

Waste Management Plan

7-11 King William Street,

Bayswater

Rev_2

Project No. 25-1765

Rothelowman

30 April 2026





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1 Development details

This Waste Management Plan (WMP) has been prepared for the following project:

Project name / address	7-11 King William Street, Bayswater WA
Client	Community Housing Investments Limited (WA)
Architect	Rothelowman
Project manager	PARC Developments
Main point of contact	Kim Nieto, PARC Developments
Planning status	DA planned for Q4 2026
Overview of development	The development comprises a 9-storey + roof plant mixed-use building at 7-11 King William Street, Bayswater, incorporating 72 residential apartments, ground floor retail/commercial space, and associated car parking and amenity facilities.
Sustainability objectives and targets	Green Star Rating – 5 Star (self-certified)
Architectural plans / area schedule / development information	<ul style="list-style-type: none">• Architectural plans, received from Rothelowman on 13 April 2026• Area schedule, received from Rothelowman on 13 April 2026
Local Government discussions	Telephone conversation and email correspondence with Rachael Major, Coordinator Waste Resource Recovery at the City of Bayswater regarding council waste guidelines, 13 March 2026. Additional email correspondence on 14 April 2026

1.1 Context

For efficient and effective waste management, the collection and centralisation of waste, recyclables and FOGO (Food Organics Garden Organics) have been carefully considered at the building design phase.

Key factors considered at the design phase include:

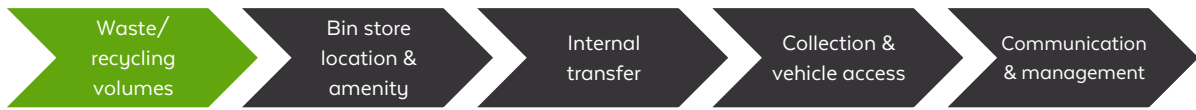
- Local government requirements for determining waste generation rates
- Waste, recycling and FOGO volumes likely to be generated during building operation
- Number and types of bins required
- Bin stores size, location and amenity (odours and noise)
- Internal transfer and access to bins and storage areas from within the building
- Access for vehicles for waste collection
- Safety for all operatives involved in waste management
- Communication and ongoing management of waste, recycling and FOGO services

1.2 Key components of the Waste Management Plan

This Waste Management Plan (WMP) consists of five core components. It presents detailed information on each of the following components.



2 Estimated waste and recycling volumes



2.1 Parameters

Areas occupied by plant/ equipment, corridors, storage areas and water closets and void spaces are non-waste generating areas and have been excluded from the waste calculations.

The development when operational will include the following waste generating areas:

- 72 apartments over 8 floors, as follows:
 - 1 x bed - 36
 - 2 x bed - 36
- Café - 89 m²

2.2 Local Government Guidelines

The following documents have been used in the development of this report:

- City of Bayswater DRAFT Waste Management Guidelines for Development Applications (no date)
- City of Bayswater Local Law (2023)
- WALGA Multiple Dwelling Waste Management Plan Guidelines (2021)
- WALGA Commercial and Industrial Waste Management Plan Guidelines (2018)

2.3 Waste generation rates – residential

WALGA waste generation rates have been used to calculate the estimated generation of waste, recyclables and FOGO from the apartments. The rates in **Error! Reference source not found.** have been applied.

Table 1: Residential waste generation rates

No. of bedrooms	Waste requirement	Recycling requirement	FOGO requirement
1 bedroom	60 L/unit/week	20 L/unit/week	20 L/unit/week
2 bedroom	120 L/unit/week	40 L/unit/week	40 L/unit/week

2.4 Waste generation rates – commercial

WALGA waste generation rates have been used as a guide in addition to Encycle’s experience and knowledge of cafes to calculate the estimated generation of waste, recyclables and food organics.

Specifically, the generation rate for the café is presented in **Error! Reference source not found.** The WALGA rate does not include a breakdown of material streams included in the ‘recycling’ stream. The final column presents Encycle Consulting’s in-house estimate of the material streams present in the recycling stream based on our working experience of cafes.

Table 2: Commercial waste generation rates

Premises type/ building use	Waste generation rate	Recycling generation rate	Percentage breakdown of recycling stream by material
Café – 89 m ²	3 L /1m ² /day	2 L /1m ² /day	40% commingled 50% cardboard 10% used cooking oil 10% soft plastics 20% of waste is organics

2.5 Number of bin stores required

Two bin stores will be required to separately store residential and cafe waste:

- i. Residential waste, recycling & FOGO
- ii. Café waste, recycling and food organics

A dual chute system that feeds general waste and commingled recycling directly into bins in the residential bin store will be installed. The general waste will be compacted prior to discharging into the bins beneath.

2.6 Number of bins required – residential

The number of bins required for the residential waste are set out in Table 3. The number of general waste bins takes into consideration a compaction ratio of 1:2.

Table 3: Number of bins to be stored in the residential bin store

Waste stream	Bin size (L)	Number of bins	Collection frequency	Colour code
General waste (compacted)	660	3 + 1 spare	Twice-weekly	W
Commingled recycling	660	2 + 1 spare	Twice-weekly	CM
Food organics and garden organics (FOGO)	240	9	Weekly	FOGO
Items not suitable to go down the chute	1100	1	As required	CH

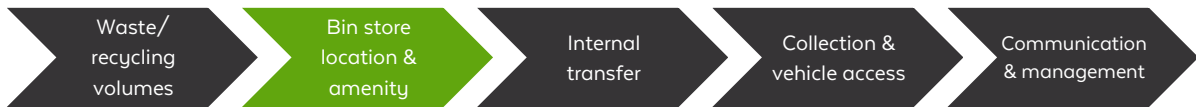
2.7 Number of bins required – cafe

The number of bins required for the cafe bin store are set out in Table 4.

Table 4: Number of bins to be stored in the cafe bin store

Waste stream	Bin size (L)	Number of bins	Collection frequency	Colour code
General waste (excluding food waste)	660	2	Twice weekly	W
Commingled recycling	240	1	Weekly	CM
Large cardboard recycling	1100	1	Weekly	CB
CDS recycling	240	2	Weekly	CDS
Used cooking oil	200	1	As required	CO
Organic waste (food)	120	2	Twice weekly	FOGO

3 Bin store locations and amenity



3.1 Bin store location

The cafe bin store will be located on the ground floor (refer Figure 1). The residential bin store will be located on the first floor (ground level at the ROW - refer Figure 2). The bin store layouts are detailed in Figure 3 and Figure 4.

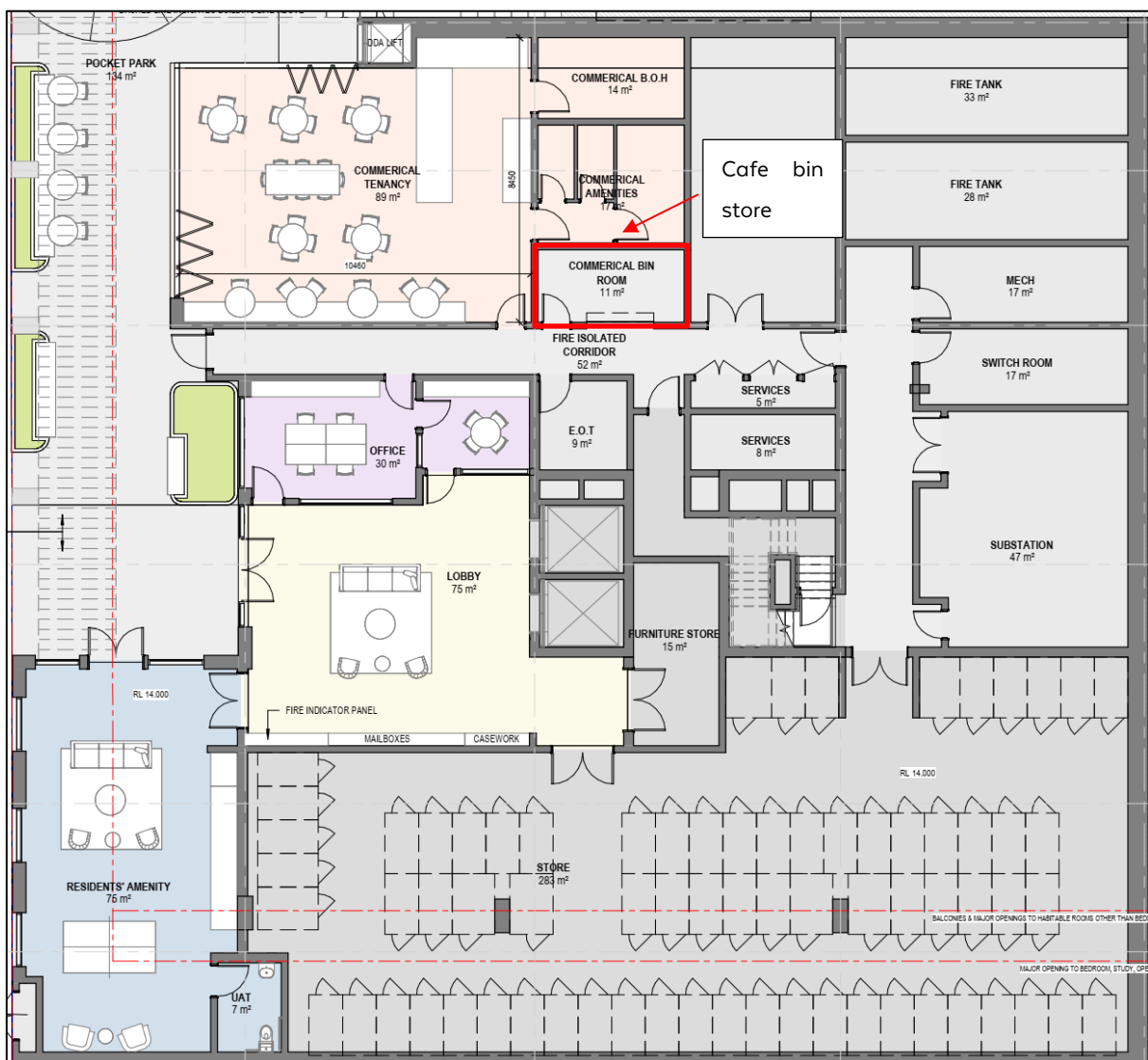


Figure 1: Ground floor plan showing the location of the cafe bin store

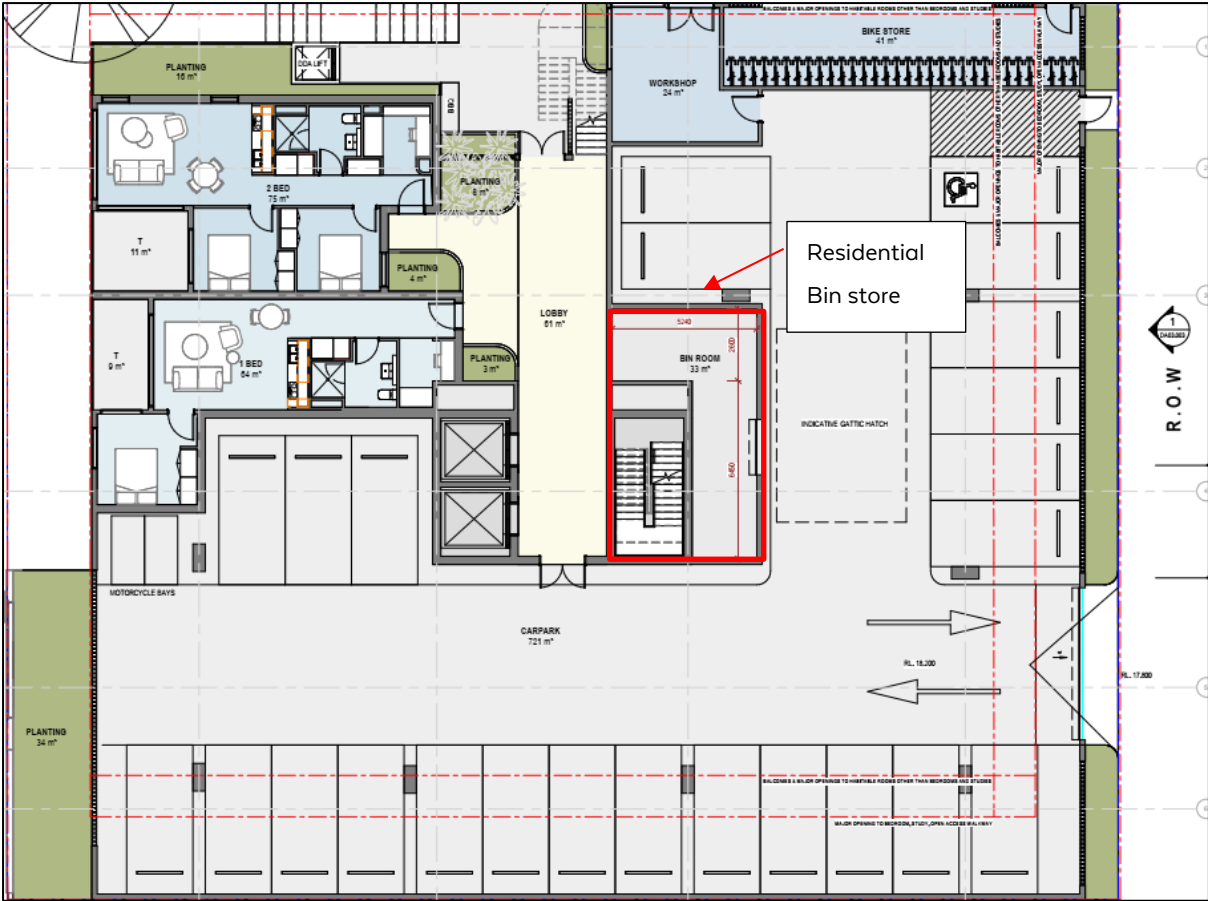


Figure 2: First floor plan showing the location of the residential bin store

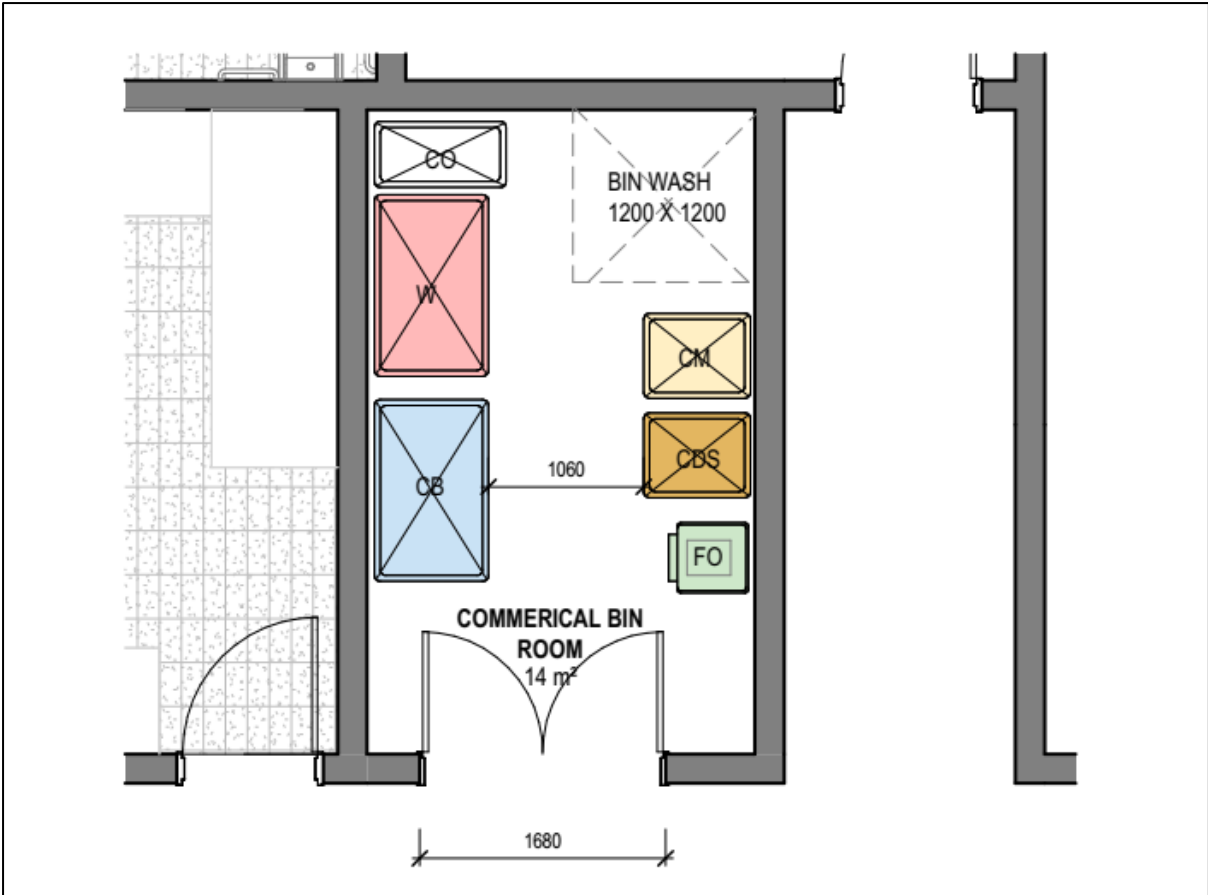


Figure 3: Cafe bin store layout

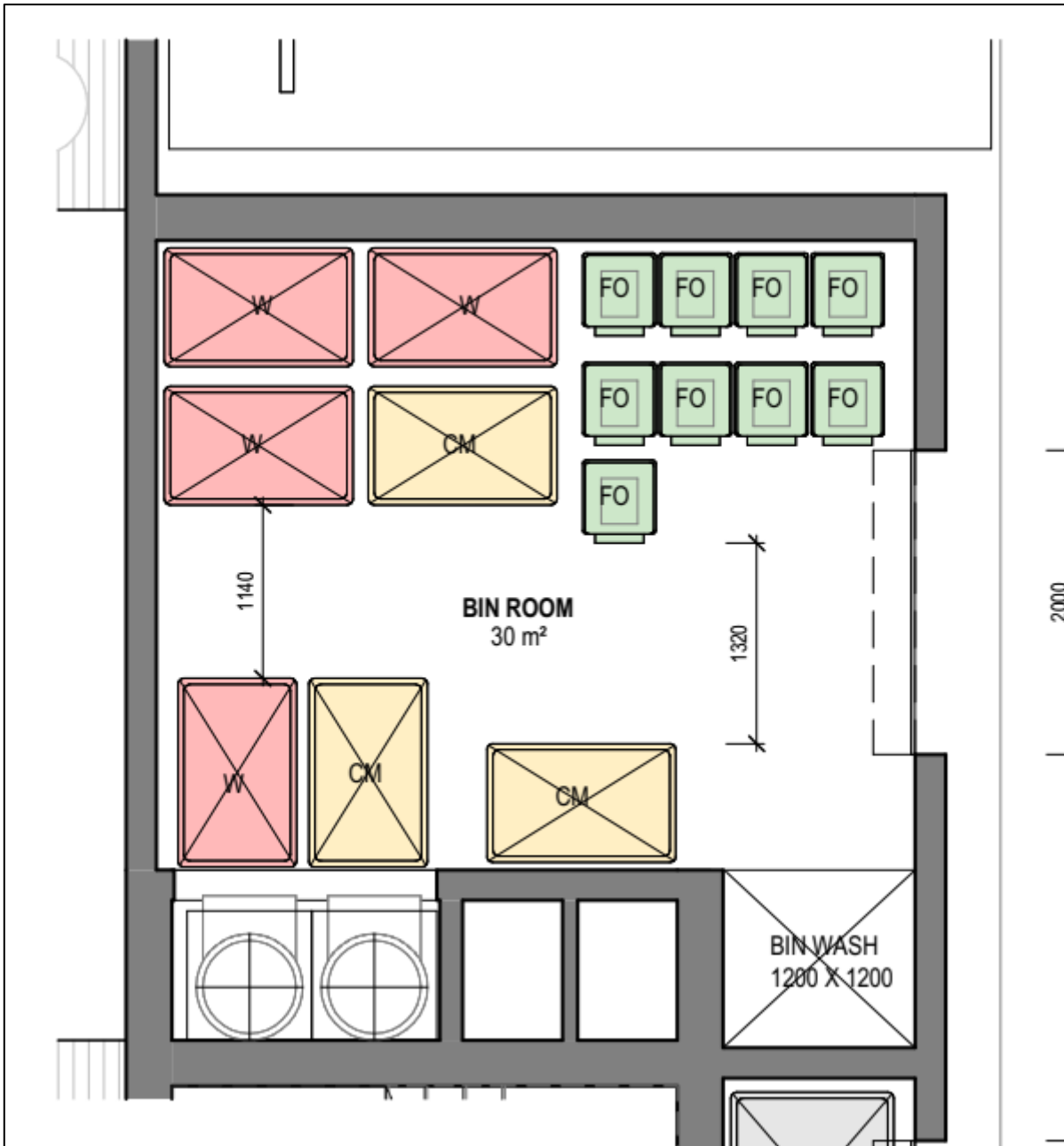


Figure 4: Residential bin store layout

3.2 Bin store amenity

The bin stores have been designed to include the following requirements in

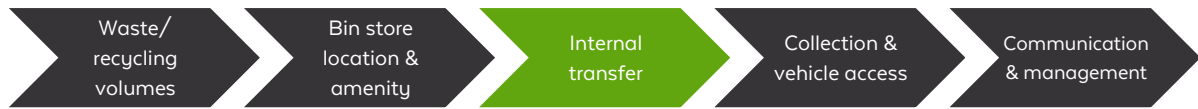
Table 5.

Table 5: Bin store amenity requirements

Aesthetics	The bin stores are consistent with the overall aesthetics of the development.
Fully enclosed	The bin stores are fully enclosed and weatherproof, and only accessible by residents (residential bin store), café tenant (café bin store), cleaners, strata/building management and waste service providers.
Spatial requirements	<p>The bin stores allow sufficient space to accommodate, manoeuvre and wash the bins and equipment specified.</p> <p>Bins are stored in single rows (maximum of two rows if there is a full-time caretaker for the building, bins will not be double stacked against the wall).</p> <p>Space for personnel access way between rows of bins is included (minimum of 800 mm wide).</p> <p>A 50 mm clearance on all sides of bins is provided (City of Bayswater requirement)</p>
Bin wash	The bin stores have impermeable walls and floors grading to an industrial floor waste (including a charged 'water-trap' connected to sewer/an approved septic system), with a hose cock to enable bins and/or the enclosure to be washed out. A 100 mm floor waste gully to waste outlet is included. Both hot and cold water is available.
Doors	<p>Doors are ventilated both internally and externally for each bin stores.</p> <p>Self-closing doors are installed to the bin stores to eliminate access to vermin.</p> <p>Doors from the bin stores to the servicing/collection area can be locked open.</p> <p>Doors are designed with a minimum 1100 mm width, to enable bins to be easily wheeled into and out of the bin stores.</p>
Security	Security measures are designed to limit access to the bin stores, e.g. PIN code that can be easily changed and reduces loss of key cards etc.

Walls and ceilings	Internal bin stores walls are cement rendered (solid and impervious) to enable easy cleaning. Ceilings are finished with a smooth faced, non-absorbent material that can be easily cleaned. Walls and ceilings are finished or painted in a light colour.
Floors	Floors are constructed in concrete in accordance with AS 2870. Floors are evenly graded to an approved liquid refuse disposal system. Slab thickness is a minimum of 100 mm, impervious and with a brush finish treatment.
Ventilation and odour	The design of the bin stores provides for adequate separate ventilation with a system that complies with Australian Standard 1668 (AS1668). The ventilation outlet is not in the vicinity of windows or intake vents associated with other ventilation systems.
Lighting	Bin stores are provided with artificial lighting, with sensor or switch controls both internal and external to the bin stores. Artificial lighting in laneways/loading bays and access walkways to bin stores will ensure staff safety and decrease antisocial behaviour.
Noise	Noise is minimised through considering the location of the bin stores and collection point and the timing of collections to prevent disruption to occupants or neighbours.
Signage	Visual aids and signage will be provided when the bin stores is operational to ensure that the area works as intended.
Cooking oils	Used cooking oil storage will be bunded. A used cooking oil tank will be located appropriately within the café bin store.

4 Internal transfer



4.1 Chute system

A dual chute system in the core of the residential apartment towers, including one chute for general waste and one chute for commingled recyclables, will terminate at the residential bin store on the lower ground floor and will discharge waste (compacted) and recycling (uncompacted) into bins on two lineal conveyors. General waste will be compacted prior to being deposited into the bins.

Residents will be responsible for transferring FOGO directly to the FOGO bins in the residential bin store and is not permitted to be disposed of via the chutes

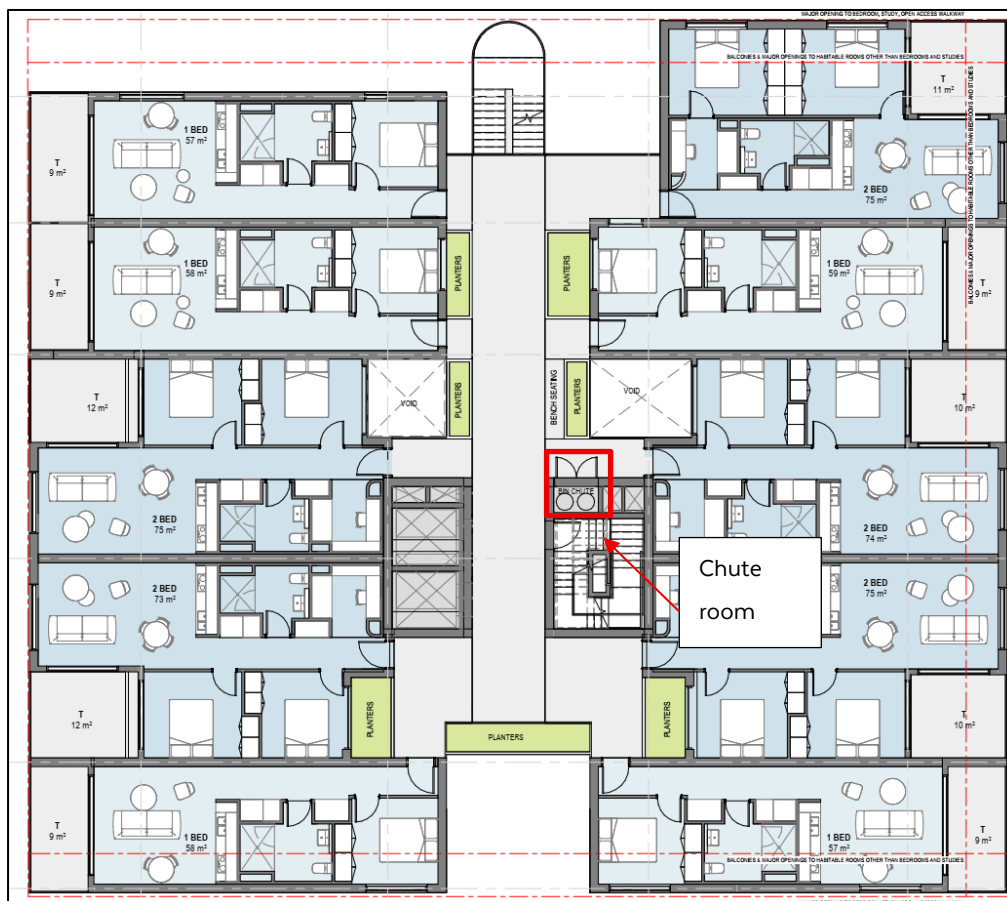


Figure 5: Typical residential floor showing room for accessing the general waste and commingled recycling chutes

4.2 Transfer of waste from residential apartments to bin store

Residents will be responsible for storing waste, recyclables and FOGO separately within their apartment.

Residents will be responsible for disposing of waste and recycling down the correct chute by using the chute hatches in the chute room on each level.

Residents will be responsible for transferring FOGO and large bulky items not suitable to be put down the chutes down to the bin store via the lift (refer to Figure 6).

Residents will be responsible for handling their own bulk waste items to Baywaste Transfer station.

The communication of the chute system will be incorporated into the ongoing communication to residents as part of the education for the successful performance of a chute system for the apartments.

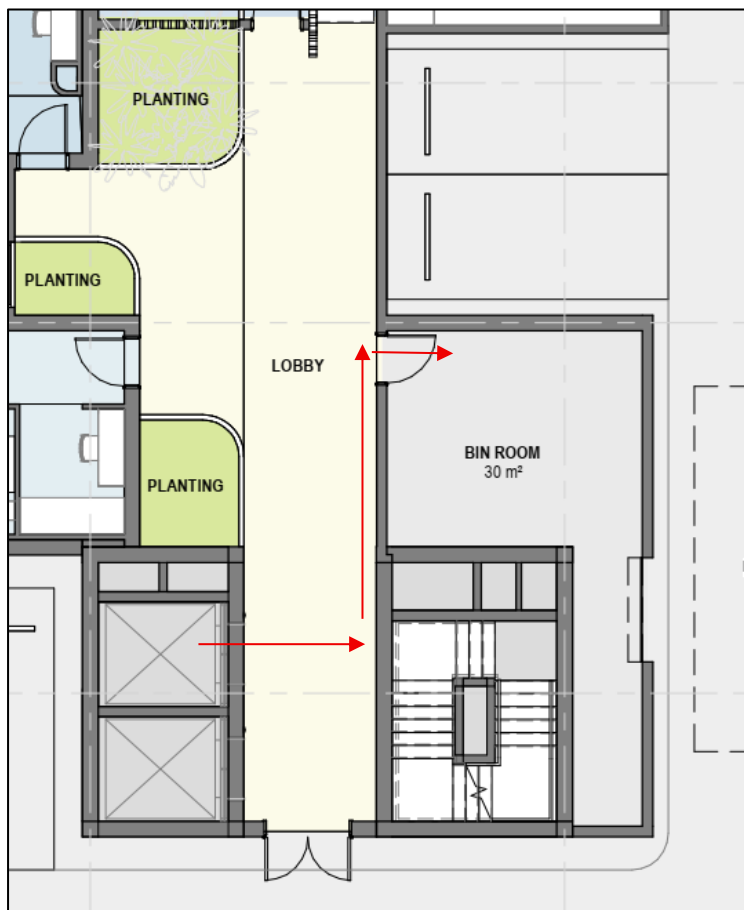


Figure 6: Transfer pathway for residents to the bin store

4.3 Transfer of waste from café to bin store

Staff from the café tenancy will manually transfer waste, recycling and food organics to the café bin store. Staff will use the fire isolated corridor to transfer waste, recyclables and food organics from the café to the bin store. The internal transfer pathway is shown in Figure 7.

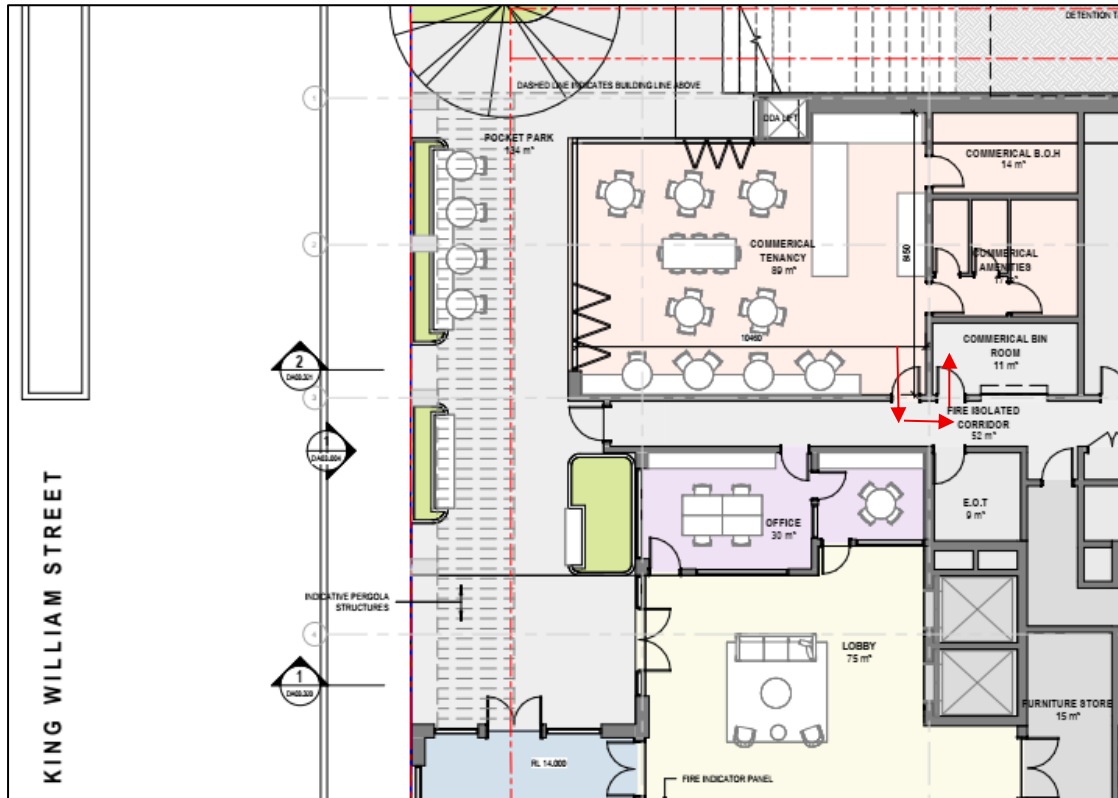


Figure 7: Internal transfer pathway for café to bin store

4.4 Bin transfer requirements

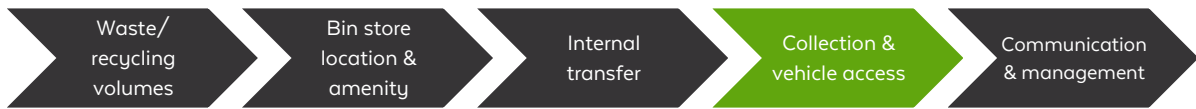
All bin transfer routes have been designed to include the following requirements in Table 6.

Table 6: Bin transfer requirements

Bin transfer requirements	
User access route	<p>Waste transfer routes avoid stairs/steps and steep ramps (grade of slope <math><1:14</math>) and other potential hazards between points of waste generation, storage and collection.</p> <p>Waste transfer routes are designed to ensure that bins (particularly when full) are not moved over any significant distances.</p>

Manual handling	Manual handling of waste in garbage bags is excluded from the waste management systems wherever possible.
Transfer route width	All doors, corridors and lifts on the transfer route are designed to fit the largest bin (i.e. be at least 1100 mm wide)
Access for waste collection vehicles	Waste collection vehicles will safely enter, operate and exit the development with minimal reversing or manoeuvring.
Walkways	Safe access to waste collection vehicles have been provided to reduce the risk of accidents.

5 Collection and vehicle access



A private contractor will service the residential general waste, recycling and FOGO bins. This arrangement is considered appropriate given the community housing nature of the development, which does not attract the same rate base as a traditional residential development. The proposed waste collection approach will be confirmed with the City of Bayswater, and the Waste Management Plan can be updated to address any additional provisions recommended by the City.

Residential waste collection will be undertaken by a private contractor. The development requires twice weekly collection, with bin stores centrally located on Level 2 and designed to be serviced by a small waste collection vehicle within the parking area. Collection will occur directly from the waste store area, as there is no on-site caretaker available to present bins to the road reserve for collection.

Swept path analysis for vehicle ingress and egress has been completed by PJA taking into consideration the specifications of the largest waste collection vehicle (see Figure 5&6).

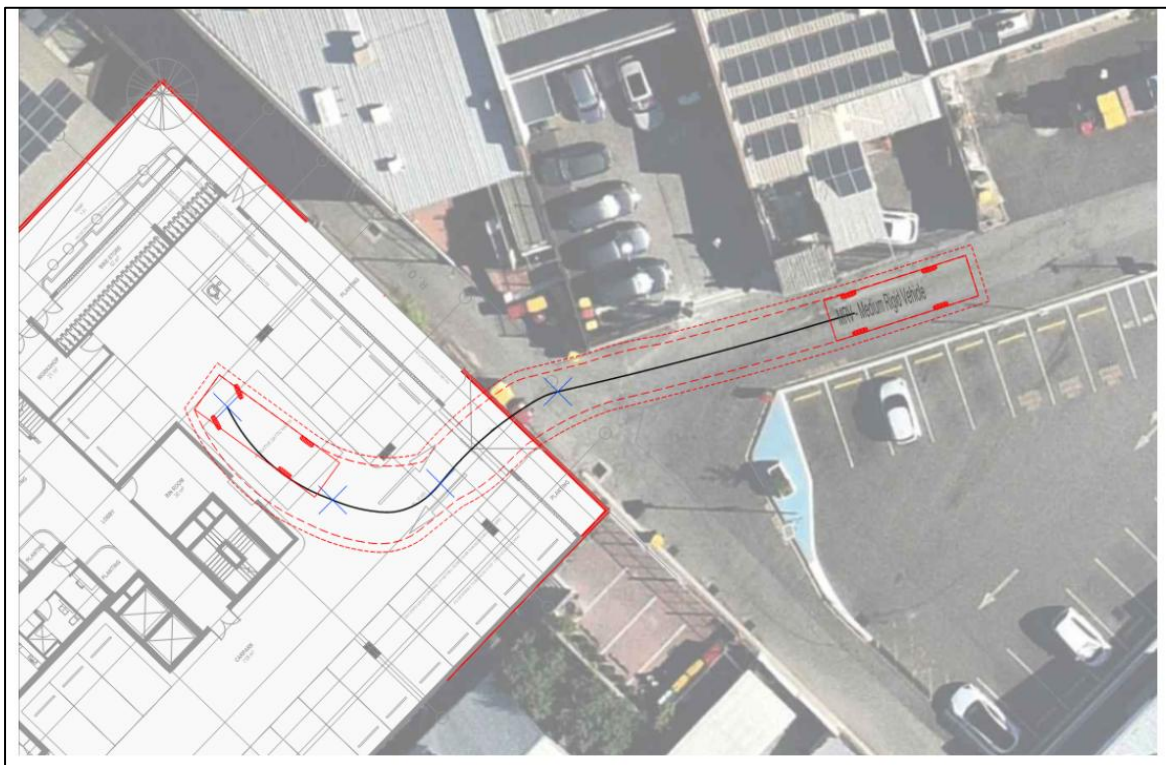


Figure 5: Swept path analysis showing access for waste collection vehicle

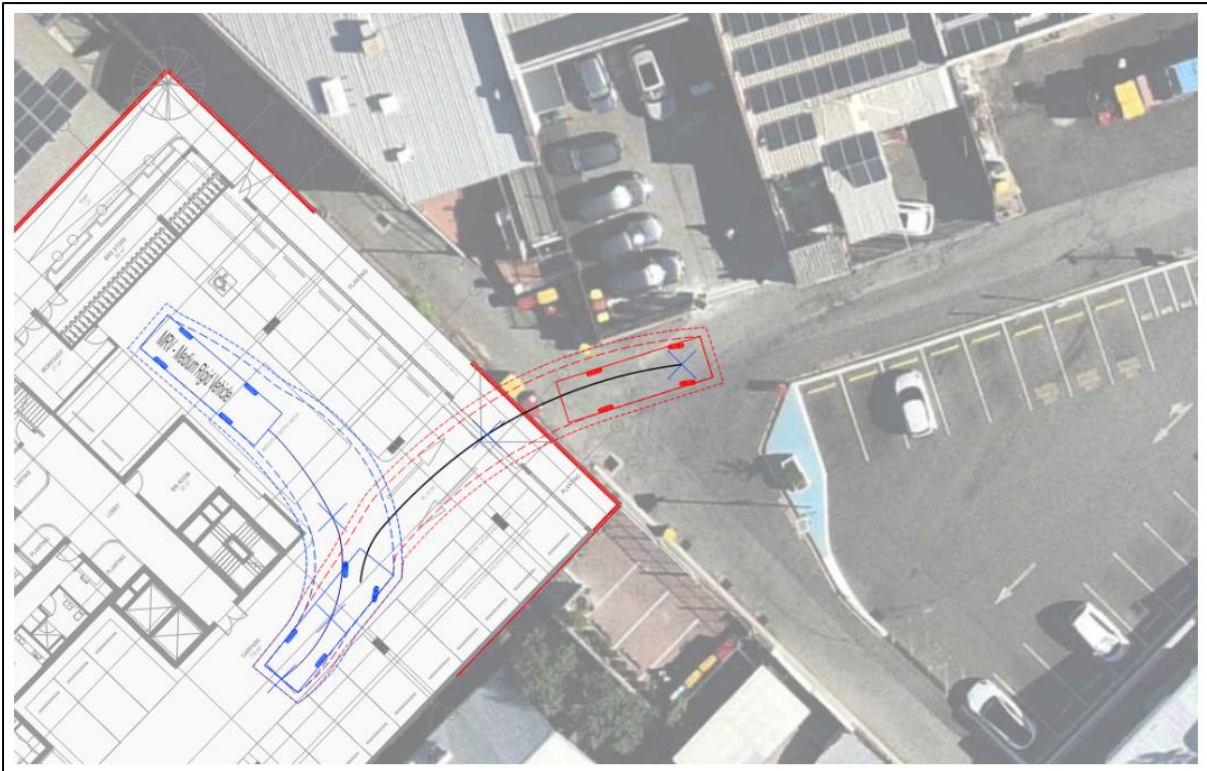
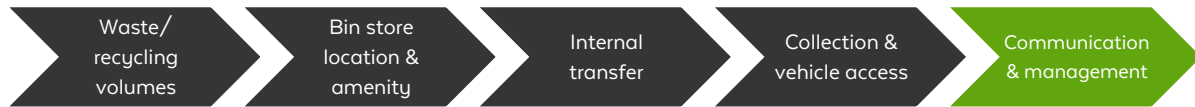


Figure 6: Swept path analysis showing egress for waste collection vehicle

Commercial bins will be collected from King William Street by either private waste provider or by City of Bayswater.

6 Ongoing communication and management



6.1 Management

The building management team will be responsible for overseeing the waste management systems. The caretaker will be responsible for maintaining the bin stores in a clean and tidy condition at all times and ensuring bins are washed regularly. The caretaker will be responsible for rotating full bins on the conveyors at the base of each chute with empty bins.

6.2 Communication

All residents and the café tenant will be made aware through a building users guide / tenancy agreement document (or equivalent) of the waste, recycling and FOGO/food organics systems and how they should be used. An Operational Waste Management Plan suitable for presenting to building users, including how the plan should be communicated will be developed and implemented during both the initial occupation and ongoing management of the building.

Building management will be responsible for the continuing education of residents on correct segregation of waste, recyclables, FOGO and usage of the chutes to ensure successful performance of the dual chute system.

Communication to residents about correct use of the chute system will be ongoing, using formats such as good signage at the chute hatches, newsletters, noticeboards, social media, etc.

Appendix A: Glossary of terms and acronyms

Chute	In multi-storey buildings, a 'chute' is literally a shaft built into the construction that allows waste and/or recyclable material to be easily transported to the ground floor level from upper levels.
Collection point	The permitted area on a footpath, roadway or private property (where applicable) that waste, recyclables and FOGO are loaded into collection vehicles.
Commingled recycling	Common recyclables, mostly packaging; such as glass, plastics, aluminium, steel, liquid paper board (milk cartons). Commingled recycling may include paper but often, and particularly in offices, paper and cardboard are collected separately.
Compactor	In residential buildings, industrial compactors are used to literally 'compact' or compress the general waste material into a smaller volume to reduce the number of bins required to be stored.
FOGO	Food Organics Green Organics – a third bin offered to residents for the collection of food waste and garden waste.
Food organics	Waste food in commercial kitchen/food service settings, generated from preparation (peelings etc.), storage (out of date) or service (leftovers) that can be separated from the general waste stream for a more beneficial use.
General waste	Material that is intended for disposal to landfill (or in some States, incineration), normally what remains after the recyclables have been collected separately.
Grease trap	Collection of solid greases and oils in a tanker system to remove this material from water discharged to sewer from commercial kitchens or food processing facilities. Grease trap collection vehicle requirements can be included in the Waste Management Plan where relevant. Encycle are not hydraulics engineers and do not specify or advise on grease trap systems.
Recyclable	Material that can be collected separately from the general waste and sent for recycling. The precise definition will vary, depending upon location (i.e. systems exist for the recycling of some materials in some areas and not in others).
Recycling	Where a material or product undergoes a form of processing to produce a feedstock suitable for the manufacture of new products.

