19-23 Segers Avenue, Padstow – Waste Management Plan

A Submission to Sid Solomon c/o Zhinar Architects

9th April 2025

MRA Consulting Group

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Disclaimer

In the spirit of reconciliation MRA Consulting Group acknowledges the Traditional Custodians of Country throughout Australia and their connection to land, sea and community. We pay our respects to Aboriginal and Torres Strait Islander peoples and to Elders past, present and emerging.

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Glossary

Terminology	Definition
AS	Australian Standard
C&D	Construction and Demolition
C&I	Commercial and Industrial
DA	Development Application
DCP	Development Control Plan
ENM	Excavated Natural Material
EPA	Environment Protection Authority
ILU	Independent Living Unit
LGA	Local Government Area
MGB	Mobile Garbage Bin
MRA	MRA Consulting Group
MSW	Municipal Solid Waste
CBLEP	Canterbury-Bankstown Local Environmental Plan 2023
CBDCP	Canterbury-Bankstown Development Control Plan 2023
VENM	Virgin Excavated Natural Material
WMP	Waste Management Plan
WSP	Waste Service Provider
WSA	Waste Storage Area

1 Introduction

MRA Consulting Group (MRA) was engaged by Sid Solomon c/o Zhinar Architects to prepare a Waste Management Plan (WMP) related to the proposed residential flat development located at 19-23 Segers Avenue, Padstow. The site is located within the Canterbury Bankstown Local Government Area (LGA).

The proposed development includes:

- Demolition of existing residential dwellings.
- Construction of a six-storey residential flat building including:
  - 58 units;
  - Two storey basement car parking; and
  - Associated landscaping.

This WMP addresses the requirements of the Consent Authority (Council) and conforms to the following environmental planning instruments and reference documents:

- Canterbury Bankstown Development Control Plan 2023 (CBDCP);
- Canterbury Bankstown Local Environmental Plan 2023 (CBLEP); and
- Canterbury Bankstown Council (2023) Waste Design for New Developments Guide C: Residential Flat Buildings.

Consideration has also been given to the following supplementary documents in the preparation of the WMP:

- NSW EPA (2019) *Better Practice Guide for Resource Recovery in Residential Developments.*

A Waste and Recycling Management Plan has been prepared in accordance with council, and states the following objectives for waste management:

1. To maximise resource recovery and encourage source separation of waste, reuse and recycling by ensuring development provides adequate and appropriate bin storage areas and collection facilities;
2. Ensure development incorporates well designed and responsive bin storage areas and collection facilities that are convenient and accessible to occupants;
3. To maximise residential amenity and minimise adverse environmental and health related impacts associated with waste management such as odour from bin storage areas and noise from collection facilities;
4. To ensure bin storage areas and collection facilities are designed to integrate with and meet the minimum requirements for Council's domestic waste services;
5. To ensure development facilitates all waste streams being handled, stored and collected in a manner to reduce risk to health and safety of all users including maintenance (such as caretakers), collection staff and contractors (and required vehicles and equipment);
6. To integrate bin storage areas and collection facilities with the building form and landscape to avoid adverse visual impacts on the streetscape and neighbourhood; and
7. To assist in achieving Federal and State Government waste minimisation and diversion targets as set by relevant legislation, regulations and strategies.

This WMP is used to inform the building design to deliver best practice waste management and promote sustainable outcomes at the demolition, construction and operational phases of the development. The WMP addresses waste generation and storage associated with demolition and construction works through redevelopment, and ongoing occupation of the proposed use.

2 Background

2.1 Description of the Proposed Development

The site is currently three separate residential dwellings. The site is located within a high-density residential zone with medium and low-density residential zones surrounding. Padstow public school is located to the south and Padstow local centre to the north of the site.

Figure 1: Site and surrounding area

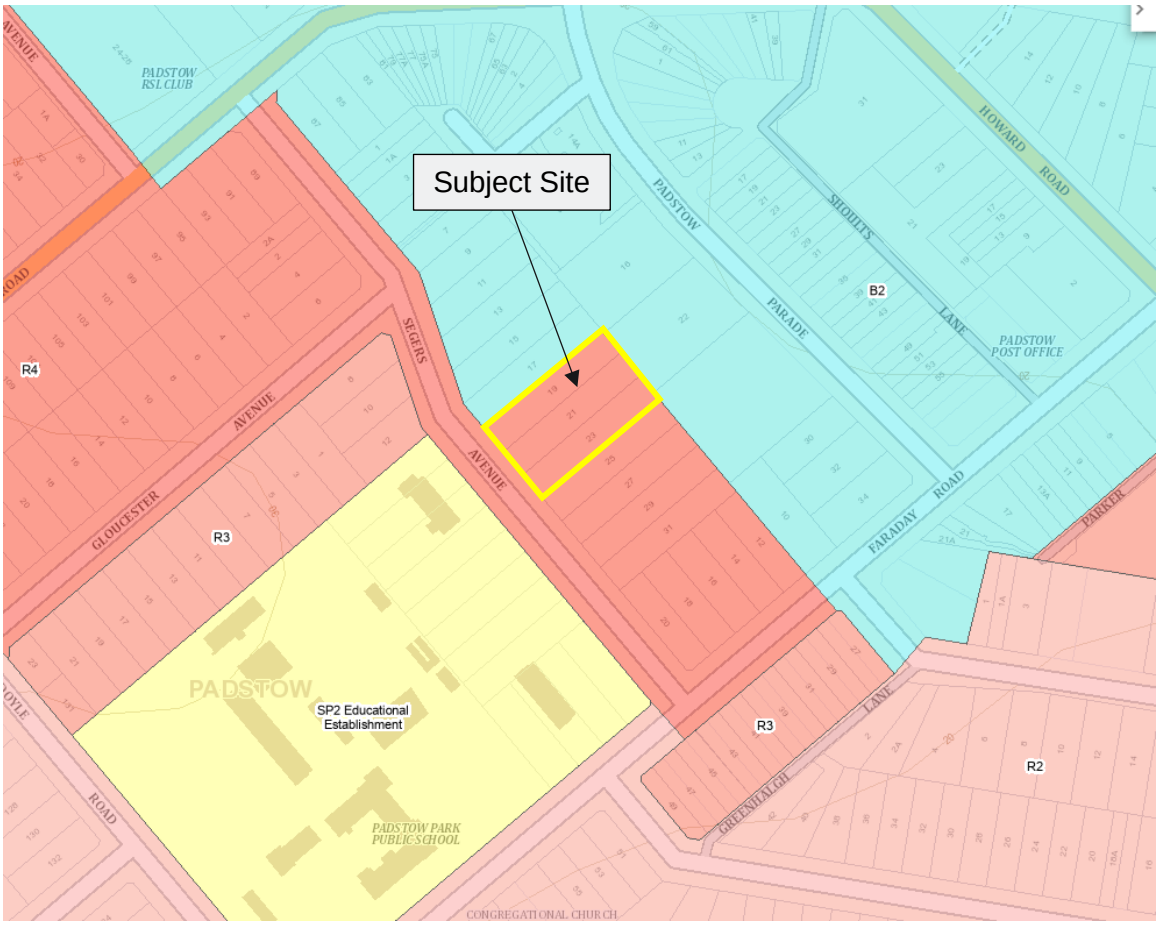
Source: Nearmaps, 2025.

2.2 Zoning and Use

The site is zoned as R4 – High Density Residential according to the CBLEP 2023. The objectives of this zone are:

- To provide for the housing needs of the community within a high density residential environment.
- To provide a variety of housing types within a high density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To allow for increased residential density in accessible locations to maximise public transport patronage and encourage walking and cycling.
- To promote a high standard of urban design and local amenity.

Figure 2: Land use zone map



Source: eSpatial Viewer, 2025.

2.3 Strategies

Waste management for the site considers better practice, necessary equipment, and integration with other guidance documents including the NSW Waste and Sustainable Materials Strategy (NSW EPA, 2021), and National Waste Policy: Less Waste, More Resources (DAWE, 2018). The key policy aims that are considered are:

- Avoidance (to prevent the generation of waste);
- Reduce the amount of waste (including hazardous waste) for disposal;
- Manage waste as a resource; and
- Ensure that waste treatment, disposal, recovery and re-use are undertaken in a safe, scientific and environmentally sound manner.

Management of waste generated onsite according to directives of the NSW Strategy will assist in achieving the target of 80% diversion from landfill in the C&D sector.

2.4 Assumptions

This report is a Waste Management Plan (WMP), forming part of the development documentation and assumes:

- Drawings and information that have been used in waste management planning for this WMP are the final design set for the development plan from the project architect, Zhinar Architects, 14/04/2025;
- Waste and recycling volumes are based on information provided from the CBDCP 2023; and
- This WMP is a living document and therefore, waste management equipment and systems described in this report are subject to change based on future operations and available technology.

3 Construction and Demolition

Demolition and construction activities at the site will generate a range of construction and demolition (C&D) waste. Throughout the development process, all materials will be reused and recycled where possible, minimising the disposal (landfilling) of materials other than those that are contaminated or unsuitable for reuse or recycling processes.

Waste storage during construction operations will involve some stockpiling of reusable material, as well as placement of wheeled bins for the separation of construction materials for recycling. A bin for residual waste or contaminated material will also be made available at the site for disposal where necessary. Bins may require alternative placement across construction operations to facilitate the safe and efficient storage of materials and will be retained within property boundaries to avoid illegal dumping.

A waste storage area shall be designated by the demolition or construction contractor and shall be sufficient to store the various waste streams expected during operations. Waste storage areas will be kept clear to maintain access and shall also be kept tidy to encourage separation of waste materials and for WHS reasons. The waste storage area will retain multiple bins to allow for source separation of waste to allow for ease of recovery and reuse of materials.

Waste management principles, management measures and facilities in use on the site shall be included as part of the site induction for all personnel working on the site.

3.1 Demolition Waste

The proposed development will require demolition of existing structures prior to commencement of excavation and construction operations. Demolition works will include the removal three separate residential dwellings, a shed, multiple trees and driveways.

Table 1 outlines the expected demolition waste quantities to be generated at the site, in addition to the appropriate management methods for each material type. Other materials with limited reuse potential either on or offsite will be removed in bulk bins for recycling at an appropriately licenced and capable recycling facility.

Table 1: Demolition waste generation estimates

Type of Material	Estimated volumes (m^3)	Re-use on-site	Recycle (Separate collection)	Recycle (Off-site)	Disposal	Estimated % Landfill	Estimated % of landfill diversion	Methods for re-use, recycling or disposal
Concrete	100-150	✓	✓	✓	-	<5%	>95%	Onsite: Separated wherever possible and reused or crushed for filling, levelling or road base. Offsite: Removed to C&D facility for crushing and recycling for recovered products.
Glass	5-15	✓	✓	✓	-	<10%	>90%	On site: to be separated wherever possible to enhance resource recovery. Offsite: Removed to C&D facility for crushing and recycling for recovered products.
Bricks/pavers	150-250	✓	✓	✓	-	<5%	>95%	Onsite: Separated wherever possible and reused or crushed for landscaping and driveways. The development will be able to reuse a number of existing building bricks as paving in landscaped areas. Offsite: Removed to C&D facility for crushing and recycling for recovered products.
Tiles (roof and interior)	20-40	✓	✓	✓	-	<5%	>95%	Onsite: Separated wherever possible and reused or crushed for landscaping and driveways. Offsite: Removed to C&D facility for crushing and recycling for recovered products.

Type of Material	Estimated volumes (m^3)	Re-use on-site	Recycle (Separate collection)	Recycle (Off-site)	Disposal	Estimated % Landfill	Estimated % of landfill diversion	Methods for re-use, recycling or disposal
Timber (Clean)	15-25	✓	✓	✓	-	0	100	Onsite: To be separated wherever possible to enhance resource recovery. Offsite: Removed to C&D facility for crushing and recycling for recovered products.
Timber (Treated)	15-25	✓	✓	✓	-	50	50	Onsite: Separated wherever possible and reused or crushed for landscaping and driveways. Offsite: Removed to C&D facility for crushing and recycling for recovered products.
Plasterboard	15-30	-	✓	✓	-	<10%	>90%	Onsite: To be separated wherever possible to enhance resource recovery. Offsite: Removed to C&D facility for crushing and recycling for recovered products.
Metals (ferrous & non-ferrous)	10-20	-	✓	✓	-	<10%	>90%	Onsite: Separated wherever possible to improve resource recovery. Offsite: Removed to C&D facility for recovery and recycling.
Floor covering	10-20	-	✓	✓		50%	50%	Should be removed in bulk and sent to carpet recycler or C&D facility for recovery where possible.
Residual waste	25-50	-	-	-	✓	100%	-	Resource recovery dependant on facility destination capability.

Type of Material	Estimated volumes (m^3)	Re-use on-site	Recycle (Separate collection)	Recycle (Off-site)	Disposal	Estimated % Landfill	Estimated % of landfill diversion	Methods for re-use, recycling or disposal
Hazardous Waste	Unknown	-	-	-		100%	-	Existing buildings may contain potentially hazardous materials. Should contaminated or potentially hazardous materials be discovered they would be handled according to the demolition and/or materials management plan
Total % Diversion from Landfill Estimated							**>80%**	

3.2 Construction Waste

The proposed development includes the construction of a six-storey residential flat building allowing for 58 units, a two-story basement car park and associated landscaping.

Table 2 outlines indicative volume to weight conversion factors for common construction materials.

Table 2: Indicative volume to weight conversion factors for common construction materials

Building waste material	Tones per m^3	Waste as % of the total material ordered
Soil/aggregate	1.4 – 1.6	–
Bricks	1.2	5–10%
Concrete	1.5	3–5%
Tiles/ceramics	0.5 – 1	2–5%
Timber	0.3	5–7%
Plasterboard	0.2	5–20%
Metals	0.15 – 0.9	–

Source: Green Building Code of Australia C&D Waste Criteria.

Table 3 outlines the estimated waste generation rates for materials through construction of the proposed development, in addition to the appropriate management methods for each material type.

The information below presents multiple options for materials reuse, recycling and disposal where applicable (e.g. return to manufacturer, recycled at construction and demolition (C&D) processor, or disposed to landfill if contaminated).

Table 3: Construction waste generation estimations

Type of Material	Estimated Volumes (m^3)	Re-use on-site	Recycle (Separate collection)	Recycle (Off-site)	Landfill	% of landfill diversion	Methods for re-use, recycling or disposal
Excavated material	8,000-9,000	✓	✓	✓	<5%	>95%	Onsite: Reuse for fill and levelling. Offsite: Removed from site for reuse as recycled fill material or soil. Disposal: Removal of any contaminated material for appropriate treatment or disposal.
Bricks/pavers	5-10	✓	✓	✓	<10%	>90%	Onsite: Separated wherever possible and reused or crushed for landscaping and driveways. Offsite: Returned to supplier for reuse or removed to C&D facility for crushing and recycling for recovered products.
Concrete	20-40	✓	✓	✓	<10%	>90%	Onsite: Separated wherever possible and reused or crushed for filling, levelling or road base. Offsite: Removed to C&D facility for crushing and recycling for recovered products.
Tiles	<5	✓	✓	✓	<10%	>90%	Onsite: Separated wherever possible and reused or crushed for landscaping and driveways. Offsite: Returned to supplier for reuse or removed to C&D facility for crushing and recycling for recovered products.

Type of Material	Estimated Volumes (m^3)	Re-use on-site	Recycle (Separate collection)	Recycle (Off-site)	Landfill	% of landfill diversion	Methods for re-use, recycling or disposal
Timber (clean)	<5	-	✓	✓	<10%	>90%	Onsite: Separated wherever possible to improve resource recovery. Offsite: Returned to supplier for reuse removed to C&D facility for recovery where possible.
Timber (treated)	<5	-	✓	✓	50%	50%	Onsite: Separated wherever possible to improve resource recovery. Offsite: Returned to supplier for reuse removed to C&D facility for recovery where possible.
Plasterboard	5-10	-	✓	✓	<10%	90%	Onsite: Separated wherever possible to improve resource recovery. Offsite: Returned to supplier or removed to a C&D/plasterboard recovery facility for recovery where possible.
Glass	<5	✓	✓	✓	<10%	>90%	Onsite: Separated wherever possible and reused or crushed for landscaping and driveways. Offsite: Returned to supplier for reuse or removed to C&D facility for crushing and recycling for recovered products.
Metals (ferrous) Metals (non-ferrous)	<5	-	✓	✓	<10%	>90%	Onsite: Separated wherever possible to improve resource recovery. Offsite: Returned to supplier for reuse or removed to C&D facility for recovery and recycling.

Type of Material	Estimated Volumes (m^3)	Re-use on-site	Recycle (Separate collection)	Recycle (Off-site)	Landfill	% of landfill diversion	Methods for re-use, recycling or disposal
Floor covering	<5	✓	✓	✓	<10%	>90%	On site: to be separated wherever possible to enhance resource recovery. Reuse: surplus and offcut material returned to manufacturer for reuse where possible. C&D processor: recovery and recycling.
Fixtures and fittings	Minor	✓	✓	✓			On site: to be separated wherever possible to enhance resource recovery. Reuse: surplus and offcut material returned to manufacturer for reuse where possible. C&D processor: recovery and recycling.
Electronic waste	Minor /A	-	✓	✓	<10%	>90%	Offcut wires and electronics separated where possible or returned to supplier for reuse.
Packaging materials (pallets, wrap, cardboard, etc)	25-50	-	✓	✓	<10%	>90%	Returned to supplier where possible or separated by material type for resource recovery.
Residual waste	10-20	-	✓	✓	100%	-	Resource recovery dependant on facility destination capability.
Total % Diversion from Landfill Estimated						**>90%**	

3.3 Waste Contractors and Facilities

To ensure best practice waste management, appropriate contractors and facilities have been proposed based on their location and service offerings (Table 4).

Table 4: Waste service contractors and facilities

Role	Details
Recommended Waste Collection Contractor	The following are local skip bin operators for consideration in the management of excavation and construction waste for the site: • Wasted Skips; • Orange Bins; • Skips On Site; • Bingo bins; • Skips 365. Or another supplier as elected by the building contractor.
Principal Off-Site Recycler	The following are local C&D processing facilities for consideration in the management of C&D waste generated at the site: • Gow Street Recycling Centre; • Bingo Industries: Recycling Centre – Revesby or Mortdale; • Enviro Recycling. Or another appropriate facility as elected by the waste management contractor.
Principal Licensed Landfill Site	• Bingo Eastern Creek. Or other appropriate facility as elected by the waste management contractor.

3.4 Site Documentation

This WMP will be retained on-site during the construction phases of the development, along with other waste management documentation (e.g. contracts with waste service providers).

Responsibility for the WMP, waste documentation and processes during the excavation and construction phases will be with the site manager or builder.

A logbook that records waste management and collection will be maintained on site, with entries including:

- Time and date of collections;
- Description of waste and quantity;
- Waste/processing facility that will receive the waste; and
- Vehicle registration and company name.

Waste management documentation, the logbook and associated dockets and receipts must be made available for inspection by an authorised Council Officer at any time during site works.

4 Operational Waste Management

4.1 Overview

Operational waste will arise from the proposed developments use as a residential flat dwelling. Waste management strategies related to site operations have been established according to council's Waste Design for New Developments: Guide C – Residential Flat Dwelling's (2023) and the NSW EPA guideline documents.

The proposed development involves the construction of a six-storey residential flat dwelling allowing for 58 units. A single level basement is included providing 66 car spaces.

The following space calculations are based off the mobile garbage bin (MGB) and bulk bin dimensions sourced from Canterbury Bankstown Council's *Waste Design for New Developments: Guide C – Residential Flat Dwellings* (Table 5).

Table 5: Mobile Garbage Bin (MGB) and Bulk Bin capacity and footprint

Bin Capacity (L)	Height (mm)	Depth (mm)	Width (mm)	Footprint (Approx. m^2)
240	1,060	730	580	0.41- 0.43
660	1,250	850	1,370	0.86-1.16
1,100	1,470	1,245	1370	1.33-1.74

Source: Canterbury Bankstown Council's Waste Design for New Developments: Guide C – Residential Flat Dwellings

4.2 Residential Waste Management

4.2.1 Waste Generation

Table 6 details the operational weekly waste volumes expected to be generated from the proposed development. Weekly general waste and recycling volumes have been calculated from councils waste generation rates for residential flat dwelling. FOGO waste volumes have been included given upcoming NSW mandates and are calculated using NSW EPA guidelines. All waste generation rates have been based on a 7-day operational week.

Table 6: Weekly Waste Generation Volumes

Dwelling units	Waste Stream	Generation rate	Weekly Volumes (L)
58	General waste	70/unit/week	4,060
	Recycling	120L/unit/week	6,960
	*Food Organics	35/unit/week	2,030

**In lieu of council FOGO waste generation rates, Food organics volumes have been taken as a 50% proportion of weekly general waste volumes based on MRA experience.*

4.2.2 Waste Storage Requirements

Waste storage has been calculated considering estimations of bin type, as described in the table below (Table 7). The following bin number requirements are based on Council's weekly general waste collection, fortnightly recycling collection and assumed future weekly FOGO collection service.

Table 7: Residential waste storage and bin type

Waste Stream	Weekly Generation (L)	Collection Rate	Bin Allocation	Minimum Space Required (m^2)
General Waste	4,060	Weekly	4 x 1,100L	6.14
Recycling	6,960	Weekly**	7 x 1,100L	10.75
FOGO***	2,030	Weekly	7 x 240L	N/A*
Bulky Waste	Bulky waste streams collected as required*****			8
			Total Space Requirement******	**25 m^2**

**In the future general waste volumes will be approximately halved once FOGO waste is being collected. 2 x 1,100L general waste bins and 7 x 240L FOGO bins will be required in this scenario which amounts to the same total waste storage area space currently needed without FOGO collection.*

***Weekly recycling collections has been assumed from council guidelines based on the spatial circumstances of the proposed development.*

****FOGO bins have been provided as a provision based on upcoming NSW mandates for local council to collect FOGO waste by 1st July 2026. FOGO waste has been based as a 50% proportion of general waste based on MRA experience.*

*****Includes handling and manoeuvring space of bin footprint m^2 x (1.5).*

******Council collects a maximum of 6 bulky waste collections for developments with 50 or more dwellings. A designated bulky waste storage area is located in the basement level. Space for bulky waste has therefore been omitted from the total ground floor WSA spatial requirements.*

A residential bin storage room has been provided on the ground floor and is sufficient to provide space for bins and bulky waste in accordance with the table above, at 43 m^2.

Building management can observe the bin fullness levels once the site is fully occupied and adjust the number of bins accordingly. The bin storage area for the site will be sufficiently sized to accommodate proposed bins and have space to facilitate potential changes to waste servicing in the future.

Temporary waste storage and disposal

Each dwelling is to be provided with space to store at minimum one day's garbage waste and recycling generated. Residents will be responsible for the transfer of waste from the dwelling to the communal bins within the Waste Storage and Recycling Area (WSRA) on the ground floor level.

Bulky Waste

Bulky waste items include those that cannot be disposed of in general waste and recycling bins, including but not limited to broken/damaged/old whitegoods, furniture, appliances, mattresses, etc. A bulky waste storage area is located on the basement level. Site management can observe the bulky waste storage area and organise for collections as required via council or a private waste contractor.

4.2.3 Collection Schedule

Waste generated from the proposed residential component of the building will be collected by council as per the following schedule:

General waste: **weekly.**

Recycling: **fortnightly.**

FOGO (future collections by 1st July 2026): **weekly.**

Building Management will be required to present bins within the ground floor WSA prior to collection for council to perform a collect and return service (see Appendix A).

5 Waste Management Systems

5.1 Waste Management System Summary

The following specific management methods are proposed for the various collection waste streams expected to be generated at the site, including alterative waste streams outside of general waste, recycling and organics:

- **General Waste:** General waste shall be placed within a tied plastic bag prior to transferring into collection bins. For collection purposes, general waste shall be stored within a mobile garbage bin (MBG).
- **Commingled Recycling:** All recyclables will be stored in commingled bins (mixed plastic, paper, cardboard, glass, aluminium, steel). All recyclables should be decanted loose (not bagged) with containers un-capped, drained and rinsed prior to disposal into the recycling bin. Paper should be flattened and placed in paper and cardboard bin if applicable.
- **Garden Waste:** It is expected that landscaping at the site will be maintained by an external contractor who will remove all vegetation waste from ongoing maintenance activities. Garden waste can be included in FOGO bins.
- **Paper and Cardboard:** Should large quantities of paper and carboard waste be generated from proposed site uses a separate service may be suitable for application at the site. The contracted waste service provider may be able to provide separate paper and cardboard bins for the source separation and collection of paper and cardboard waste.
- **Food Waste:** Space for food waste is recommended to be accounted for given upcoming mandates detailed in Section 5.2. Residential food organic waste generated from the proposed development can be collected and treated on-site at small scale in the interim of mandated council FOGO waste collections by 2030.

  Organics treatment can be used to produce conditioners, compost or vermiculture castings for application on or off-site. Equipment options include different size and capacity composters, dehydrators, worm farms and macerators. For organics treated to acceptable standards, discharge of effluent or any output to sewer as commercial trade wastewater may be permitted.

  Further information regarding food waste can be found via council's website.
- **Other (Problem) Waste:** The disposal of hard, bulky, electronic, liquid or potentially hazardous wastes shall be organised between the operator and site users as necessary.

5.2 Food waste

The Food Organics Garden Organics (FOGO) Recycling Bill 2025 (the bill) has been passed by both parliaments on 19th February 2025. The bill states that all NSW local councils must provide a weekly FOGO collection service by 1st July 2030. Food waste is not to be mixed with non-organic material upon collection according to the bill. Councils are advised to have either a FOGO bin or separate FO and GO bins for the service. See Appendix B for more information.

5.3 Waste Management and Recycling Method

The flow of **residential waste and recycling** goes from generation to collection through several steps:

1. Waste is temporarily stored within the dwelling at its point of generation in an appropriately sized receptacle, clearly marked for type of waste (for example, in the kitchen);
2. Residents are to transfer waste to the residential waste storage room on the ground floor for appropriate disposal into the respective bin.
3. Site management are responsible for maintenance of bins and the waste storage rooms, ensuring bins are clean and in working order. Site management are also responsible for switching out full bins, monitoring bin fullness and transferring bins to and from the kerbside collection point on collection days;
4. Site management is to ensure contracts with Council or a private waste contractor, who also ensure appropriate collection scheduling and access is organised to minimise noise, odour, vermin, and visual amenity impacts to staff, visitors and the public.

5.4 Management System and Responsibilities

The site manager will be responsible for the management of waste at the site. Should there be any issues that impact on the operational efficiency, safety and suitability of waste management, management will be responsible for making any necessary changes, responsibilities include:

- Using this WMP to inform waste management operations, design and infrastructure;
- Providing educational materials and information on sorting methods for recycled waste, awareness of waste management procedures for waste minimisation and resource recovery;
- Maintaining a valid and current contract with a licensed waste service provider for waste and recycling collection and disposal;
- Making information available to residents and visitors about waste management procedures;
- Organising, maintaining and cleaning bins as part of a regular maintenance schedule;
- Manoeuvring bins to specified onsite collection point prior to and following scheduled collection of waste bins;
- Organising bulky waste collections as required;
- Ensuring bin allocation and waste/recycling collection frequency is adequate. Requesting additional infrastructure or services where necessary; and
- Monitoring any vermin and pest issues and arranging appropriate controls (traps or fumigating) and maintenance of doors or other points of potential entry.

5.5 Collection Method and Loading Areas

Site management will be responsible for presenting bins within the waste storage area on the ground floor for collection. Council will perform a collect and return service directly from the waste storage area. Council will collect waste and recycling from the collection zone using a rear loader waste vehicle. Table 8 details the different collection components, requirements and specifications in line with council guidelines.

Table 8: Collection points and loading areas requirements and specification

Component	Requirement	Specification
Collect and return	Ensure appropriate bin carting route between collection zone and waste storage area.	Bin carting routes must: - Be direct and less than 10 metre; - Include a layback at the nominated collection point; - Minimum 2m wide solid and impervious; - Does not pass through any internal walkways, doors or rooms; - Non-slip, free from obstacles and steps; - A maximum grade of 1:30 (3%); - Not be within a driveway or carpark; and - Compliant with Work, Health and Safety for collection staff.
Collection point	Allow safe waste collection and loading operations	- Adequate clearance and manoeuvring space; - Sufficient clearance for the safe handling of materials and equipment; and - Sectioned collection zone does not impede upon traffic and pedestrian safety.
Vehicle manoeuvring and loading space	Truck space for adequate lift clearance, manoeuvring and operation for a	- Collection from dedicated kerbside collection zone by a rear lift collection vehicle; - Adequate loading area dimensions to not impede lift clearance; - Operational clearance for truck manoeuvring in a forward direction; and

Component	Requirement	Specification
	contractor collection vehicle	- The provision of space clear of vehicle parking spaces (level and free of obstructions).
Operating times	Appropriate collection times to limit noise and traffic disturbance	- Collection times will be arranged during off-peak times to ensure minimal disturbance to pedestrians and visitors.

5.6 Waste and Recycling Storage Areas

The waste areas will provide centralised storage that has adequate capacity to receive and store the maximum likely generation of waste and recycling between collection times. In accordance with council guidelines, it is recommended the bin storage areas be designed with the following considerations:

Size and layout:

- The development must provide a communal bin storage area that is of sufficient size to accommodate all bins allocated for the development. For medium and high-rise developments, more than one bin storage areas may be required to maximise accessibility for occupants;
- Sufficient space must be provided to ensure adequate room is provided to manoeuvre, clean and maintain all waste and recycling bins for the development (minimum aisle space of 1.5m and 15cm between bins);
- Sufficient space must be provided for any required equipment to manage waste and bins (including washing, cleaning and bin lifting);
- Size must not be excessive, to discourage the dumping of other bulky waste in the bin storage area; and The area is free from obstructions and steps, so as not to restrict the movement and servicing of the bins.

Location:

- The maximum walking distance from any entrance of a residential dwelling to the storage area must not exceed 30 metres (lift travel distance not included);
- Located on the ground floor or basement footprint. If bins are to be collected directly from the communal bin storage area by collect and return service, it must be located on the ground floor;
- Located where its use and operation will not adversely impact the amenity of occupants in terms of appearance, noise and odour;
- If bins are required to be moved for collection, it is done in a safe and efficient manner in accordance with Work Health and Safety legislation. A bin tug or pull may be needed;
- The area cannot be viewed or easily accessed by the public domain; Amenity for residential occupants and adjoining residential properties is protected; and
- Positioned to prevent theft and vandalism and restrict unauthorised access to prevent illegal dumping.

Design:

- A designated room or enclosure, with a roof;
- Must be compatible with the overall design of the development; and
- Screened from public view.

Access:

- Located so access for all intended users is safe and convenient and in accordance with AS 1428 (Set) - 2003: Design for access and mobility; and
- Any doorways will be at least 2m wide and open outwards;

Construction:

- Floors must be constructed of concrete at least 75mm thick, graded and drained to a Sydney Water approved drainage fitting;
- The floors must be finished to a smooth, even surface;
- The walls and floors must be constructed of solid impervious material;
- A minimum 2.1m unobstructed room height is required in accordance with the Building Code of Australia;
- Ceilings must be finished with a smooth faced non- absorbent material capable of being cleaned;
- Walls, ceiling and floors must be finished in a light colour;
- Is to be provided with an adequate supply of hot and cold water mixed through a centralised mixing valve with hose cock;
- A close-fitting and self-closing door or gate operable from within the room;
- Must be constructed to prevent the entry of birds and vermin; and
- Be provided with adequate light and ventilation. Light source must be through controlled light switches located both outside and inside the room.

5.7 Signage

Signage that promotes resource recovery, waste minimisation, safety and amenity follows the Australian Standard for safety signs for the occupational environment (Standards Australia, 1994).

Signage will be designed to consider language and non-English speaking backgrounds, vision impairment and accessibility. Illustrative graphics must form a minimum 50% of the area of the signage. Signage is to be prominently posted in the waste room indicating:

- Details regarding acceptable recyclables;
- Recyclables are to be decanted loose (not bagged);
- *No standing* and *danger* warnings apply to the area surrounding the waste storage area;
- Contact details for arranging the disposal of bulky items; and
- The area is to be kept tidy.

Standard signage requirements and guidance for application apply (see Appendix A).

5.8 Prevention of Pollution and Litter Reduction

To minimise dispersion of litter and prevent pollution (to water and land via contamination of runoff, dust and hazardous materials), building management and the site cleaning staff will also be responsible for:

- Maintenance of open and common site areas;
- Ensuring waste areas are well maintained and kept clean;
- Securing the waste storage area from vandalism and the escape of litter;
- Identification and appropriate disposal of goods with hazardous material content (paints, e-waste, fluorescent tubes);
- Taking action to prevent dumping and unauthorised use of waste areas; and
- Requiring contractors to clean up any spillage that may occur during waste servicing or other work.

6 References

Australian Department of Sustainability, Environment Water, Population and Communities (2011) Construction and Demolition Waste Guide - Recycling and Re-use Across the Supply Chain.

Australian Standards 4123.7 Mobile Waste Containers.

Canterbury-Bankstown Development Control Plan 2023

Canterbury-Bankstown Local Environmental Plan 2023

Canterbury-Bankstown (2023) Waste Design for New Developments – Guide C: Residential Flat Buildings

NSW EPA (2012) Better Practice Guidelines for Waste Management and Recycling in Commercial and Industrial Facilities.

NSW EPA (2021) NSW Waste and Sustainable Materials Strategy 2041.

NSW EPA (2014) Waste Classification Guidelines.

NSW EPA (2016) Recycling Signs, Posters and Symbols. Available at: http://www.epa.nsw.gov.au/wastetools/signs-posters-symbols.htm.

NSW EPA (2019) Better Practice Guide for Resource Recovery in Residential Developments.

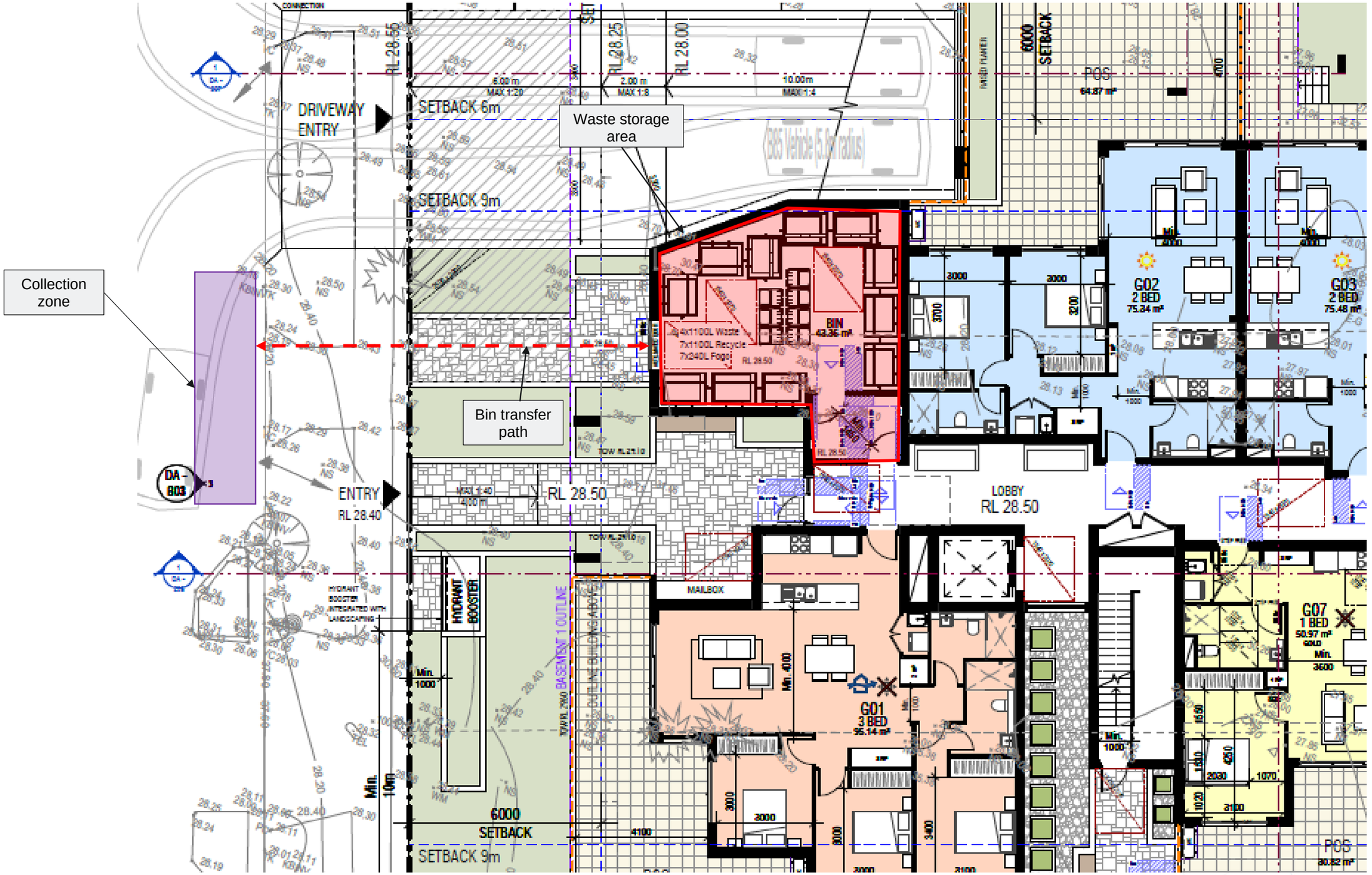
NSW Government (1979) Environmental Planning and Assessment Act.

NSW Government (1997) Protection of the Environment Operations Act.

NSW Government (2000) Environmental Planning and Assessment Regulation.

NSW Government (2001) The Waste Avoidance and Resource Recovery Act

Appendix A Proposed Site Plans

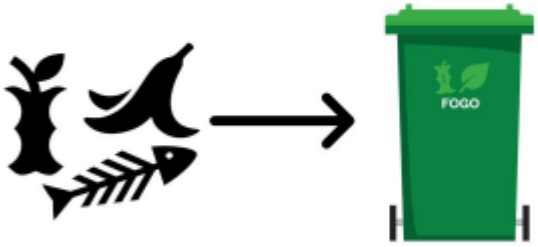


Source: Zhinar Architects, 2025

Appendix B FOGO Recycling Bill 2025 Summary

FOGO Recycling Bill 2025

Information for Councils



Key Requirements

By 1 July 2030

Local councils must:

- Provide all households with a food organics and garden organics (FOGO) waste service (either a FOGO bin or separate FO and GO bins)
- Provide weekly household collection of FOGO waste
- Ensure FOGO waste is not mixed with non-organic waste during collection

Regulations

A FOGO Implementation Advisory Panel will be established to:

- Provide advice to the Minister and EPA about implementation of this mandate
- Be consulted about matters to be prescribed in regulations regarding this mandate

Exemptions

The FOGO 2025 mandate does NOT apply to:

- **Households not provided with a residual waste (red bin) collection service by their local council**
- **Lord Howe Island**
- **Parts of the Western Division not within the area of a local council**

The EPA will develop an exemption framework which will consider:

- **Geographical or population constraints**
- **Availability of infrastructure**
- **Timing and expiration of waste contracts**
- **Infrastructure impairments of multi-unit dwellings (MUDS) e.g., bin chutes**

Source: NSW Government, 2025

Appendix C Standard Signage

Waste Signage

Signs for garbage, recycling and organics bins should comply with the standard signs promoted by the NSW EPA.

Standard symbols for use in signage, bin facade and educational materials are promoted through the NSW Environment Protection Authority. They are available for download from the NSW EPA website (NSW EPA 2016b), in black and white and colour versions. The Australian Standard series AS 4123 (Part 7) details colours for mobile waste containers (Standards Australia 2008).

Figure 3: Examples of standard signage for bin uses

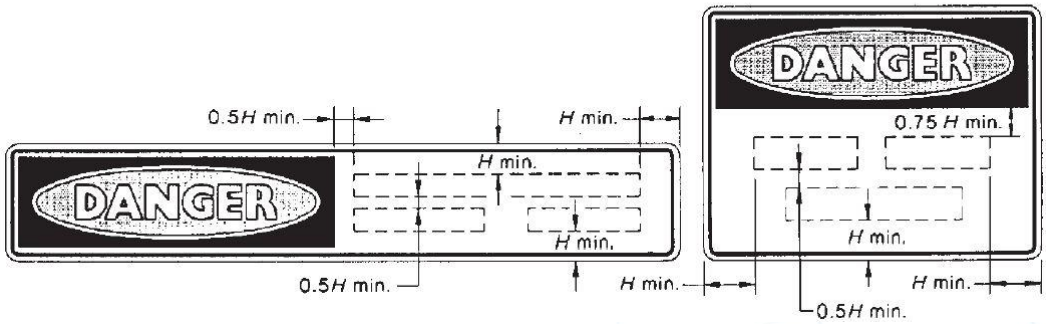
Safety Signs

The design and use of safety signs for waste and recycling rooms and enclosures should comply with AS 1319 (Standards Australia 1994). Safety signs should be used to regulate, and control safety related to behaviour, warn of hazards and provide emergency information, including fire protection information. Below are some examples. Clear and easy to read 'NO STANDING' and 'DANGER' warning signs must be fixed to the external face of each waste and recycling room where appropriate.

Figure 4: Example and layout of safety signage

(d) Horizontal

FIGURE D5 TYPICAL ARRANGEMENTS OF DANGER SIGNS



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