: none"> • User disposal – From Winery building or other site areas to the waste area 	<ul style="list-style-type: none"> • Min. 1800mm wide corridors (wider is better) • ≥ 1600 mm access doors (wider is better) • Hard / sealed travel surfaces, no steps, or grades $> 1:15$
<ul style="list-style-type: none"> • Presentation or collection transfer – From waste area to collection point 	<ul style="list-style-type: none"> • Up to 2400mm wide travel path plus to 4000 mm wide areas where needed support forklift manoeuvring to lift bins. • Hard / sealed travel surfaces, no steps or grades $> 1:12$ • Distance ≤ 30m
<ul style="list-style-type: none"> • Collection truck access & loading 	<ul style="list-style-type: none"> • Dimensions / spatials / presentation arrangements to support bin lifting including overhead clearance of up to 7m for front-lift truck operation and 4.5m for rear-lift operations, and manoeuvring of up to 11m collection truck on relatively flat area with no steps or grades $> 1:12$. • Internal sealed road for up to 25 t collection truck travel to collection point with maximum incline of 1:8 along travel route and sized (by swept path modelling) to enable safe and efficient travel to and from Hoffnungsthal Road.
B Function (Hospitality) waste area	
<ul style="list-style-type: none"> • User disposal – From Winery building or other site areas to the waste area 	<ul style="list-style-type: none"> • Min. 1600mm wide corridors (wider is better) • ≥ 1400mm access doors (wider is better) • Hard / sealed travel surfaces, no steps, or grades $> 1:15$
<ul style="list-style-type: none"> • Presentation or collection transfer – From waste area to collection point 	<ul style="list-style-type: none"> • Min. 2400mm wide access path (to support movement of bins) • Hard / sealed travel surfaces, no steps, or grades $> 1:12$ • Distance ≤ 30m
<ul style="list-style-type: none"> • Collection truck access & loading 	<ul style="list-style-type: none"> • Same as for winery & vineyard waste area above
C Solid Grape Marc / Stalks / Processing Residues storage	
<ul style="list-style-type: none"> • User disposal – From Winery building to the waste area 	<ul style="list-style-type: none"> • Up to 2400mm wide travel path plus to 4000 mm width where needed support forklift manoeuvring to lift pallets. • Hard / sealed travel surfaces, no steps or grades $> 1:10$
<ul style="list-style-type: none"> • Collection truck access & loading 	<ul style="list-style-type: none"> • Dimensions / spatials / presentation arrangements with overhead clearance up to 6m for skip bin loading operations and to support manoeuvring of up to 11m collection truck on relatively flat area, no steps or grades $> 1:12$. • Internal sealed road for up to 25 t collection truck travel to collection point with maximum incline of 1:8 along travel route and sized (by swept path modelling) to enable safe and efficient travel to and from Hoffnungsthal Road.

Transfer Pathway	Guidance / requirement (along transfer paths)
D Pallet Reuse area	
<ul style="list-style-type: none"> User access – From Winery building to the waste area 	<ul style="list-style-type: none"> Up to 2400mm wide travel path plus to 4000 mm width where needed support forklift access. Hard / sealed travel surfaces, no steps or grades > 1:10
E Maintenance yard waste area	
<ul style="list-style-type: none"> User disposal – From Winery building to the waste area 	<ul style="list-style-type: none"> Up to 2400mm wide travel path plus to 4000 mm width where needed support forklift access. Hard / sealed travel surfaces, no steps or grades > 1:10
<ul style="list-style-type: none"> Collection truck access & loading 	<ul style="list-style-type: none"> Dimensions / spatials / presentation arrangements including overhead clearance up to 6m for skip bin truck loading operations and manoeuvring of up to 11m collection truck on relatively flat area with no steps, or grades > 1:12. Internal sealed road for up to 25t collection truck travel to collection point with maximum incline of 1:8 along travel route and sized (by swept path modelling) to enable safe and efficient travel to and from Hoffnungsthal Road.
F Secure waste area (in Maintenance / Viticultural shed)	
<ul style="list-style-type: none"> User disposal – From Winery building to the waste area 	<ul style="list-style-type: none"> Up to 2400mm wide travel path plus to 4000 mm width where needed support forklift manoeuvring. Hard / sealed travel surfaces, no steps or grades > 1:10
<ul style="list-style-type: none"> Collection truck access & loading 	<ul style="list-style-type: none"> Dimensions / spatials / presentation arrangements including overhead clearance up to 5m for flatbed truck loading operations and manoeuvring of up to 12.5m collection truck on relatively flat area with no steps or grades > 1:12. Internal sealed road for up to 25t collection truck travel to collection point with maximum incline of 1:8 along travel route and sized (by swept path modelling) to enable safe and efficient travel to and from Hoffnungsthal Road.

5.2.4 User disposal (systems)

User disposal is how winery, vineyard and hospitality staff and/or cleaners at the Winery site would source separate their waste and recycling (into smaller bins and/or other containers) before it is collected and/or transferred for local disposal in the Winery site waste areas.

Per recommended services in Table 4-3, there could be many types and varying scales of user disposal activity across the Winery site, which may require different types of user disposal systems to source separate waste and/or recycling and transfer it to the different waste and recycling disposal area(s). These systems can be selected during later design development after planning approval (and once the design, internal configuration and operation for the Winery site is finalised). In the interim, the following provides generic guidance (at planning stage) on how these user disposal systems would be selected and/or designed that can be followed and developed further into a more detailed specification later.

- **All Winery site areas should be equipped during fit-out with suitable user disposal systems to maximise source separation and landfill diversion** to achieve the environmental and sustainability objectives for waste management at the Winery site – informed by the general best practice guidance in Table 4-1 and recommended waste and recycling service guidance by land use in Table 4-3.
 - In designing and operating User Disposal systems, the winery and vineyard and hospitality site operators should be encouraged to embrace Waste Hierarchy and Circular Economy principles in waste resource management, in line with the South Australian Waste Strategy 2025-30 (Green Industries SA, 2025) – see concepts in Figure 5-3 below.
 - These Waste Hierarchy and Circular Economy principles encourage waste or source reduction (including prevention, minimization, and reuse) before disposal.

{Cont. overleaf}

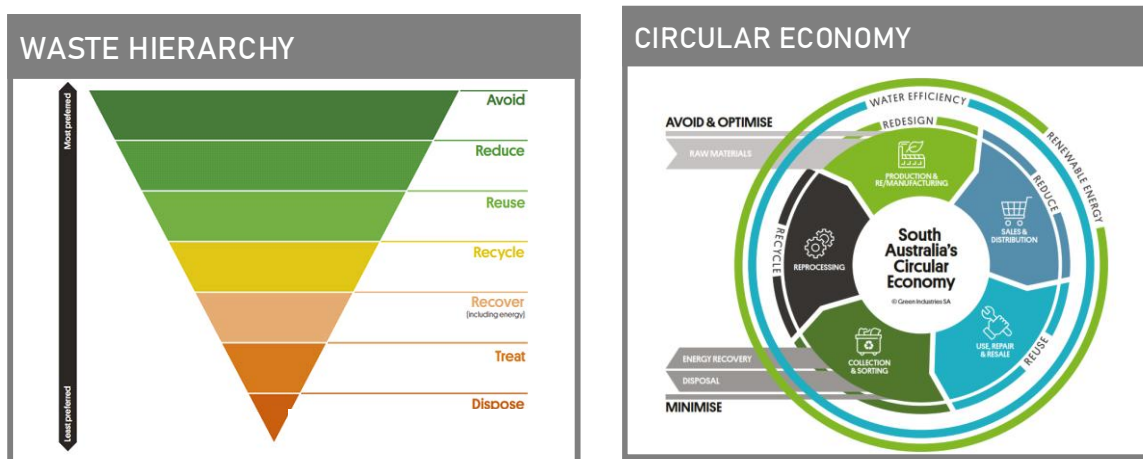


Figure 5-3 – Waste Hierarchy and Circular Economy principles illustrated (Green Industries SA, 2020)

- Some examples of applying these principles to the Winery site could include (but are not limited to):
 - In the winery production area:
 - Using membranes instead of diatomaceous earth for filtration,
 - Centrifuging or filtering lees to maximise wine recovery and reduce solid waste volumes, and /or
 - Selling old barrels for reuse in gardens.
 - In the vineyard area:
 - Mulching vine prunings and reusing this mulch on gardens at the Winery site.
 - In staff offices:
 - Encouraging a paperless (or digital) office,
 - Providing a staff kitchen with meal preparation and/or dishwasher facilities to minimise disposable containers, and /or
 - Reusable cups instead of paper cups for drinking water or coffee.
 - In the hospitality part of the site:
 - Collecting surplus food from the restaurant or function centre and donating it for reuse,
 - Ensuring all empty wine bottles and other bottles and/or containers are separated for recycling, and /or
 - Eliminating plastics packaging.
- **User disposal systems must enable winery and vineyard and hospitality area staff to easily source separate and transfer waste and recycling to waste disposal areas.**
 - Winery production, hospitality, cleaners and other site staff should have adequate local storage space (in production areas, offices, kitchens, function areas, maintenance areas, etc.) for user disposal bins and/or waste transfer trolleys.
 - The winery and vineyard and hospitality site operators should provide their staff with training to ensure correct use of the user disposal systems and transfer and disposal of waste and recycling in the relevant Winery site waste areas.
 - The winery and vineyard and hospitality site operators must ensure cleaning contracts (where applicable) require cleaners to properly source separate materials for disposal to the correct waste and recycling bins in the waste areas.
 - If seeking an operational sustainability certification for waste management, like [Sustainable Winegrowing Australia](#), the winery and vineyard site operator may need systems to record waste and recycling volumes being collected at the Winery site.
- **All User Disposal systems across premises should be:**
 - Purpose-designed waste and recycling bins, cages and/or other receptacles,
 - Standardised with others in the site where possible (i.e., same types of bins),
 - Unless not practical (i.e., in some production situations), use:
 - Colours aligned to AS 4123.7-2006 (Standards Australia, 2017),
 - Marking and signage (on and/or above bins) that enable easy interpretation of what each bin will accept (or not) in line with the South Australian Better Practice Guide for Waste Management (Zero Waste SA, 2014), and
 - Bin liners for general waste bins and compostable bin liner for food waste bins.

- **Consideration should be given to selecting User Disposal systems:**
 - Made of recyclable materials and/or are that are reusable, and.
 - Where practicable, enable hands or touch free access for disposal of waste and recycling while minimising odour and visual impacts.

5.3 Hard waste collection

A hard waste disposal skip bin would be provided in the Winery site maintenance yard along with other covered areas for temporary storage of hard waste items – as illustrated in Figure 3-2 and Figure 5-2(b) – which can be collected and emptied at-call.

5.4 E-waste waste collection

A bin or cage and storage area would be provided in the Winery site maintenance yard for e-waste (including EOL TV / Computers) – as illustrated in Figure 3-2 and Figure 5-2(b). A secure storage area in the Viticulture / Maintenance shed would provide storage for other smaller e-waste items like lighting and batteries or redundant electrical equipment. These items can be collected and disposed of (to recycling) at call.

5.5 Winery & vineyard specific waste management

In addition to standard waste and recycling bins, some Winery site waste areas would have specialised bins or storage areas for winery and vineyard specific wastes. These specialised bins or storage areas would include (but not limited to):

- Skip bin for recycling of stalks, grape marc and other solid processing residues as illustrated in Figure 5-2(a).
- Pallet reuse storage area as illustrated Figure 5-2(a).
- In the main Winery waste area as illustrated in Figure 5-1:
 - Glass disposal bin for recycling broken glass from bottling and packaging,
 - Polystyrene bin for recycling of this packaging,
 - Metal recycling bins (ferrous and non-ferrous) from equipment maintenance,
 - Soft plastics packaging bale frame,
 - Bins for recycling irrigation piping and bird netting from the vineyard,
 - Chemical drum recycling bin or cage, and
 - Spare space for other bins to support additional source separation and recycling if desired.
- In the maintenance yard as illustrated in Figure 5-2(b).:
 - Covered and banded CCA timber disposal storage area – *designed, built, and operated and with material then disposed of to a licensed hazardous disposal facility in line with SA EPA Guideline – Copper chromated arsenate (CCA) timber waste—storage and management (SA EPA, March 2016), and*
 - Garden waste skip bin provided for landscaping maintenance waste can be used for co-disposal and recycling of untreated timber waste and used barrels and/or staves.
- In the vineyard (not illustrated):
 - Vine prunings would be collected for on-site or off-site recycling by mulching.

5.6 Other on-site, at-call, maintenance &/or external collections

5.6.1 Hygiene waste – Toilets / amenities

Collection of personal hygiene waste at the Winery site may be provided by a specialist contractor that often uses a smaller collection vehicle.

- This specialist contractor can use the same collection points for the other waste areas at the Winery site and/or (as they often have smaller vehicles) temporarily use the guest car parking area or other loading zones for direct collection and/or replacing of hygiene waste receptables.

5.6.2 Lighting

Collection and disposal of end-of-life (EOL) lighting in some areas of the Winery site may be separately handled by maintenance contractor(s), who will replace, remove and dispose of it off site as part of this service.

- The Property Manager and/or winery and vineyard and hospitality site operator should advise and monitor maintenance contractor(s) to ensure that this potentially hazardous waste is properly disposed of.

5.6.3 Confidential paper

Collection and disposal of confidential paper bins may be separately handled by a contractor(s), who will remove and replace the bin as part of this service.

5.6.4 Printer cartridges

Collection and disposal of printer cartridges may be separately handled by a contractor(s), who will remove and replace the cartridges from printers or photocopiers as part of this service.

5.6.5 Landscaping

Some (or even all) landscaping at the Winery site may be maintained by an external contractor.

- A skip bin for garden waste is provided in the Winery site maintenance yard for disposal of this material – as illustrated in Figure 3-2 and Figure 5-2(b).
- Some external contractors, however, may remove and take their garden waste off-site themselves for disposal.
- Management of garden waste disposal by an external contractor should be coordinated and monitored by the Property Manager.

5.6.6 External Disposal

Where an on-site collection is not provided, the winery and vineyard and hospitality site operators may be responsible for removal and disposal of some waste and recycling items at an external location.

- The winery and vineyard and hospitality site operators can follow Barossa Council's guidance for disposal of these materials on their Web site, e.g., [Waste management and recycling • The Barossa Council](#) or seek advice from commercial waste service providers.
- For hazardous waste items, these should be collected by a suitably (SA EPA) licensed transporter and disposed at a
 - Local disposal depot / transfer station where appropriately (SA EPA) licensed and able to accept the material), and/or
 - Licensed hazardous waste disposal facility.

5.7 Other design & operational matters

5.7.1 Bin cleaning

The Winery site is provided with a bin cleaning area in the Function waste area multipurposed with bin or equipment storage – as illustrated in Figure 5-1 – which would be used for waste and recycling bins in this and the nearby main Winery waste area.

- This bin wash area would have wastewater drain with basket screen – as specified (for this area) in Table 5-2.
- There would be an industrial power point (20A) and water supply point on adjacent wall to support a pressure washer for bin cleaning.
- It can be set up for use by temporarily relocating nearby bins and/or equipment.

In addition, larger or other bins in other waste areas (e.g., maintenance yard, production waste skip bin) can be washed down.

- For these washdown events, these areas should be graded to a wastewater drain – as specified in Table 5-2.

5.7.2 Operation, Management and Communication

5.7.2.1 Key responsibilities

Responsibilities for managing waste and recycling at the Winery site could involve multiple stakeholders.

- Final arrangements will be resolved after planning approval.
- Table 5-4 below provides early guidance on how key responsibilities can or should be assigned between different stakeholders.

Table 5-4 – Overview of Management & operational responsibilities for the commercial waste systems at the Development

Activity	Responsible party
Local Disposal, Hard Waste presentation & External Disposal	Winery and vineyard and function (Hospitality) area site operators
Waste Storage Areas, Hygiene, Odour Management & Cleaning	Winery and vineyard and function (Hospitality) area site operators
Collection services for site waste & recycling	Winery and vineyard and function (Hospitality) area site operators &/or Property Manager
System Management	Winery and vineyard and function (Hospitality) area site operators &/or Property Manager
Education, Training & Engagement (of staff or site contractors)	Winery and vineyard and function (Hospitality) area site operators &/or Property Manager

5.7.2.2 Site cleaning contracts

If part or all of Winery site cleaning services are outsourced to an external provider, the cleaning contract must contain provisions to ensure cleaners comply with the oWMP, including proper use of waste systems and following reasonable directions by the winery and vineyard and hospitality site operators and/or Property Management staff.

5.7.2.3 Emergency Response / Site Management Plan

The Winery Building / Site Management Plan and/or final oWMP should consider risks and contingencies for waste management, including (but not limited to) response measures for:

- *Waste collection services suspended or not available.*

5.7.2.4 Access & security

Access to Winery site waste areas should be secure and only accessible by winery, vineyard and/or hospitality staff

- *Key or fob or access code can be used to control access through doors and gates leading to these areas from the Winery building or elsewhere.*
- *CCTV is recommended to monitor waste disposal practices in these Winery site waste areas.*

5.7.3 Other Design & Operational Considerations

The following other issues or actions should be considered and/or implemented, some of which reiterate and/or add to other recommended waste design or management guidance for the Winery site. Some can be resolved at detailed design stage with private service provider(s) and/or equipment suppliers.

- 1) **Bins** – Should comply with Australian Standard for Mobile Waste Containers (AS 4213).
- 2) **Signage** –
 - Appropriate signage in waste areas should be installed to ensure correct disposal of waste and recycling
 - This signage should conform to signage requirements of the South Australian Better Practice Guide – Waste Management in Residential or Mixed-Use Developments (Zero Waste SA, 2014).
- 3) **Vermin, hygiene & odour management (inc. ventilation)**
 - **Inspection & Cleaning** –
 - An inspection and cleaning regime must be developed and implemented by the winery and vineyard and hospitality site operators for waste systems, 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.
 - Waste areas should be graded to a wastewater drain for cleaning and washdown activities.
 - **Odour Control** –:
 - It should be a requirement that food waste bins that lids are closed when not being used.
 - Collections of putrescible materials, especially wine production waste, should be as frequent as possible and practicable, at least twice per week and even daily during vintage, to minimise odour generation, especially during hot periods.
- 4) **Access & security** –
 - Access to waste areas should be controlled and only accessible by approved staff.
 - CCTV is recommended to monitor waste disposal practices in the waste areas.
- 5) **Monitoring, risk assessment & contingency measures** – during detailed design and when the final operational WMP is being developed before the site is commissioned, the Project Proponent should undertake a risk assessment and develop contingency and monitoring for the waste management system, including in the event of incidents or potential equipment or operational failures.

5.8 Planning & Design Code compliance

The locations for Winery site waste areas proposed design and/or operation of collection truck access arrangements, wastewater collection from these waste areas, and odour mitigation and management outlined in this WMP should fulfill the State Planning & Design Code requirements identified in Section 4.1.2:

- **Beverage Production in Rural Areas** – Requires operations to ensure solid wastes are stored in a manner that minimises adverse odour impacts (PO 1.5) and do not cause potential contamination of stormwater run-off (PO 2.3).
- **Design** –
 - General requirement to ensure that the waste management negative visual impact is minimised (PO 1.5 in Design), and
 - Waste management is designed and operated to avoid environmental discharge of waste waters (PO 32.1 in Design).
- **Transport, Access, and Parking** –
 - Loading and service access areas are within the Development site and designed to operate safely and efficiently (PO1.3 and PO 6.6).

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