Waste Management Plan for the Bankstown Residential Flat Building

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We declare that:
The report contains all available information that is relevant to the assessment of the Site and proposed development, activity or infrastructure to which the report relates, and the information contained in the report is neither false nor misleading.

Report version	Authors	Date	Reviewer	Approved for issue	Date
Draft	J.Tanana	09/04/2025	J.Tanana	J.Tanana	11/04/2025
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Executive Summary

Ecotech Environmental Pty Ltd (Ecotech) has been engaged by JS Architects Pty Ltd (JS Architects) to prepare a Waste Management Plan (WMP) for a proposed residential flat building development located at 2–4 Vimy Street, Bankstown, NSW 2200. Dr. Ghayath Al Shelh is the applicant for this project, referred to as the 'Bankstown Residential Flat Building'.

The subject site is located at 2–4 Vimy Street, Bankstown, NSW 2200 within Lot 49/-/DP13055 and 50/-/DP13055 comprising of a total area of 1,170.6 m². The WMP has been prepared as part of the development application process and aligns with the requirements of Canterbury-Bankstown Council, the *Canterbury-Bankstown Development Control Plan* 2023 (CBDCP 2023), and current industry best practice principles.

This plan provides a comprehensive approach to waste management across three primary phases: demolition, construction, and ongoing operation. During each phase, the WMP outlines strategies to maximise material recovery and minimise waste generation, ensuring a sustainable and responsible development process.

The WMP includes:

- Demolition Phase: As there are no existing structures on the site, no waste is expected to be generated during this phase.
- Construction Phase: A structured approach to waste minimisation, with clear provisions for on-site storage, sorting, and recycling to reduce mixed waste and optimise reuse of building materials. Recycling targets for construction materials are set at 99.8%, consistent with industry standards.
- Operational Phase: A detailed waste management system for the ongoing use of the residential building, including provisions for general waste and recyclables. Waste will be stored within a dedicated bin room on the ground floor and collected via kerbside collection. Operational practices are designed to achieve an average recycling rate of 68%.

The plan prioritises sustainable management of all waste streams, providing details on EPA-licensed waste and recycling facilities for lawful disposal. Each phase of the development includes specific measures for source separation, recovery, and recycling, with the aim of meeting the highest standards of environmental performance for medium-density residential developments.

The Waste Management Plan for the Bankstown Residential Flat Building ensures that waste minimisation and recycling are embedded into the project's design and operation, supporting the sustainability goals of the development and compliance with Council and regulatory expectations.

CONTENTS

1. Introduction

Ecotech Environmental Pty Ltd (Ecotech) has been engaged by JS Architects Pty Ltd (JS Architects) to prepare a Waste Management Plan (WMP) for the proposed residential flat building development located at 2–4 Vimy Street, Bankstown, NSW 2200. This plan has been developed to assist with compliance with local council requirements for the Bankstown Residential Flat Building, managed by Dr. Ghayath Al Shelh.

In preparing this WMP, Ecotech has referenced various planning policy documents and best practice guidelines (refer to Table 1.1). The plan has been structured to address the waste management requirements outlined in the *Canterbury-Bankstown Development Control Plan* 2023, specifically:

- **Chapter 3.3 Waste Management:** Section 2 – Standard Service Specifications for Residential Development and Section 3 – Residential Development

Additionally, the WMP has been prepared to comply with all relevant NSW Environmental Protection Authority (EPA) regulations and Canterbury-Bankstown Council's waste management guidelines, ensuring waste minimisation, recycling, and lawful disposal practices are integrated into the project.

The proposed development involves the construction of a four-storey residential flat building comprising a total of 17 units, including 13 x 2-bedroom and 4 x 3-bedroom apartments. A total of 26 car parking spaces will be provided, with a designated waste storage room located on the ground floor. This WMP demonstrates how waste will be avoided, minimised, reused, recycled, or disposed of responsibly at each stage of the project, in line with the development's environmental goals and the relevant regulatory requirements.

Table 1.1. Relevant planning controls and policy documents considered in preparing this WMP.

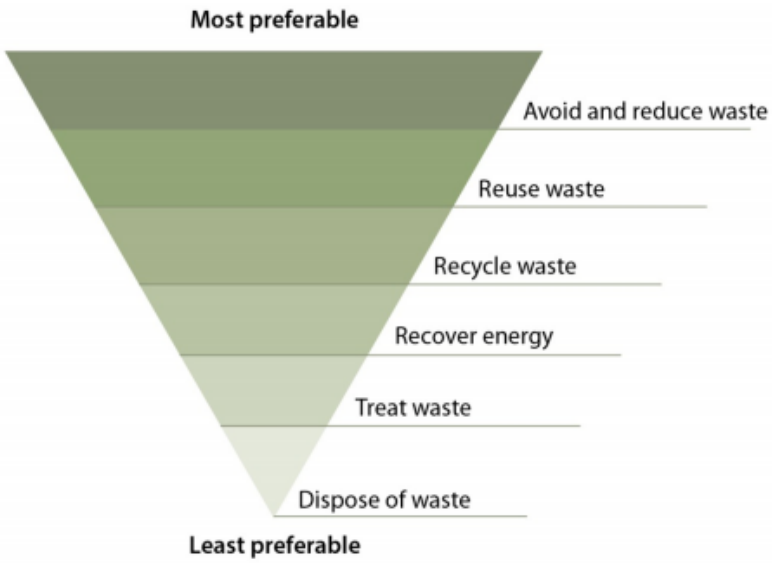
Document	Source
***Canterbury-Bankstown Development Control Plan* 2023**[1]	Canterbury Bankstown Council
Canterbury-Bankstown Local Environmental Plan 2023[2]	Canterbury Bankstown Council
Waste Management and Recycling in Commercial and Industrial Facilities[3]	NSW Environment Protection Authority
Better Practice Guidelines for Waste Management in Commercial and Industrial Facilities[4]	NSW Environment Protection Authority
Better practice guide for resource recovery in residential developments[5]	NSW Environment Protection Authority
House Deconstruction Information Booklet[6]	NSW EPA (NSW DECC & Water)
Code of Practice Demolition Work[7]	NSW Government

[1] Canterbury-Bankstown Council (2023). Canterbury-Bankstown DCP 2023. Available online: https://www.cbcity.nsw.gov.au/planning-and-building/planning-city/planning-controls-and-policies/canterbury-bankstown-development-control-plan
[2] Canterbury-Bankstown Council (2023). Canterbury-Bankstown LEP 2023. Available online: https://legislation.nsw.gov.au/view/html/inforce/current/epi-2023-0336
[3] NSW EPA (2012). Waste Management and Recycling in Commercial and Industrial Facilities. Internet publication: https://www.epa.nsw.gov.au/publications/managewaste/120960-comm-ind
[4] NSW EPA (2012). Better Practice Guidelines for Waste Management, Internet Publication: https://www.epa.nsw.gov.au/-/media/epa/corporate-site/resources/managewaste/120960-comm-ind.pdf
[5]NSW EPA (2019). Better Practice Guidelines for Waste Management, Internet Publication: https://www.epa.nsw.gov.au/-/media/epa/corporate-site/resources/warrlocal/19p1559-resource-recovery-in-residential-developments.pdf
[6] NSW EPA (Dept of Climate Change and Water))2010) House Deconstruction Information Booklet. Internet Publication: https://www.epa.nsw.gov.au/~/media/EPA/Corporate%20Site/resources/managewaste/100080-house-deconstruction.ashx
[7] NSW Government (2019). Code of Practice Demolition Work 2019, Internet publication: https://www.safework.nsw.gov.au/__data/assets/pdf_file/0015/52161/Demolition-work-COP.pdf

1.1. Waste Hierarchy

The approach to waste management in NSW is guided by the principles of Ecologically Sustainable Development (ESD). The framework for managing waste is outlined in the waste hierarchy, as depicted in the diagram below (Figure 1.1).

Figure 1.1. The waste hierarchy, adapted from the *NSW Waste Avoidance and Resource Recovery Strategy 2014-2021*.



Waste avoidance is the highest priority within the hierarchy, emphasising the prevention of waste generation at its source. It is the simplest and most cost-effective method to minimise waste, delivering the greatest environmental and economic benefits.

Reusing involves the repeated use of a product for the same or a similar purpose without significant processing. By extending the life of materials, reusing reduces waste generation and conserves the energy that would otherwise be expended on recycling or producing new products.

Recycling focuses on transforming waste into new materials or products through processing. This approach requires less energy than manufacturing from raw materials, conserves natural resources, reduces environmental degradation, and extends the lifespan of landfill facilities.

1.2. Waste Tracking

To uphold established standards, a comprehensive system for waste monitoring and reporting will be implemented. The monitoring process will include the following minimum requirements:

- Waste and recycling storage and handling areas must be kept clean and well-organised at all times.
- Appropriate signage must be installed and maintained to provide clear guidance to contractors and site personnel.

To ensure compliance with this Waste Management Plan (WMP) and proper handling and removal of materials, accurate records must be maintained, including:

- Identification and quantification of materials removed from the site.
- Details of the destination for all materials.

All records and reports must be incorporated into a structured reporting system, which will be overseen by the site manager. These reports will be regularly reviewed, and corrective actions will be implemented as necessary to ensure the objectives of the WMP are achieved.

Details regarding the waste materials to be removed during the demolition and construction phases, as well as the anticipated operational waste, are outlined in Table 5.1, and Tables 6.1.

1.3. Waste and Recycling Facilities

All waste and recovered materials generated during demolition, construction, and operational phases will be directed to facilities licensed by the Environment Protection Authority (EPA) to accept such materials. Table 1.2 provides examples of facilities identified for use within this Waste Management Plan (WMP). This list is indicative and not comprehensive.

Table 1.2. List of facilities recommended through the WMP.

EPA Licence No	SITE OWNER	SITE NAME	ADDRESS	SUBURB	POST CODE	WASTE TYPE	ACTIVITY
20021	Veolia Recycling and Recovery Pty Ltd	Spring Farm Materials Recycling Facility	20 Barrow Rd	Spring Farm	2570	Commingled Recycling	Recycling
20607	Bingo Industries Pty Ltd	BINGO Recycling Centre Revesby	37-51 Violet St	Revesby	2212	Building and Demolition Waste	Recycling
12889	Cleanaway Pty Ltd	Advanced Resource Recovery technology (ARRT)	1725 Elizabeth Drive	Kemps Creek	2178	Garden Organics and Food Organics	Composting
4068	Cleanaway Pty Ltd	Elizabeth Drive Landfill Facility	1725 Elizabeth Drive	Kemps Creek	2178	General Waste (putrescible)	Landfill Disposal

1.4. Limitations

This report has been prepared by Ecotech Environmental Pty Ltd (Ecotech) for the sole purpose of providing a comprehensive Waste Management Plan (WMP), including demolition, construction, and operational waste management, to support the development application for the Bankstown Residential Flat Building. This report is provided with the following limitations:

- This report is for the exclusive use of the client, Dr. Ghayath Al Shelh, including their officers, employees, and advisers. It should not be used or relied upon by any other party without prior written consent from Ecotech.
- Drawings, estimates, and information contained within this WMP are based on plans, specifications, and supporting documentation provided by JS Architects, Canterbury-Bankstown Council, and third-party sources including government agencies. Assumptions made are beyond the control of Ecotech.
- Waste calculations presented in this report are estimates only. Actual waste volumes may vary depending on operational factors, occupancy levels, and the implementation of waste education practices.
- The site operator and building management team are responsible for monitoring waste generation and adjusting waste management procedures accordingly. If actual waste volumes exceed projections, the operator must implement measures such as increasing bin numbers, adjusting collection frequency, or expanding storage capacity.

- This report should not be used as the basis for financial forecasting, operational costing, or preparation of workplace safety procedures.
- While every effort has been made to ensure accuracy, Ecotech makes no guarantees that the WMP will reflect exact operational outcomes. Changes in waste infrastructure, usage patterns, or Council requirements may impact the effectiveness of this WMP.
- Ecotech provides no warranty or representation regarding the accuracy, reliability, or suitability of the information provided unless explicitly stated.
- Recommendations related to any bin handling equipment or waste storage systems (e.g., trolleys, lifts) must be reviewed and confirmed by the relevant equipment suppliers or installers for safety and suitability.
- Ecotech is not liable for any changes to the site layout, floor plans, or design details that occur after the submission of this WMP to Council.
- Waste storage areas, access corridors, and collection zones have been proposed based on the available plans; however, it is the responsibility of the project architect to ensure that final designs meet the spatial and access requirements outlined in this report.
- All assumptions regarding vehicle access, bin collection clearances, turning paths, and height clearances are to be verified by a qualified traffic engineer.
- Canterbury-Bankstown Council reserves the right to revise its waste and recycling service policies at any time. Such changes may require amendments to the waste management approach detailed in this report.

2. Site Description

The proposed development site is located at 2–4 Vimy Street, Bankstown, NSW 2200, within Lot 49/-/DP13055 and 50/-/DP13055 comprises of a total site area of approximately 1,170.6 m². The site is zoned R4 High Density Residential under the *Canterbury-Bankstown Local Environmental Plan* 2023, which permits the development of residential flat buildings with consent, subject to compliance with applicable planning controls.

- Objectives of the R4 High Density Residential zone are as follows:
- 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.

The subject site is currently vacant and contains no existing structures. The land is generally flat, cleared, and accessible from Vimy Street.

The proposal has been carefully designed to respond to the site's zoning, support increased housing supply in a strategic growth location, and align with the objectives of the R4 zone while ensuring a high level of residential amenity and sustainability.

2.1. Background

Dr. Ghayath Al Shelh is proposing the development of a residential flat building on the 1,170.6 m² site at 2–4 Vimy Street, Bankstown, NSW 2200. This project, referred to as the Bankstown Residential Flat Building, will transform the currently vacant land into a high-quality residential development that supports housing diversity and urban renewal in the Bankstown locality.

Key features of the Bankstown Residential Flat Building include:

- Site Area and Scope: The proposal will utilise the full extent of the 1,170.6 m² site, which is currently clear and unoccupied, requiring no demolition works prior to construction commencement.

Residential Development:

- The building will contain a total of 17 apartments across four storeys, offering a mix of two- and three-bedroom dwellings to suit a variety of household types.
- The residential unit mix includes 13 x 2-bedroom apartments and 4 x 3-bedroom apartments.

Building Layout and Use:

- The development comprises residential uses across all floors, supported by basement and ground-level services including car parking, storage, and a waste bin room.
- A dedicated waste storage area is proposed on the ground floor, in close proximity to the street for convenient kerbside collection.

On-Site Amenities and Access:

- A total of 26 car parking spaces will be provided for residents, including accessible parking and bicycle storage.
- Pedestrian and vehicular access to the site will be provided from Vimy Street.

- The site layout has been designed to ensure efficient movement, safety, and compliance with Council's access and servicing requirements.

2.2. Asbestos and Hazardous Materials

A hazardous materials survey shall be conducted before works to identify any hazardous material or asbestos. This shall be done to comply with the *Canterbury-Bankstown Development Control Plan* 2023. This section provides details of procedures for handling asbestos material.

Should any hazardous materials or asbestos removal be required, it will be conducted in accordance with Safe Work NSW (2016) *Model Code of Practice: How to Safely Remove Asbestos* and Safe Work NSW (2014) *Code of Practice: Demolition Work* [8].

Canterbury-Bankstown Council's Asbestos Policy details are available online.[9]

The policy has the following conditions:

- Main legislation regarding removal and handling of hazardous materials (including asbestos) is the *Workplace Health and Safety Regulation* 2011;[10]
- Under the above regulation, a licence authorised by the NSW WorkCover Authority is required for all friable asbestos work and bonded asbestos work where the asbestos has a surface area of more than 10 square metres;
- Under the above regulation, a person undertaking 'lead risk' work must notify WorkCover NSW; and
- The main legislation dealing with the disposal of asbestos material is governed by the NSW EPA *Waste Classification* Guidelines (2014).

2.3. Objectives

The WMP has been prepared to address the following objectives:

***Canterbury-Bankstown Development Control Plan* 2023** – Chapter 3.3 Waste Management

a) To maximise resource recovery and encourage source separation of waste, reuse and recycling by ensuring development provides adequate and appropriate bin storage and collection areas.
b) To ensure development incorporates well-designed and adaptable bin storage areas and collection facilities that are convenient and accessible to occupants.
c) To maximise residential amenity and minimise adverse environmental and health-related impacts associated with waste management such as odour and noise from bin storage and collection areas and waste collection vehicles.
d) To ensure bin storage and collection areas are designed to integrate with and meet the requirements for Council's domestic waste services.
e) 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 pedestrians, maintenance (such as caretakers), collection staff and contractors (and required vehicles and equipment).
f) To integrate bin storage and collection areas with the building form and landscape to avoid adverse visual impacts on the streetscape and neighbourhood.

[8] Safe Work Australia (2018). Demolition Work Code of Practice. Internet Publication: https://www.safeworkaustralia.gov.au/doc/model-code-practice-demolition-work
[9] Canterbury-Bankstown Council (2021). Asbestos Policy. Internet Publication: https://www.cbcity.nsw.gov.au/your-council/policies-and-codes/asbestos-policy
[10] NSW Workplace Health and Safety Regulation (2011). Internet publication: https://legislation.nsw.gov.au/view/whole/html/inforce/current/sl-2011-0674

g) To assist in achieving Federal and State Government waste minimisation and diversion targets as set by relevant legislation, regulations and strategies.

Canterbury-Bankstown Demolition & Construction Guide– Section 5: Waste Management Plan (Demolition Stage)

a) To optimise adaptive reuse opportunities of existing building/structures.
b) To maximise reuse and recycling of materials.
c) To minimise waste generation.
d) To ensure appropriate storage and collection of waste.
e) To minimise the environmental impacts associated with waste management.
f) To avoid illegal dumping.
g) To promote improved project management.

Canterbury-Bankstown Demolition & Construction Guide– Section 6: Waste Management Plan (Construction Stage)

a) To maximise reuse and recycling of materials.
b) To minimise waste generation.
c) To ensure appropriate collection and storage of waste.
d) To minimise the environmental impacts associated with waste management.
e) To avoid illegal dumping.
f) To promote improved project management.
g) To optimise adaptive reuse opportunities of existing building/structures.

2.4. Agency Requirements

Table 2.1. Agency requirements that relate to waste management for the Proposal.

<table>
<tr><th>Agency</th><th>Requirement</th><th>Response / Section of report requirement is addressed</th></tr>
<tr><td rowspan="4">Canterbury-Bankstown Control Plan 2023</td><td colspan="2">Section 2 – Standard Service Specifications for Residential Development</td></tr>
<tr><td>2.1 The weekly generation rates per dwelling are:
General Waste – 140L
Recycling – 120L
Garden Organics – 120L</td><td>Compliant, See section 6.</td></tr>
<tr><td>2.2 The bin sizes for residential development are (Residential Flat buildings):
Recycling – 660L or 1,100L
Garden Organics – 240L</td><td>Compliant, See section 6.</td></tr>
<tr><td>2.3 The standard bin dimensions are:
<table><tr><th>Standard bin type</th><th colspan="3">Dimensions</th></tr><tr><th></th><th>Height</th><th>Width</th><th>Depth</th></tr><tr><td>140L mobile garbage bin</td><td>930mm</td><td>530mm</td><td>610mm</td></tr><tr><td>240L mobile garbage bin</td><td>1,060mm</td><td>580mm</td><td>730mm</td></tr><tr><td>660L bulk bin</td><td>1,250mm</td><td>1,370mm</td><td>850mm</td></tr><tr><td>1,100L bulk bin</td><td>1,470mm</td><td>1,370mm</td><td>1,245mm</td></tr><tr><td>Hook lift/compactor bin (10m³–30m³)</td><td>2.5m</td><td>2.5m</td><td>6m</td></tr></table></td><td>Compliant, See section 6.</td></tr>
</table>

Agency	Requirement	Response / Section of report requirement is addressed
	2.4 The standard service frequencies for residential development are (Medium Rise Residential Flat Buildings - Medium rise 5–8 storeys): General Waste – one or two collections per week Recycling – one collection per fortnight Garden Organics – one collection per fortnight Bulky Waste (Per Year) – developments (6-50 dwellings) – four collections	Compliant, See section 6.
	Section 3 – Residential Development	
	3.1 Council or its contractors are solely to provide the waste services to all residential development types as required under the *Local Government Act* 1993.	Compliant, Residential flat building, falls solely under residential development.
	3.2 Each dwelling is to have: (a) A waste storage cupboard in the kitchen capable of holding two days' waste and recycling and be sufficient to enable separation of recyclable materials. (b) A suitable space in the kitchen for a caddy to collect food waste.	Compliant.
	3.3 Development must provide an adequate sized bin storage area behind the front building line to accommodate all allocated bins.	Compliant, See architectural plans.
	3.4 The location of the nominated collection point and bin storage area must not adversely impact on the streetscape, building design or amenity of dwellings.	Compliant, main bin storage area is screened and only accessible by building management/caretakers.
	3.5 The location of the bin storage area should ensure this area: (a) Is screened or cannot be viewed from the public domain; and (b) Is away from windows of habitable rooms to reduce adverse amenity impacts associated with noise, odour and traffic.	Compliant, main bin storage area is screened and inaccessible to the public or residents.
	3.6 The location of the bin storage area is to be convenient to use for the dwelling occupants and caretakers, through reducing the bin travel distance from the bin storage area to the nominated kerbside collection point. The bin-carting route from the bin storage area to the collection point must not pass through any internal areas of the building/dwelling and must avoid stairs or slopes.	Compliant, the communal bin storage area on each level is less than 30m from each residential dwelling and the main residential bin room is Within 10m from the nominated kerbside collection point, for the collect and return service. The bin-carting route is direct, level, non-slip, and external to habitable areas, allowing safe and efficient movement of bins by building management/caretakers without the need to pass through internal living spaces or navigate stairs. See section 6.

Agency	Requirement	Response / Section of report requirement is addressed
	3.7 Where possible, development may consider providing each dwelling with a suitable space for composting and worm farming, located within the backyard, private courtyard or open space. Composting facilities should be located on an unpaved area, with a minimum size of 1m² per dwelling.	N/A.
	3.8 Dwellings are to have access to an adequately sized on-site storage area to store bulky waste awaiting collection.	Compliant. A dedicated bulky waste storage room exceeding 4m² is provided in Basement 1. See section 6.
	3.9 Development must comply with the requirements of the applicable Waste Design for New Developments Guide.	Compliant, See section 6.
	3.10 Council cannot provide a collect and return service at locations where waste collection vehicles are not permitted to stop in accordance with road rules.	Compliant, Main residential bin storage room is located at ground level with suitable kerbside access for Council's collect and return service. See section 6.
	3.18 In addition to clauses 3.1–3.10, residential flat buildings are to provide a communal bin storage area that is designed to integrate with Council's standard collect and return service by locating the bin storage area within 10m of a layback to the nominated collection point and ensuring safe parking for Council's service vehicle, without blocking driveways or traffic. Nominated collection points must avoid classified roads and roads with high vehicle and pedestrian traffic.	Compliant, Main residential bin storage room is within 10m of the collection point with safe, unobstructed access for Council's HRV service vehicle. Collection takes place from the street with no disruption to driveways or traffic. See section 6.
	3.19 The communal bin storage area must be of sufficient size to accommodate all allocated bins, and the location and design must: (a) Integrate with the building form and landscape; (b) Locate either at ground level behind the front building line or within the basement level of the development; (c) Provide direct and convenient access for the occupants of the development. The maximum walking distance from any entrance of a dwelling to the communal bin storage area must not exceed 30m (lift travel distance not included); (d) Allow for the safe and direct transfer of all bins from the bin storage area to the collection point; (e) Not adversely impact the occupants within and adjoining the development in relation to visual amenity, noise, odour and traffic; (f) Not interfere with car parking, landscape and any existing trees and vegetation; (g) Not adversely impact on the streetscape, building design or amenity of dwellings; (h) Comply with the requirements of the applicable Waste Design for New Developments Guide;	Compliant, See architectural plans, and section 6.

Agency	Requirement	Response / Section of report requirement is addressed
	(i) Ensure walls and floors are solid and impervious; (j) Ensure compliance with Work, Health and Safety legislation and standards.	
	3.20 The bin-carting route from the bin storage area to the collection point must: (a) Be direct and as short as possible; (b) Be solid, impervious and a minimum 2m wide; (c) Be non-slip, free from obstacles and steps; (d) Be a maximum grade of 1:30; (e) Avoid passing through any internal areas of the building; (f) Ensure compliance with Work, Health and Safety legislation and standards.	Compliant, See section 6, specifically section 6.4 and architectural plans.
	3.21 Where development is proposing on-site waste servicing and collection or is deemed by Council to be unsuitable for collect and return, the development is to be designed to integrate with Council's standard waste service and to enable all allocated bins to be collected on-site. This includes: (a) Designing entry/exit points and internal roads to allow Council's waste collection vehicles to enter and exit in a forward direction; (b) Ensuring the design of the waste collection vehicle route of travel (including manoeuvring areas) and loading area complies with the Australian Standard AS 2890.2; (c) Ensuring the on-site collection point integrates into the design of the development. The collection point may be directly from the bin storage area or a nominated holding collection area within the site; (d) Ensuring the design of the on-site collection point complies with the requirements of the applicable Waste Design for New Developments Guide. Note: Council's standard waste servicing system is a heavy rigid vehicle as per the Australian Standard AS 2890.2.	N/A.
	3.23 Residential flat buildings with 50 or more dwellings must provide a separate communal bin storage area for the storage of household items (e.g. clothing, mattresses, polystyrene, cardboard and electronic waste) awaiting collection through Council's Supplementary Recycling Service. The minimum area required is 9m² and the design is to comply with the requirements of the applicable Waste Design for New Developments Guide.	N/A.
Canterbury-Bankstown Demolition & Construction Guide	**Section 5: Waste Management Plan (Demolition Stage)**	
	5.1 A waste management plan must accompany the application. The waste management plan must: (a) Identify all waste likely to result from the demolition, and opportunities for reuse of materials. Refer to the table in clause 5.1, which gives examples of demolition materials and potential reuse/recycling opportunities.	Compliant, This is the waste management plan. Although no built structures exist on-site, the WMP addresses demolition-stage requirements in section 4.

Agency	Requirement	Response / Section of report requirement is addressed
	(b) Reuse or recycle salvaged materials on-site where possible. (c) Allocate an area for the storage of materials for use, recycling and disposal (giving consideration to slope, drainage, location of waterways, stormwater outlets, vegetation, and access and handling requirements). (d) Provide separate collection bins or areas for the storage of residual waste. (e) Clearly sign post the purpose and content of the bins and storage areas. (f) Implement measures to prevent damage by the elements, odour and health risks, and windborne litter. (g) Minimise site disturbance and limit unnecessary excavation.	
	5.2 When implementing the waste management plan, the applicant must ensure: (a) Footpaths, public reserves, street gutters are not used as places to store demolition waste or materials of any kind without Council approval. (b) Any material moved offsite is transported in accordance with the requirements of the Protection of the Environment Operations Act 1997. (c) Waste is only transported to a place that can lawfully be used as a waste facility. (d) Generation, storage, treatment and disposal of hazardous waste and special waste (including asbestos) is conducted in accordance with relevant waste legislation administered by the EPA and relevant work health and safety legislation administered by SafeWork NSW. (e) Evidence such as weighbridge dockets and invoices for waste disposal or recycling services is retained.	Compliant, See section 4.
	Section 6: Waste Management Plan (Construction Stage)	
	6.1 A waste management plan must accompany the application. The waste management plan must: (a) Estimate volumes of materials to be used and incorporate these volumes into a purchasing policy so that the correct quantities are purchased. (b) Identify potential reuse and recycling opportunities of excess construction materials. (c) Incorporate the use of prefabricated components and recycled materials. (d) Arrange for the delivery of materials so that materials are delivered 'as needed' to prevent the degradation of materials through weathering and moisture damage.	Compliant, This waste management plan. Specifically, section 5.

Agency	Requirement	Response / Section of report requirement is addressed
	(e) Consider organising to return excess materials to the supplier or manufacturer. (f) Allocate an area for the storage of materials for use, recycling and disposal (considering slope, drainage, location of waterways, stormwater outlets and vegetation). (g) Arrange contractors for the transport, processing and disposal of waste and recycling. Ensure that all contractors are aware of the legal requirements for disposing of waste. (h) Promote separate collection bins or areas for the storage of residual waste. (i) Clearly sign post the purpose and content of the bins and storage areas. (j) Implement measures to prevent damage by the elements, odour and health risks, and windborne litter. (k) Minimise site disturbance and limit unnecessary excavation. (l) Ensure that all waste is transported to a place that can lawfully be used as a waste facility.	
	6.2 The applicant must retain all records demonstrating lawful disposal of waste and keep them readily accessible for inspection by regulatory authorities such as Council, EPA or SafeWork NSW.	Compliant, See section 5.

3. Legislative Requirements

The key sources of waste management regulation in New South Wales include:

- The *Protection of the Environment Operations Act* 1997, which provides enforcement provisions, a licensing framework and other tools to protect human health and environment from the inappropriate use of waste;
- The *Protection of the Environment Operations (Waste) Regulation* 2014, which outlines the regulation of waste in NSW and the waste levy system;
- The *Protection of the Environment Operations (Clean Air) Regulation* 2022, which provides regulatory measures to control emissions from various sources including industry; and
- The *Waste Avoidance and Resource Recovery Act* 2001, which sets the waste hierarchy and the *NSW Waste and Sustainable Materials Strategy 2041: Stage 1 – 2021-2027*.

The requirements for classifying, handling, and disposing of particular types of wastes are defined in the EPA *Waste Classification Guidelines*.

3.1. NSW Waste and Sustainable materials Strategy 2041

The NSW Waste and Sustainable Materials Strategy 2041 sets a long-term vision for waste management, focusing on infrastructure planning, reducing carbon emissions, job creation, and redefining production, consumption, and recycling practices. The strategy aligns with targets set in the National Waste Policy Action Plan, including:

- Reduce total waste generated by 10% per person by 2030;
- Have an 80% average recovery rate from all waste streams by 2030;
- Significantly increase the use of recycled content by governments and industry;
- Phase out problematic and unnecessary plastics by 2025; and
- Halve the amount of organic waste sent to landfill by 2030.

In addition to the above targets, NSW has committed to:

- Introduce a new overall litter reduction target of 60% by 2030 and a plastic litter reduction target of 30% by 2025, as set out in the NSW Plastics Action Plan;
- Set a goal to triple the plastics recycling rate by 2030, as set out in the *NSW Plastics Action Plan*;
- Reaffirm our commitment to the goal of net zero emissions from organic waste by 2030, as laid out in the *NSW Net Zero Plan Stage 1: 2020–2030*;
- Establish new indicators to help us track our progress on infrastructure investment and the cost of waste services; and
- Develop a new measure of the emissions performance of our waste and materials management. This will help us to track our performance across the lifecycle of materials.

A key focus of the strategy is increasing waste infrastructure and services to meet future needs, prioritising waste avoidance and extending landfill lifespans. Improving recycling capacity is also critical. This Waste Management Plan (WMP) aims to minimise waste generated during the demolition, construction, and operational phases and ensure appropriate facilities are used for reuse, recycling, or disposal.

3.2. Classification of Waste Streams

The classification of waste into defined categories based on their potential risks to human health and the environment is critical for ensuring effective management and proper disposal. Waste classifications, as outlined in Clause 49 of Schedule 1 of the *Protection of the Environment Operations Act* 1997 (POEO Act) and the *NSW EPA Waste Classification Guidelines* (2014), include the following categories:

- Special waste
- Liquid waste
- Hazardous waste
- Restricted solid waste
- General solid waste (putrescible)
- General solid waste (non-putrescible)

Where waste cannot be avoided, reused, or recycled, it will be classified and managed in accordance with the Waste Classification Guidelines. The classification process involves the following steps:

1. Determine if the waste is classified as special waste.
2. If not, identify whether the waste qualifies as liquid waste.
3. If neither, verify if the waste is pre-classified under the guidelines.
4. If unclassified, assess whether the waste possesses hazardous characteristics to determine if it qualifies as hazardous waste.
5. If no hazardous characteristics are present, conduct a chemical assessment to establish its classification. If no chemical assessment is undertaken, the waste must be managed as hazardous waste.
6. For waste identified as general solid waste, conduct an additional test to determine whether it is putrescible or non-putrescible. If this test is not performed, the waste must be managed as general solid waste (putrescible).

The EPA Waste Classification Guidelines provide a comprehensive framework for waste acceptance, testing, and management options, ensuring the protection of human health and the environment.

3.3. Waste Monitoring and Reporting

To ensure the effective implementation of this Waste Management Plan (WMP) and compliance with regulatory standards, a waste monitoring and reporting system will be established. The system will encompass the following key requirements:

- Maintenance of waste and recycling storage and handling areas: These areas must be kept clean, orderly, and free of debris to minimise safety hazards and ensure efficient operations.
- Installation of clear and appropriate signage: Signage must be strategically placed and well-maintained to provide clear guidance to contractors and site personnel on proper waste handling practices.

Accurate and thorough record-keeping will be critical to tracking waste management activities and ensuring compliance. Records must include:

- Identification and quantification of materials removed from the site, providing detailed information on the type and volume of waste handled.
- Details of material destinations, confirming that waste is disposed of, reused, or recycled at appropriate licensed facilities.

Oversight of the reporting system will rest with the site manager, who will be responsible for ensuring that records are accurate and regularly reviewed. Periodic checks will be conducted to identify any gaps or non-compliance, and necessary actions will be taken to meet the objectives of the WMP.

The materials to be removed during the demolition and construction phases are detailed in Sections 4 and 5.

4. Demolition Phase

The property is located at 2–4 Vimy Street, Bankstown, NSW 2200, within Lot 49/-/DP13055 and 50/-/DP13055 comprises of a total site area of approximately 1,170.6 m². The site is zoned R4 High Density Residential under the *Canterbury-Bankstown Local Environmental Plan* 2023. This zone permits the development of residential flat buildings with consent.

The subject site is currently vacant and does not contain any existing structures, built form, or service infrastructure requiring removal. As such, no demolition works are proposed or required as part of this development. Consequently, no waste is expected to be generated from the removal of buildings, structures, or built elements. However, early site preparation activities that fall under the demolition stage must still comply with the objectives of Section 5 – Waste Management Plan (Demolition Stage) of the *Canterbury-Bankstown Demolition and Construction Guide* (2024)[11].

To ensure site readiness and compliance with all statutory requirements, the following activities will occur during the demolition and site preparation phase:

- Confirmation that no live utilities or services remain connected to the site, including:
    - Electricity,
    - Water,
    - Gas,
    - Telecommunications.
- Installation of temporary fencing or hoardings around the site perimeter in accordance with *AS2601–2001 Demolition of Structures*, Council requirements, and *NSW Work Health and Safety Regulation* 2017.
- Construction of temporary access routes for heavy vehicles, including works near overhead electrical cables and adjacent power poles.
- Potential adjustments to existing poles and wiring to facilitate safe and unobstructed vehicle access.
- Identification and setup of a temporary waste storage area, should minor waste be uncovered (e.g. residual debris, dumped rubbish, or vegetative material).
- Site management to ensure pollution controls are implemented, including dust suppression, sediment fencing, and secured loads on haulage vehicles.
- Ongoing consideration of the adjacent electrical substation, ensuring adequate clearance and protection throughout all early-stage works.
- If any incidental waste or illegally dumped materials are encountered:
    - They will be collected, separated, and either reused where feasible or transported to an EPA-licensed waste facility.
    - All materials will be handled in accordance with the *Protection of the Environment Operations Act* 1997 and recorded in a waste logbook with associated disposal dockets.
- Although clearing of buildings is not applicable to this site, site readiness may include minor clearing of surface vegetation, remnants of concrete driveways, or other inert materials using excavators or light machinery.
- Traffic management controls, such as cones along Vimy Street (and Mandina Place, if applicable), will be implemented to maintain clear access for large construction vehicles.

No demolition contractors are required due to the absence of structures; however, all early site works will be supervised by a licensed builder with appropriate insurances, and all activities will be aligned with the Demolition

[11] Canterbury-Bankstown Council (2028). Demolition & Construction Guide. Internet Publication: https://webdocs.bankstown.nsw.gov.au/api/publish?documentPath=aHR0cDovL2lzaGFyZS9zaXRlcy9Db21tdW5pY2F0aW9ucy9QdWJsaWNhdGlvbnMvV2Vic2l0ZSBEb2N1bWVudHMvMjAyNC4wOC4wNiAtIERlbW9saXRpb24gYW5kIENvbnN0cnVjdGlvbiBHdWlkZS5wZGY=&title=2024.08.06%20-%20Demolition%20and%20Construction%20Guide.pdf

and Construction Guide and Council's environmental expectations. While demolition activity is minimal for this site, the principles of safe, lawful, and environmentally responsible site preparation remain applicable at this stage of development.

Figure 4.1. Aerial view of the proposal site is shown in red outline.

Date	Revision	Drawn By	Site description	Ecotech Environmental Pty Ltd		Client	Dr. Ghayath Al Shelh
10/04/2025	Revision A	J.Tanana	2–4 Vimy Street, Bankstown, NSW 2200, (Lot 49/-/DP13055 and 50/-/DP13055)	409 King Georges Road, Beverly Hills NSW 2209 E: info@ecotechenvironmental.com.au W: www.ecotechenvironmental.com.au		Project	Proposed Residential Flat Building
						Title	Proposed area of works
						Scale	n/a
						Sources	Google Earth

5. Construction Phase

Construction works will commence following completion of early site establishment activities and will include excavation, structural building works, fit-out, and landscaping. This stage will generate a range of waste types and present key opportunities for resource recovery through proactive waste management.

The construction phase of the proposed residential flat building at 2–4 Vimy Street, Bankstown will involve the following core activities:

- Bulk earthworks and excavation to construct the building's basement level;
- Construction of a 4-storey residential flat building comprising 17 apartments (13 x 2-bedroom and 4 x 3-bedroom);
- Construction of 26 car parking spaces within the basement level;
- Installation of internal utilities and service connections (water, sewer, electricity, NBN);
- Construction of bin storage areas, plant rooms, and communal space;
- Installation of soft and hard landscaping, footpaths, and stormwater infrastructure;
- Establishment of new vehicular access from Vimy Street.

Given the likelihood of windblown rubbish existing on Site during the construction phase, all skip bins collecting foam, cardboard or plastic will have a tight fitting, secure lid. Waste will be segregated on-site to maximise recycling opportunities and minimise contamination.

5.1. Construction Waste management Measures

In accordance with Section 6 – Waste Management Plan (Construction Stage) of the *Canterbury-Bankstown Demolition and Construction Guide* (2024)[12], the following measures will be implemented to ensure compliance with applicable environmental and planning legislation:

Procurement and Material Control:

- Estimates for building materials will be calculated at design stage and incorporated into a purchasing policy to avoid over-ordering.
- Materials will be delivered on an as-needed basis to reduce waste caused by weather damage or prolonged storage.
- Use of prefabricated elements and recycled content materials will be prioritised where feasible.

Waste Sorting and Storage:

- A designated, signed area on-site will be used for sorting waste into separate streams (e.g. concrete, timber, metals, plasterboard, soft plastics, cardboard, residual waste).
- Skip bins will be clearly labelled and covered, especially those used for lightweight packaging materials such as foam or plastic, to prevent windborne litter.
- Liquid and hazardous materials (e.g. paints, oils, solvents) will be stored in bunded areas and disposed of by appropriately licensed contractors.

Construction Waste Types:

[12]Canterbury-Bankstown Council (2028). Demolition & Construction Guide. Internet Publication: https://webdocs.bankstown.nsw.gov.au/api/publish?documentPath=aHR0cDovL2lzaGFyZS9zaXRlcy9Db21tdW5pY2F0aW9ucy9QdWJsaWNhdGlvbnMvV2Vic2l0ZSBEb2N1bWVudHMvMjAyNC4wOC4wNiAtIERlbW9saXRpb24gYW5kIENvbnN0cnVjdGlvbiBHdWlkZS5wZGY=&title=2024.08.06%20-%20Demolition%20and%20Construction%20Guide.pdf

- Waste generated will likely include: excavated spoil, timber offcuts, bricks, concrete, plasterboard, PVC pipes, plastic packaging, metals, glass, carpet, and soft landscaping waste.
- Residual contractor waste (e.g. food wrappers, paper, PPE) will be disposed of in general waste bins.

On-Site Controls and Compliance:

- All contractors will be inducted on proper waste sorting and disposal procedures.
- Sediment and erosion controls will be implemented to protect adjoining properties and the public stormwater system.
- Access routes for waste transport will avoid sensitive areas and prevent contamination or spillage.

Legal Compliance:

- All waste will be transported to an EPA-licensed facility in accordance with the *Protection of the Environment Operations Act* 1997.
- Work health and safety practices will comply with the *NSW Work Health and Safety Regulation* 2017.
- Waste storage will consider site slope, drainage, existing vegetation, and proximity to waterways or stormwater outlets.

Records and Verification:

- The site manager will retain all weighbridge dockets, invoices, and receipts from licensed waste and recycling facilities.
- Records will be made available for inspection by Canterbury-Bankstown Council, NSW EPA, or SafeWork NSW upon request.

5.2. Estimated Waste Quantities During Construction

Estimates for waste materials have been calculated using information provided by the JS Architects in addition to conversions using *The Model Waste Not DCP Chapter* (2008)[13] and *Waste Planning Guide for Development Application Inner Sydney Waste Board* (1998). Table 5.1 outlines the estimated types and quantities of waste generated during the excavation and construction phase of the development.

An overall recycling rate of approximately 99.8% is anticipated during the construction phase.

All receipts for the off-site recycling or disposal of waste materials will be retained by the applicant to ensure compliance and provide a clear record of waste management activities

Table 5.1. Estimated quantities from construction activities.

Waste Classification	Description	Segregation Area/Containers	Reuse/Recycling/Disposal	Suggested Receiving Facility	Vol (m^3)	Recycling Rate %
General solid waste (non-putrescible)	Excavation Material	Excavated material to be used on site where possible for construction works and excess material is to be transported in	Reused on-site as fill material as appropriate. Remainder transferred to off-site recycling	Bingo Industries, Recycling Centre Revesby (EPL no. 20607)	2341.2	100

[13] NSW Government (2008) MODEL WASTE NOT DCP CHAPTER 2008, Internet Publication: https://www.epa.nsw.gov.au/~/media/EPA/Corporate%20Site/resources/warrlocal/080353-model-waste-not-dcp.ashx

Waste Classification	Description	Segregation Area/Containers	Reuse/Recycling/Disposal	Suggested Receiving Facility	Vol (m^3)	Recycling Rate %
		truck and dog to licenced facility.				
	Concrete	To be stored in 10 m^3 skip bin in designated temporary waste storage area	Off-site recycling	Bingo Industries, Recycling Centre Revesby (EPL no. 20607)	7	100
	Metal	2m^3 Skip Bin	Off-site recycling	Bingo Industries, Recycling Centre Revesby (EPL no. 20607)	2	100
	Plasterboard	2m^3 Skip Bin	Potential re-use on site. Off-site recycling	Bingo Industries, Recycling Centre Revesby (EPL no. 20607)	2	100
	Timber	2m^3 Skip Bin	Off-site recycling	Bingo Industries, Recycling Centre Revesby (EPL no. 20607)	2	100
	Bricks	4m^3 Skip Bin	Off-site recycling	Bingo Industries, Recycling Centre Revesby (EPL no. 20607)	4	100
	Glazing	1m^3 Skip Bin	Off Site recycling	Bingo Industries, Recycling Centre Revesby (EPL no. 20607)	0.2	50
	Co-mingled Recycling	2m^3 Skip Bin, which is changed over once full	Off Site recycling	Veolia Recycling and Recovery Pty Ltd, Spring Farm Materials Recycling Facility (EPL no. 20021)	8	100
General solid waste (putrescible)	Non-recyclable rubbish from across the site	2m^3 Skip Bin, which is changed over once full	Off-site disposal	Cleanaway Pty Ltd, Elizabeth Drive Landfill Facility (EPL no. 4068)	5.1	0
Hazardous Waste	Asbestos	N/A	N/A	Licensed asbestos contractor	N/A	0
					TOTAL amount of waste generated (m^3)	2,371.5
					TOTAL amount of waste recycled (m^3)	2,366.3
					Overall recycling rate	99.8%

Figure 5.1. Site Waste Management during Demolition and Construction.

Date	Revision	Drawn By	Site description	Ecotech Environmental Pty Ltd		Client	Dr. Ghayath Al Shelh
10/04/2025	Revision A	J.Tanana	2–4 Vimy Street, Bankstown, NSW 2200, (Lot 49/-/DP13055 and 50/-/DP13055)	409 King Georges Road, Beverly Hills NSW 2209 E: info@ecotechenvironmental.com.au W: www.ecotechenvironmental.com.au		Project	Proposed Residential Flat Building
						Title	Proposed Sample Location of Skip Bins
						Scale	n/a
						Sources	Google Earth

6. Operational Phase

The operational waste management plan for the Bankstown residential flat building development has been designed in accordance with the requirements and objectives outlined in the *Canterbury-Bankstown Development Control Plan* 2023 – Chapter 3.3 Waste Management and the *EPA Better Practice Guide for Resource Recovery in Residential Developments* (2019).

6.1. Residential Waste Volumes

For the Bankstown residential flat building development, operational waste generation has been assessed using the *EPA Better Practice Guide for Resource Recovery in Residential Developments* (2019), the *Canterbury-Bankstown Development Control Plan* 2023 – Chapter 3.3 Waste Management and *Waste Design for New Developments – Guide C (Residential Flat Buildings)* 2023[14] to determine appropriate bin requirements and collection frequencies.

The development comprises a total of 17 residential units, consisting of:

- 13 two-bedroom apartments, and
- 4 three-bedroom apartments.

These estimates have informed the sizing and configuration of the on-site waste storage area, ensuring that sufficient capacity is provided to manage weekly volumes of general waste and recycling generated by all residents.

Table 6.1. Residential Waste Generation Volumes and Rates

Waste Classification	Generation Rates	Bin Containers	Reuse/Recycling/Disposal	Suggested Receiving Facility	Volume (L/week)	Recycling Rate %
Comingled recycling	140L/Week	4x 660L Collected Weekly or as required	Building management/caretaker will arrange for bins to be transported from each level to be taken down to the residential waste room.	Veolia Recycling and Recovery Pty Ltd, Spring Farm Materials Recycling Facility (EPL no. 20021)	2380	100
General Waste	120L/Week	4x 1100L Collected Fortnightly or as required	Building management/caretaker will arrange for bins to be transported from each level to be taken down to the residential waste room.	Cleanaway Pty Ltd, Elizabeth Drive Landfill Facility (EPL no. 4068)	2040	0
Organic and Food Waste	120L/Week	17x 240L Collected Fortnightly or as required	Building management/caretaker will arrange for bins to be transported from each level to be taken down to the residential waste room	Cleanaway Pty Ltd, Advanced Resource Recovery technology (ARRT) (EPL no. 12889)	2040	100
					Overall recycling rate	68%

Note: Bin sizes, quantities, and collection frequencies may be adjusted by building management in coordination with the council once the building is operational.

[14] Canterbury-Bankstown Council (2023) – Waste Design For New Developments – Guide C Residential Flat Buildings, Internet Publication: https://webdocs.bankstown.nsw.gov.au/api/publish?documentPath=aHR0cDovL2IzaGFyZS9zaXRlcy9QbGFubmluZy9TUC9EQ1AgQW1lbmRtZW50cy9EQ1AgLSBXZWJzaXRlIERvY3VtZW50cyAtIEN1cnJlbnQgdmVyc2lvbnMgb24gQ291bmNpbCdzIHdlYnNpdGUvMjAyMy4wNi4yMyAtIFdhc3RlIERlc2lnbiBmb3IgTmV3IERldmVsb3BtZW50cyAtIEd1aWRlIEMgLSBSZXNpZGVudGlhbCBGbGF0IEJ1aWxkaW5ncyAucGRm&title=2023.06.23%20-%20Waste%20Design%20for%20New%20Developments%20-%20Guide%20C%20-%20Residential%20Flat%20Buildings%20.pdf

6.2. Waste Disposal

Waste disposal procedures for the Bankstown residential flat building are designed to ensure efficient, clean, and compliant handling of all waste streams across the development. The system incorporates designated communal waste rooms on each floor, a managed transfer and consolidation process, and on-site building management to prevent overflow and maintain hygiene.

- General Waste, Recycling, and Organics: On each residential level, a communal waste room will be provided with clearly labelled 240L mobile garbage bins (MGBs) for the disposal of bagged general waste, co-mingled recyclables, and organics. Residents will place securely tied waste bags and separated recycling and organic materials directly into the appropriate bins. Once full, the building management/caretaker will transfer the 240L bins to the central waste room on the ground floor, where the contents will be consolidated into 1100L and 660L MGBs using a bin lifter, or swapped with empty 240L MGB bins. These bins will be securely stored until collection by Council. Signage and bin colours will align with Council standards to promote correct source separation and responsible disposal. The building management/caretaker will monitor bin levels daily and rotate bins as needed to maintain hygiene and ensure sufficient capacity is available at all times.
- Bulky Waste: A designated bulky waste storage area has been provided in Basement 1, with a total area of 21.19m², exceeding the minimum requirement of 4m² as specified in the *Waste Design for New Developments – Guide C (Residential Flat Buildings)* 2023. This area will accommodate items such as mattresses, whitegoods, furniture, and other large domestic items. Residents will liaise with building management for the scheduled disposal of bulky items. Building management will arrange periodic collections and notify residents in advance to ensure compliance and reduce illegal dumping.

All waste systems within the building will be maintained and supervised by the building management team, who will conduct daily checks, facilitate bin movement and cleaning, and ensure all residents have access to appropriately sized, functional, and clearly identified waste disposal options.

6.3. Waste Collection

Building management/caretakers will oversee the transport and consolidation of waste from each residential level to the main waste collection room located on the ground floor. Waste streams, including general waste, co-mingled recycling, and organics, will be collected in separate 240L, 660L and 1100L MGBs. Each stream will be serviced on separate collection times to ensure efficient handling. Council will provide waste collection services for the development, operating under a collect and return service model. The bin storage room is located at ground level with direct and easy access to the street, enabling efficient bin presentation and retrieval by Council without disrupting residents or neighbouring properties.

Residents will dispose of general waste, recycling, and organics into clearly labelled 240L MGBs located within the communal waste rooms on each level. Once these bins are full, the building management/caretaker will transfer them to the ground floor waste room, where the contents will be consolidated into 1100L MGBs and 660L MGBs using a bin lifter, or swapped out for empty 240L MGB bins. The bins will then be stored securely in preparation for collection by Council on scheduled service days. General waste will be collected weekly, while recycling and organics will be collected fortnightly. Each waste stream will be serviced at different times to avoid congestion and ensure efficiency.

The waste room has been located and designed to ensure it is convenient for residents, screened from public view, and separated from habitable areas, with mechanical ventilation to avoid impacts from odour or noise. Bins are transferred via a safe and accessible route without passing through internal living areas or stairs. Building management will oversee all movements, ensure bins are presented for collection, and maintain the waste area in a clean and orderly condition.

A designated bulky waste storage area has been provided in Basement 1. In accordance with the DCP, bulky waste is collected by Council once every quarter. Prior to each scheduled collection, building management will transport bulky items from the storage area to the kerbside for collection. This process will be coordinated to ensure items are placed out safely and securely, with minimal disruption to pedestrian or vehicle access.

By managing waste transport and collection in this way, building management ensures that bins are consistently available, preventing overflow. Collection schedules may be adjusted based on actual waste volumes, maintaining an organised and efficient waste disposal system for all residential blocks.

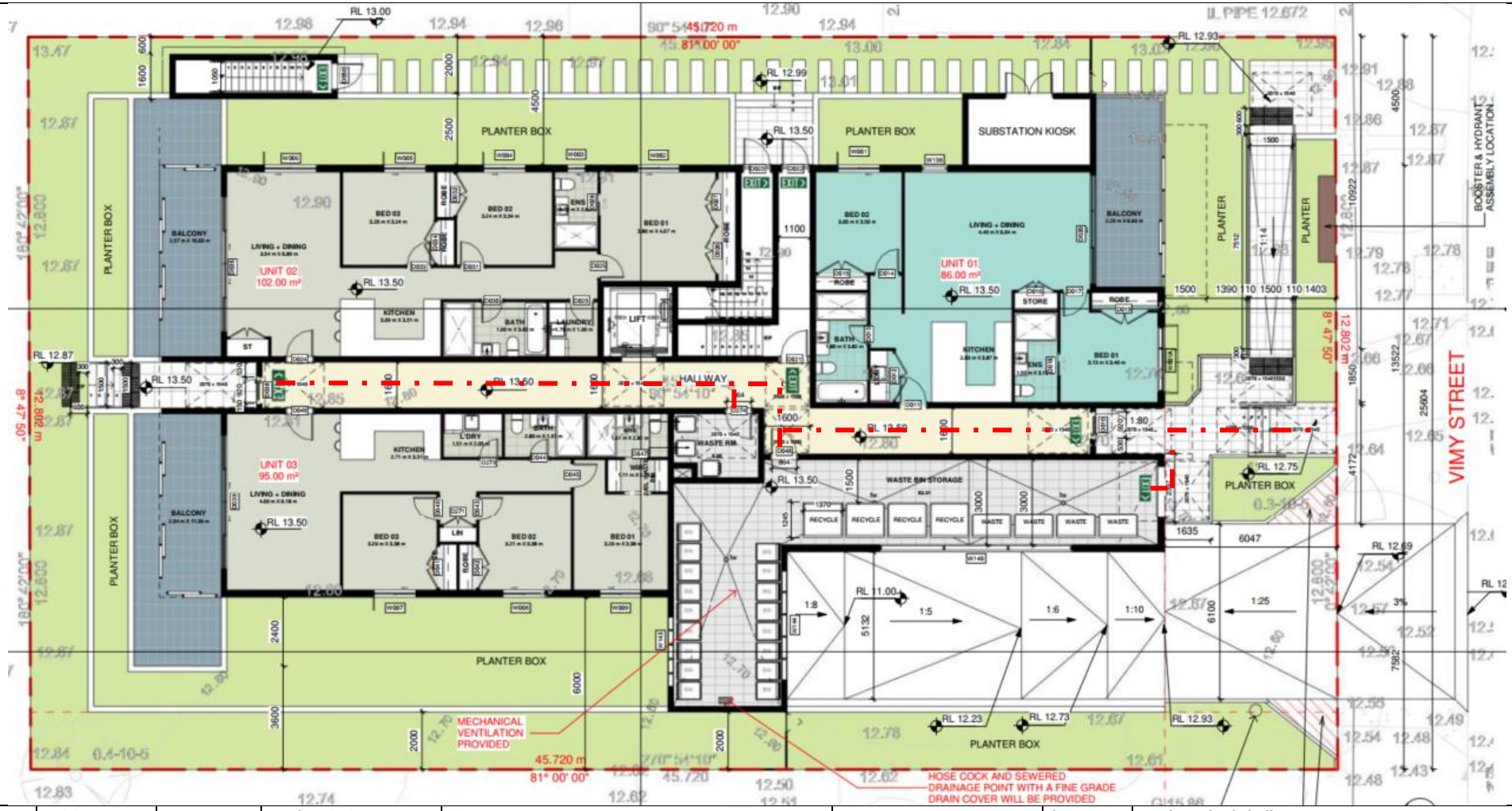
6.4. Waste and Bin Travel Path

The travel path for the waste disposal and the waste collection can be seen in the figures below.

Figure 6.1. Waste Travel Pathway: Movement route level 1 – level 4.

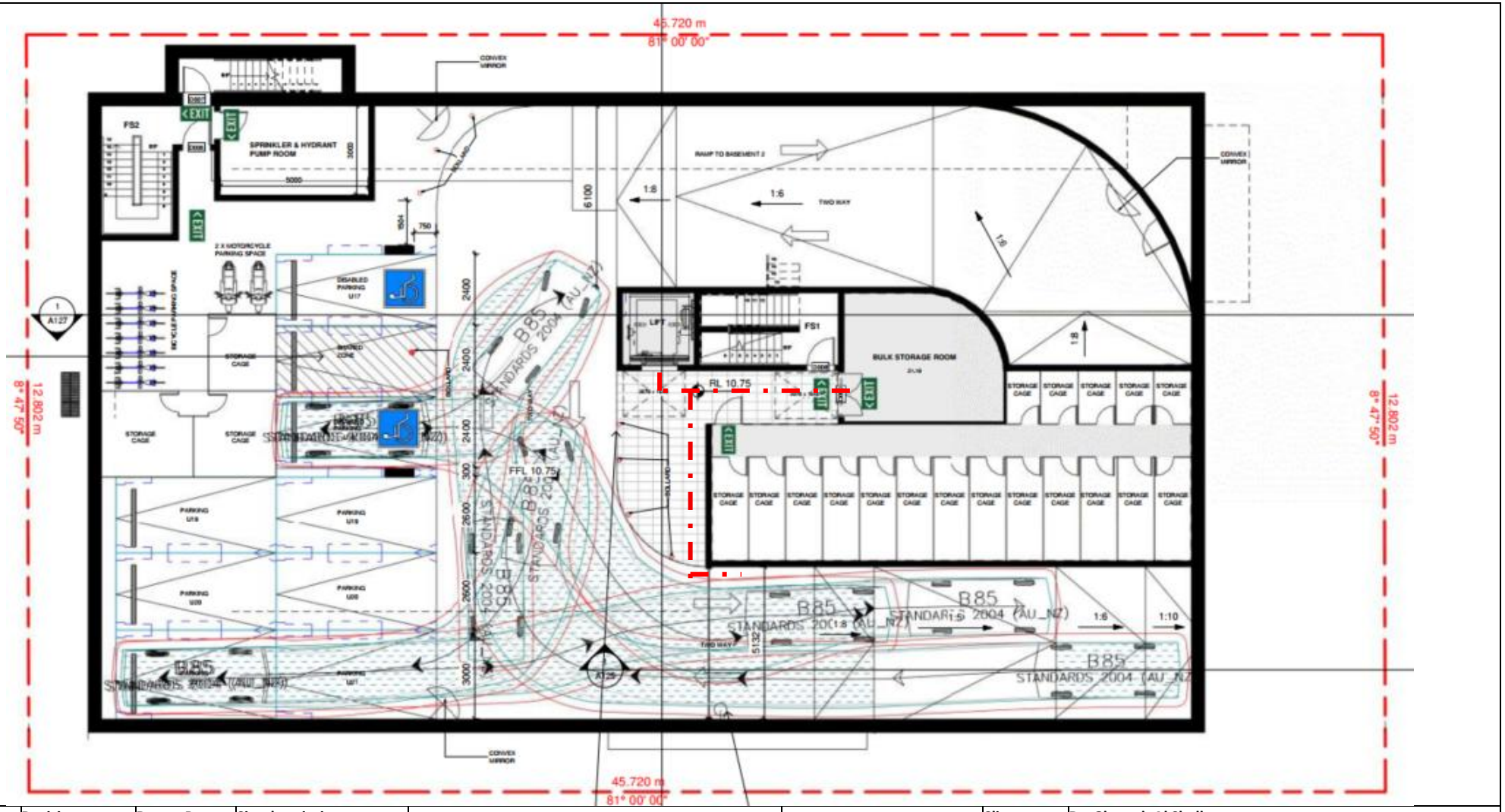
Date	Revision	Drawn By	Site description	Ecotech Environmental Pty Ltd		Client	Dr. Ghayath Al Shelh
29/04/2025	Revision A	J.Tanana	2–4 Vimy Street, Bankstown, NSW 2200, (Lot 49/-/DP13055 and 50/-/DP13055)	409 King Georges Road, Beverly Hills NSW 2209 E: info@ecotechenviromental.com.au W: www.ecotechenvironmental.com.au		Project	Proposed Residential Flat Building
						Title	Travel Paths
						Scale	n/a
						Sources	JS Architects

Figure 6.2. Waste Travel Pathway: Movement route ground floor.



Date	Revision	Drawn By	Site description	Ecotech Environmental Pty Ltd		Client	Dr. Ghayath Al Shelh
20/05/2025	Revision A	J.Tanana	2–4 Vimy Street, Bankstown, NSW 2200, (Lot 49/-/DP13055 and 50/-/DP13055)	409 King Georges Road, Beverly Hills NSW 2209 E: info@ecotechenviromental.com.au W: www.ecotechenvironmental.com.au		Project	Proposed Residential Flat Building
						Title	Travel Paths
						Scale	n/a
						Sources	JS Architects

Figure 6.3. Waste Travel Pathway: Movement route basement.



Date	Revision	Drawn By	Site description	Ecotech Environmental Pty Ltd		Client	Dr. Ghayath Al Shelh
20/05/2025	Revision A	J.Tanana	2–4 Vimy Street, Bankstown, NSW 2200, (Lot 49/-/DP13055 and 50/-/DP13055)	409 King Georges Road, Beverly Hills NSW 2209 E: info@ecotechenviromental.com.au W: www.ecotechenvironmental.com.au		Project	Proposed Residential Flat Building
						Title	Travel Paths
						Scale	n/a
						Sources	JS Architects

6.5. Other Waste Management Considerations

Amenity

Waste materials will be stored appropriately to meet DCP and Council requirements and ensure amenity is not compromised. These areas will be maintained according to standards set in *EPA Better Practice Guide for Resource Recovery in Residential Developments* (2019).

Food and Organic Waste

Residents will be provided with access to clearly marked bins for organic waste collection, including food scraps. Organics will be collected in 240L MGBs from communal waste rooms on each level and transferred to the central waste room for consolidation and collection. Food organics will be collected and processed at specialised facilities, supporting the NSW Government's goal of achieving an 80% recycling rate by 2030 under the Waste and Sustainable Materials Strategy[15]..

Liquid Waste

All liquid wastes such as cleaning products, paints, or household chemicals must be stored and disposed of responsibly by residents. These items must not be placed in general waste or recycling bins. Residents will be advised to take such materials to dedicated Council drop-off locations or community recycling centres, as per NSW Government regulations for environmentally responsible disposal.

Special Handling Waste

The building manager will coordinate the proper disposal and recycling of special handling waste streams through licensed contractors. These items are unsuitable for general waste disposal due to potential risks to health and the environment. Residents will be informed of appropriate disposal methods and may be directed to use external collection services or Council drop-off facilities.

Special handling waste includes:

- Chemical waste
- Liquid waste
- Toner cartridges
- Lightbulbs
- e-Waste
- Batteries

6.6. Waste Storage Room Space and Equipment

To meet the waste management requirements of the Bankstown residential flat building development, dedicated waste storage rooms and handling equipment will be provided to support effective separation, temporary storage, and transfer of all waste streams to the collection point. These areas have been designed in accordance with local planning controls and best practice guidelines to ensure operational efficiency, residential amenity, and compliance with Council waste servicing requirements.

Waste storage rooms will accommodate general waste, co-mingled recycling, and organic waste bins in accordance with calculated capacity needs. The bin sizes and equipment outlined in this plan are based on estimated waste generation rates. Building management will monitor waste volumes and make operational adjustments as needed

[15] NSW Government (2021). NSW Waste and Sustainable Materials Strategy 2041, Internet publication: https://www.dpie.nsw.gov.au/__data/assets/pdf_file/0006/385683/NSW-Waste-and-Sustainable-Materials-Strategy-2041.pdf

over time, including modifying bin numbers, collection frequency, or equipment to maintain safe and effective waste handling.

Table 6.2 Waste Room Requirements and Area.

Waste Room	Items/Equipment/room requirements	Estimated Total Space Required (m^2)	Total Space provided (m^2)
Main Residential Waste Room	• 4 x 660L bins for General Waste • 4 x 1100L bins for Comingled Recycling • 17 x 240 L MGB for Organic and Food Waste • Bin Lifter	30.42	69.91

Equipment summary for managing waste can be seen below:

- Bin lifter – Appendix C
- Bin tug – Appendix D

6.7. Waste Storage Room Requirements

Waste rooms for the Bankstown residential flat building have been designed in accordance with the *Canterbury-Bankstown Development Control Plan* 2023, the *Waste Design for New Developments – Guide C (Residential Flat Buildings)*, and relevant provisions of the *Building Code of Australia (BCA)* and *NSW Better Practice Guide for Resource Recovery in Residential Developments* (2019). These rooms are intended to ensure safe, clean, and compliant waste storage, with minimal impacts on residential amenity.

General Requirements

- Ceiling clearance in waste rooms must be at least 3000mm.
- Chute openings require a minimum of 500mm clearance from service pipes or other overhead fixtures.
- Waste discharge points should be secured to ensure personnel safety within the room.
- Chute offsets, if used, should not exceed an angle of 45 degrees.
- Bulky waste areas can be a dedicated space or a secured section within a larger waste room and should be close to the main collection area for convenience.
- All bins should be arranged in a way that allows safe, direct access without the need to move other bins to reach them.
- Each residential level's waste room containing food and organic waste must be well-ventilated to prevent odours and maintain hygiene.

Canterbury-Bankstown Design Guide Requirements

- Waste rooms must be enclosed with a roof and fully screened from public view.
- Access is to be safe and convenient for all users, in accordance with AS 1428 (Set) – 2003: Design for Access and Mobility.
- All doorways must be a minimum of 2m wide and swing outwards for safety and compliance.
- Floors must be concrete, minimum 75mm thick, graded and drained to a Sydney Water-approved drainage point.
- Floor and wall materials must be solid, impervious, and finished to a smooth, light-coloured surface to enhance cleanliness.
- A minimum room height of 2.1m is required under the Building Code of Australia.
- Ceilings must be finished with smooth-faced, non-absorbent material capable of being easily cleaned.

- Waste rooms must be equipped with hot and cold water taps through a central mixing valve, connected to a hose cock for cleaning.
- Rooms must be vermin-proof, constructed to prevent entry of birds and rodents.
- Adequate lighting and ventilation must be provided. Lighting is to be controlled by switches located both outside and inside the room.

Standard Construction/Compliance Requirements

- Ventilation must comply with the BCA, with systems meeting AS1668.4-2012 standards for air conditioning and ventilation. Mechanical ventilation should exhaust at a rate of 5L per m² (minimum 100L/s), or provide natural airflow through permanent openings to outside air, equal to at least 1/20 of the floor area.
- Waste areas must be illuminated with 24-hour lighting, ideally sensor-activated, to enhance visibility and accessibility.
- Dedicated bin washing facilities must have hot and cold water taps connected to a central mixing valve. These taps should be safeguarded from bins and placed for convenient access, even when bins are at full capacity.
- Waste room floors should be concrete, with a minimum thickness of 75mm, and designed to slope toward a sewer-connected drainage point to prevent stormwater contamination.
- Surfaces (walls, floors, ceilings) should be durable, smooth, easy to clean, and extend up to the height of the bins stored in the room. Ceilings should be made of a non-absorbent, smooth material.
- All surfaces, including floors, walls, and ceilings, should be finished in a light color to enhance cleanliness and visibility.
- Additional measures include floors sealed with epoxy and coved 100mm up walls to prevent dirt buildup; light switches and taps installed at a height of 1.6m; and stormwater protection grates installed.
- Walls should be painted in light, washable paint, and electrical outlets should be placed at least 1700mm above the floor.
- For larger bins (1100L), doors should be double, with a minimum width of 820mm. All personnel doors should be lockable, self-closing, and hinge-operated for added security and ease of access.
- Optional odour and pest control systems may be installed to further maintain a sanitary environment.
- Designs must comply with the Building Code of Australia, applicable Australian standards, and local laws, and include safety features like childproofing.

6.8. Bin Movement Standards

Bin movement throughout the site has been designed to ensure safe, efficient, and compliant handling of all waste streams by building management or caretakers. Movement of bins from the waste rooms to the collection point will be undertaken using approved equipment where necessary, and in line with best practice standards for safety and amenity.

The bin carting route has been designed to meet the following performance criteria:

- The route is direct and as short as possible, located entirely within the property boundary.
- The surface is solid, impervious, slip-resistant, and free from obstacles or steps.
- It maintains a minimum clear width of 2 metres, allowing for safe two-way passage of bins and personnel.
- The maximum gradient is 1:30, ensuring compliance with manual handling and WHS legislation.
- Bins are not transported through any internal habitable areas.
- All movements will be carried out in a manner that complies with Work Health and Safety legislation and standards, including the use of bin tugs or mechanical assistance as required.

The maximum walking distance from any residential unit to the waste disposal point does not exceed 30 metres, excluding lift travel, in accordance with the Waste Design Guide. Bin storage areas are sized to accommodate the full volume of general waste, recycling, and organics expected between collections.

The developer is tasked with supplying all necessary bin movement equipment, such as bin lifters, tugs, and waste transfer bins, tailored to the site's requirements and procured in new condition. Consulting specialists in bin-moving devices, like tugs and trailers, is encouraged for equipment suited to the development's needs.

6.9. Waste Streams

Effective waste management for the development incorporates source separation to maximise recovery, recycling, and proper disposal of materials. The table below outlines the various waste streams, their contents, and typical management procedures, ensuring compliance with best practices and environmental standards.

General Waste

This stream includes items not suitable for recycling or composting, such as soft plastics and polystyrene. General waste must be bagged before being placed in designated bins and is sent to landfill.

Commingled Recyclables

Items like glass, steel, aluminium cans, and certain plastics fall under this stream. Recyclables must be placed loosely in designated bins without bagging, allowing easy sorting at a resource recovery facility.

Paper and Cardboard

Recyclable materials such as paper and cardboard are collected separately. Cardboard should be flattened before disposal in comingled recyclables bins to optimise space. These items are sent to a resource recovery facility.

Organic Waste

Organic materials such as garden trimmings and leaves are collected in dedicated food and organics bins and taken to a resource recovery facility or composting site. Residents also have the option to compost these materials at home.

Food Waste

Kitchen scraps like vegetable peels, coffee grounds, and fruit rinds are compostable. Food waste will be disposed in dedicated food and organics bins for off-site composting/recycling. Residents also have the option to compost these materials at home.

Electronic Waste (E-Waste)

Discarded electronics such as computers, mobile phones, and other electronic devices require specialised recycling. The building manager arranges for collection as needed, while childcare/retail tenants are responsible for their own e-waste disposal.

Bulky Items

Large items, including furniture, mattresses, and white goods, are stored in the bulky waste room. Building management coordinates with Council for scheduled pickups, while childcare tenants arrange their own bulky waste removal.

6.10. Signage

To ensure proper sorting and disposal, each waste and recycling stream will be clearly labeled with visible signage on all bins and walls within the waste storage areas. Signage will also be strategically placed in communal waste rooms on each level to guide residents on waste handling procedures. These labels will distinctly identify waste types, helping to reduce contamination and promote easy, accurate sorting by residents and staff.

Figure 6.3 Typical Signage.

Waste signs

Signs and educational materials perform several functions including:

- informing residents why it is important to recover resources and protect the environment
- providing clear instructions on how to use the bins and services provided
- alerting people to any dangers or hazards within the bin storage areas.

All waste, recycling and organic bins should be Australian Standard colours and clearly and correctly labelled, such as by a sticker on the lid and/or the body of the bin.

Communal bin storage areas should be clearly signposted with signs outlining how to correctly separate waste into the bins provided. The local council responsible for waste services may be a good source of signs and posters and can advise on what signs are suitable.

Information on who to contact to find out more about the recycling and/or other resource recovery services in the building should also be displayed in communal areas, such as on a noticeboard.

The Planet Ark website also has resources available free of charge for use by businesses and councils. These signs can be found at businessrecycling.com.au/research/signage.cfm

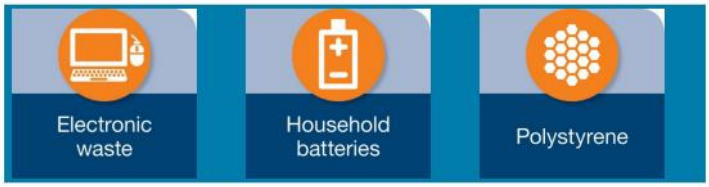
Figure I1.1: Examples of waste wall posters (EPA supplied)

Figure I1.2: Examples of bin lid stickers (EPA supplied)

Problem waste signs

The EPA has also produced a range of images and signs that can be used for problem wastes, such as fluoro globes and tubes, household and car batteries, e-waste and smoke detectors. To access these resources, contact the NSW EPA. Some examples are shown below.

Figure I2.1: Problem waste signs



Safety signs

The use of safety signs for waste resource recovery rooms must comply with *AS1319 Safety signs for occupational environments*. Safety signs must be used to regulate and control safety related to behaviour, warn of hazards and provide emergency information, including fire protection information. Suitable signs should be decided for each development as required.

Figure I3.1: Example safety signs

Date	Revision	Drawn By	Site description	Client	Dr. Ghayath Al Shelh
11/04/2025	Revision A	J.Tanana	2–4 Vimy Street, Bankstown, NSW 2200, (Lot 49/-/DP13055 and 50/-/DP13055)	Project	Proposed Residential Flat Building
				Title	Typical Signage
				Source	NSW EPA

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6.11. Waste Vehicle Specification

The specifications for waste collection trucks will vary slightly between private contractors and Council. All waste streams recommended in this plan will be collected using rear-lift, side-loader, or front-loader waste trucks. This range of vehicle types allows for flexible and efficient servicing of bins, depending on site conditions and operational logistics. Front-loader trucks may be used where sufficient clearance and overhead space is available, particularly for large 1100L MGBs typically stored in ground-level waste rooms. Heavy Rigid Vehicles (HRVs) used for collections have specific requirements, including a minimum clearance height and turning radius that must be accommodated in the driveway access and collection area design. A 1:8 ramp gradient is recommended to prevent trucks from becoming stuck under load, particularly in wet weather. The loading area must also provide adequate space behind and around the truck to allow for safe bin loading and lifting operations. Trucks should not be positioned against walls or obstructions, and a minimum three-point turning capacity should be factored into design layouts. Typical vehicle dimensions, including those of front-load, rear-lift and side-loader HRVs, are shown in Figures 6.4 to ensure they can be accommodated on-site for safe and compliant waste servicing.

For the Bankstown residential flat building, waste will be serviced via Council's kerbside collect-and-return service. Bins will be transferred by building management from the main waste room to the street frontage on scheduled collection days, and returned after servicing. Therefore, no truck access or internal manoeuvring within the site is required.

Figure 6.4 Typical Truck Sizes.

Large collection vehicles

Waste collection vehicles may be side-loading, rear-loading, front-lift-loading, hook or crane lift trucks. Vehicle dimensions vary by collection service, manufacturer, make and model. It is not possible to provide definitive dimensions, so architects and developers should consult with the local council and/or contractors.

The following characteristics represent typical collection vehicles and are provided for guidance only. Reference to *AS2890.2 Parking facilities: off-street commercial vehicle facilities* for detailed requirements, including vehicle dimensions, is recommended.

Table B2.1: Collection vehicle dimensions

Vehicle type	Rear-loading	Side-loading*	Front-lift-loading	Hook truck	Crane truck
Length overall (m)	10.5	9.6	11.8	10.0	10.0
Width overall (m)	2.5	2.5	2.5	3.0	2.5
Travel height (m)	3.9	3.6	4.8	4.7	3.8
Height in operation (m)	3.9	4.2	6.5	7.1	8.75
Vehicle tare weight (t)	13.1	11.8	16.7	13.0	13.0
Maximum payload (t)	10.0	10.8	11.0	14.5	9.5
Turning circle (m)	25.0	21.4	25.0	25.0	18

* The maximum reach of a side arm is 3 m.

Sources: JJ Richards, SUEZ, MacDonald Johnson, Cleanaway, Garwood, Ros Roca, Bingo and Edbro. Figures shown represent the maximum dimensions for each vehicle type.

Date	Revision	Drawn By	Site description	Client	Dr. Ghayath Al Shelh
11/04/2025	Revision A	J.Tanana	2–4 Vimy Street, Bankstown, NSW 2200, (Lot 49/-/DP13055 and 50/-/DP13055)	Project	Proposed Residential Flat Building
				Title	Typical Waste collection Vehicle Specifications
				Source	NSW EPA

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W: www.ecotechenvironmental.com.au

7. Environmental Control Measures

Table 7.1 provides the environmental control measures and safeguards that will be implemented in order to minimise waste generated during the construction and operation phases of the Facility.

Table 7.1. Environmental control measures.

Control Measures and Safeguards	Timing	Responsibility
Waste management and minimisation will form part of the induction program (which includes environmental due diligence training). All Project and site personnel will be trained in the requirements of this document including minimising wastes, recognising which types of materials are recyclable and their obligations to use recycling facilities provided on site.	Prior to starting on site / Ongoing	Operations Manager
Clearly assign and communicate responsibilities to ensure that those involved in the construction are aware of their responsibilities in relation to the waste management plan	Prior to starting on site / Ongoing	Operations Manager
Engage and educate personnel on how the various elements of the waste management plan will be implemented	Prior to starting on site / Ongoing	Operations Manager
Specific locations for waste management (e.g. sorting area locations, recycling bin locations, material stockpile locations) will be established on site and signposted appropriately.	Weekly checks	Operations Manager
Waste management areas will be adequately managed to prevent sediment runoff and dust generation.	Daily	Operations Manager
Construction Method Statements (CMS) will include practices to minimise waste generation and to maximise recycling and reuse of materials including oils, greases, lubricants, timber, glass, and metal.	Prior to start of construction and ongoing	Operations Manager
Packaging minimisation and reuse initiatives will be implemented as part of the procurement.	Ongoing	Operations Manager
Development of an unexpected finds environmental procedure should any contamination be found during construction works.	Prior to starting on site	Operations Manager
Spill kit to be present on site in the case of any fuel leaks of plant and equipment during the construction phase of the development	Prior to start of demolition and construction	Operations Manager
Segregated waste disposal containers for the collection and recycling/disposal of all waste streams generated during the construction and operation phases will be provided onsite. Waste disposal containers will have clear signage and instructions for use to avoid cross-contamination. No rubbish shall be disposed of on site.	Daily	Operations Manager
Waste will be disposed to an appropriate licensed facility. A Waste Management Register of all waste collected for disposal and / recycling, including amounts, data and time and details and location of disposal will be maintained at all times.	Daily	Operations Manager
All waste being transported off site must be covered. The transportation must be appropriately licensed to carry that material.	Daily	Operations Manager
Any hazardous will be managed and handled by an appropriately licensed contractor and transported for disposal to a licensed facility approved site.	Daily	Operations Manager
Incompatible wastes will not be mixed.	Daily	Operations Manager
Storage areas would be located away from waterways and the stormwater system.	Daily	Operations Manager

Control Measures and Safeguards	Timing	Responsibility
Biodegradable products will be used wherever practicable.	Daily	Operations Manager
Regular collection of wastes will ensure air emissions are at a satisfactory level. Inappropriate waste and wastewater management systems will be regularly inspected and audited.	Daily	Operations Manager
Conduct regular litter patrols to ensure litter is effectively controlled on site.	Daily	Operations Manager

8. Training and Education

8.1. Demolition and construction Waste Management

All employees, contractors, and utility staff working on-site will undergo site induction training, which includes environmental due diligence training, with a focus on waste management. The induction will address:

- This Waste Management Plan;
- Relevant legislation;
- Waste minimisation strategies;
- Waste recognition and recycling procedures;
- Available recycling facilities; and
- Energy and water conservation measures.

Records will be kept for all personnel completing the site induction and training, documenting the training contents, date, and trainer's name. Key staff members with specific waste management responsibilities will also receive more comprehensive, role-specific training. This additional training may be delivered through "toolbox" sessions or tailored programs led by the Operations Manager to reinforce best practices in waste handling and environmental compliance.

8.2. Operational/Ongoing Waste Management

Educational materials encouraging the correct separation of general waste, recyclables, and organic waste must be provided to each resident within the residential flat building development. These materials should include clear guidelines for disposing of bulky waste items such as mattresses, whitegoods, furniture, and other large domestic items, as well as special waste such as electronic and chemical waste. It is recommended that building management/caretaker supplies these materials in multiple languages to support inclusive compliance and reduce issues such as bin contamination or incorrect disposal.

To promote ongoing compliance with waste management procedures, education and communication should be consistent and repeated regularly to support proper waste habits and inform new residents and building personnel. Additionally, an online resource (such as an owners' corporation portal or digital welcome pack) should be available, containing easily accessible information about waste protocols. Key information should include:

- Instructions on how to use waste rooms and dispose of waste into the 240L MGBs provided for general waste, recycling, and organics;
- A list of acceptable and unacceptable items for each waste stream, in line with Council's waste disposal guidelines;
- Guidance on bulky waste disposal and the kerbside collection schedule;
- Expectations and responsibilities relating to residents' health and safety and compliance with building rules.

To prevent bin overflows, contamination, or damage to facilities, residents must not dispose of the following into bins:

- Furniture or oversized household items;
- Sharp objects or broken glass;
- Paints, oils, chemicals, or flammable materials;
- Hot ashes, soil, bricks, or construction debris;
- Syringes, car parts, bike parts, or other hazardous waste.

All operational staff, including building managers, caretakers, cleaners, and contractors, will receive regular training on the site's waste management procedures to ensure full compliance with this Waste Management Plan (WMP). Training will cover correct waste handling, safe storage, bin rotation, and the importance of source separation.

Key personnel involved in the waste management process will receive role-specific instruction to ensure they can proactively monitor waste rooms, address bin contamination, report issues, and liaise with Council for regular and bulky waste collections.

9. Stakeholders and Responsibilities

9.1. Demolition and Construction

Head Contractor

- Ensure that all subcontractors adhere to the Waste Management Plan (WMP).
- Require each subcontractor to implement source separation of materials to facilitate reuse, resale, or recycling.
- Oversee site operations to actively manage waste and promote recycling.
- Coordinate between subcontractors to maximise on-site reuse of materials.
- Manage non-compliance by subcontractors through corrective actions and, if necessary, formal reporting under the Quality Management System.
- Retain all waste disposal and recycling dockets for verification of waste destinations.

Site Manager

- Designate a secure area for storing reusable materials and separated recycling for off-site collection.
- Clearly label skips, bins, and stockpiles to prevent contamination and ensure proper sorting.
- Regularly inspect bins and storage areas for contamination or leaks, taking corrective action as needed.
- Post visible signage on-site to direct workers to recycling and waste storage areas.
- Engage licensed waste and recycling contractors to collect materials from the site in compliance with regulations.
- Provide training to all site personnel, including subcontractors, on the WMP procedures and expectations.
- Handle significant contamination incidents by issuing a non-conformance report to the responsible subcontractor and requiring corrective actions.

Subcontractors

- Follow the WMP guidelines, taking practical steps to minimise waste during their work.
- Conduct source separation of off-cuts and materials for efficient reuse, recycling, or disposal.
- Label and dispose of all waste responsibly, following the recycling and separation protocols outlined in the WMP.
- Address any contamination issues as per the Site Manager's instructions and correct actions as required.

Waste and Recycling Contractors

- Provide timely waste and recycling services to remove materials from the site.
- Offer feedback on material contamination if found, working with the Site Manager to improve waste separation on-site.
- Ensure disposal or recycling of materials at licensed facilities as per contractual agreements.

Quality Assurance Team

- Conduct periodic reviews to ensure compliance with the WMP.
- Report on non-compliance issues and collaborate with the Site Manager for corrective actions.
- Maintain documentation of waste disposal records for quality control and audit purposes.

9.2. Operational/Ongoing

Strata or Property Management

- Ensure waste service providers deliver monthly reports detailing equipment usage and the amount and type of waste collected.
- Conduct regular internal waste assessments and visual checks.
- Address any compliance issues or complaints that arise from waste audits.

Building Manager or Waste Caretaker

- Organise regular waste and recycling collection schedules.
- Oversee bin cleanliness and transport bins as needed.
- Handle maintenance and replacement needs for bins.
- Keep the waste storage areas clean and well-maintained.
- Schedule bulky waste collections as required.
- Respond promptly to incidents of illegal dumping on-site.
- Prevent stormwater pollution by securing bin storage areas and avoiding bin overflow.
- Comply with all Work Health & Safety (WHS) regulations and standards.
- Provide appropriate training, manuals, and PPE to ensure safe waste handling.
- Review and manage any manual handling risks associated with moving bins, creating a control plan for safer waste transfers.
- Maintain a safe environment for all site users, including residents, staff, and contractors.
- Ensure clear and effective signage is installed and that tenants, staff, and maintenance personnel are informed about proper waste disposal practices.

Residents

- Properly dispose of waste in the allocated general waste and recycling bins.
- Separate waste correctly, ensuring recyclables are free from contamination.
- Follow all guidelines provided by the Council and the Waste Management Plan (WMP).

Waste Collection Contractor

- Provide reliable and scheduled waste collection services.
- Notify the building manager of any contamination in recycling collections.
- Work with the building manager to optimise the waste collection setup as needed.

Gardening/Landscaping Contractor

- Remove green waste from garden maintenance activities for offsite recycling.

Building Contractors

- Safely remove all construction-related waste offsite in compliance with regulatory standards.

10. Monitoring and Review

To ensure compliance with the Waste Management Plan (WMP) and identify opportunities for waste minimisation, the WMP will be reviewed at least annually. External audits or internal reviews will assess whether waste and recyclables are properly segregated and sent to approved facilities. Contractor-provided data will be used to verify alignment with the plan's requirements. Where applicable, materials of concern may be replaced with more sustainable alternatives.

10.1. Inspections and Monitoring

Waste management practices will be monitored on-site through routine inspections as outlined below in Table 10.1.

Table 10.1. Waste monitoring and review schedule.

Activity	Resources	Responsibility	Frequency
Daily Site inspections (work area)	Site Diary	Management	Daily Issues recorded in Site Diary (by exception)
Weekly Environmental Inspection	Environmental Site Inspection Checklist	Management	Weekly
Waste removal activities off site	Monthly Register for Waste Materials	Management	Monthly

10.2. Auditing

Scheduled audits will assess the effectiveness of the WMP, identify any areas of non-compliance, and highlight opportunities for improvement. Management will establish an audit program to ensure the plan aligns with regulatory standards and operational requirements.

10.3. Environmental Management Review

The management team will conduct a comprehensive review of the WMP annually or more frequently if required. This review will focus on:

- Analysing audit findings to evaluate compliance and effectiveness.
- Assessing the WMP to identify areas for enhancement and implementing corrective measures.
- Reviewing the operational performance of the WMP to ensure it aligns with project goals and environmental obligations.

10.4. Continual Improvement

The WMP will be continuously refined through a structured improvement process that evaluates environmental performance against established objectives and targets. This process will include the following steps:

- Monthly (or as needed in response to incidents or non-conformances):
  - Identifying the root causes of deficiencies or non-conformances.
  - Developing and implementing corrective and preventive measures to address identified issues.
  - Assessing the effectiveness of these actions to ensure long-term resolution.

All outcomes from reviews and improvement initiatives will be documented and securely retained for the project's duration.

11. Conclusion

This Waste Management Plan (WMP) includes three main components: a plan for the demolition phase, a plan for the construction phase, and a plan for the operational phase of the development. The Plan has been prepared in accordance with the *Canterbury-Bankstown Development Control Plan* 2023, using relevant guidelines and best practice approaches.

Although no demolition of built structures is required for this development, the Plan addresses site preparation activities, temporary fencing, and the management of incidental waste. Details of EPA-licensed waste and recycling facilities are included to ensure the sustainable and lawful management of all waste streams.

The construction waste management strategy focuses on source separation, reuse, and recycling of materials. Up to 99.8% of construction materials are expected to be recovered and reused or recycled on-site or at licensed facilities.

For the operational phase, the WMP incorporates best practice waste management principles to minimise waste generation and maximise resource recovery. Recycling rates are expected to achieve an average of 68% for residential waste, with the ability to adapt collection frequencies and bin capacity to suit actual waste generation over time.

The proposed WMP ensures that waste minimisation and recycling are prioritised throughout the construction and operational phases of the Bankstown residential flat building development. This Plan aligns with all relevant guidelines and regulatory requirements, supporting the sustainable and efficient management of waste.

Appendix A – Architectural Plans

Appendix B – Typical Bin Sizes/Specifications

Mobile bins

Mobile bins come in a variety of sizes and are designed for lifting and emptying by purpose-built equipment.

Mobile bins with capacities of up to 1700L must comply with *AS4123.6-2006 Mobile waste containers* which specifies standard sizes and sets out the colour designations for the bodies and lids of mobile waste containers indicating the type of materials they are used to collect.

The most common bin sizes are provided below, although not all sizes are shown. The dimensions are a guide only and differ slightly between manufacturers. Some bins have flat or domed lids and are used with different lifting devices. Refer to *AS4123.6-2006* for further details.

Table G1.1: Average dimension ranges for two-wheel mobile bins

Wheelie bin

Bin capacity	80L	120L		140L		240L	360L
Height (mm)	870	940	1065	1080	1100		
Depth (mm)	530	530		540		735	820
Width (mm)	450	485		500		580	600
Approximate footprint (m^2)	0.24	0.26–0.33		0.27-0.33		0.41–0.43	0.49
Approximate weight (kg)	8.5	9.5		10.4		15.5	23
Approximate maximum load (kg)	32	48		56		96	Not known

Sources include Sulo, Single Waste, Cleanaway, SUEZ, just wheelie bins and Perth Waste for two-wheel mobile bins

Table G1.2: Average dimension ranges for four-wheel bulk bins

Dome or flat lid container

Bin capacity	660L	770L	1100L	1300L	1700L
Height (mm)	1250	1425	1470	1480	1470
Depth (mm)	850	1100	1245	1250	1250
Width (mm)	1370	1370	1370	1770	1770
Approx footprint (m^2)	0.86–1.16	1.51	1.33–1.74	2.21	2.21
Approx weight (kg)	45	Not known	65	Not known	Not known
Approx maximum load (kg)	310	Not known	440	Not known	Not known

Sources include Sulo, Signal Waste, Cleanaway, SUEZ, Just Wheelie Bins and Perth Waste

Appendix C – Typical Bin Lifter (Examples)

Bin lifters

If mobile bins containing waste, recycling or organics must be emptied into bulk bins, suitable equipment must be provided to eliminate the risks associated with manual lifting and emptying. This could include hydraulic, electric or gas strut bin lifters.

The lifting equipment should be fitted with safety features to prevent injury to operators and secured to prevent unauthorised use, particularly by residents.

The cost of procuring and maintaining a bin lifter, and the employment of a caretaker to operate it should be factored into the ongoing management of the development.

Bin lifters are available for a range of bin sizes, including 120L, 240L and 660L.

Waste storage areas must be designed to allow enough space to store and operate the lifting equipment.

Examples of bin-lifting devices

Appendix D – Typical Bin Tugs (Examples)

Specifications

Product Code	5571166
Product Name	Movexx T2500-Scooter Tug
Capacity (kg)	2500
Length (mm)	1237
Power Source	Built-in Battery 24 Volt, 75 Ah
Reach Height (mm)	1075
Weight (kg)	304
Width (mm)	511

Specifications

Product Code	5571004
Product Name	Movexx T1000 Tow Tug
Capacity (kg)	1000
Length (mm)	920
Net Weight (kg)	43
Power Source	Exchangable Battery, 24 Volt, 22 Ah

Appendix F – Typical Worm Farm and Onsite Composting

Worm farms

Worm farms or vermiculture systems transform food and other organic material into vermicast (worm compost) and vermi-liquid (liquid extraction from a worm farm). Seafood, seafood shells, meat or bones, and dairy products are not an acceptable part of the worms' diet and should not be appled to these systems. Worm farms can occupy a small footprint and be located on balconies or in gardens. The worm farm should be placed in a sheltered position to avoid getting too hot in summer.

Worm farms come in different sizes and designs and are sold through hardware stores and often at local government offices. Medium and large-scale worm farms can service many households and commercial acticities. These larger systems need a management process to ensure they are properly maintained.

Onsite composting

Compost tumblers and bins and compost bays transform food and other organic material into useful soil enhancer (compost). They are more versatlie than worm farms as they can generally process a wider range of materials, including woody garden organics and can be placed in the sun. A variety of compost bins and tumblers are available from hardware stores or some local councils. There are also various online resources on how to construct them using recycling materials such as timber pallets. The footprint area requirement for a typical single household compost bin is about 1m x 1m x 1m.

Before setting up an onsite composter or worm-farm system, check with council for any local requirements such as setback distances from property boundaries.

Appendix F – Example Food Waste Containers

Appendix G – Council correspondence